# Planning Assessment Officer Report

## PA2504156 – 107-123 High Street, Belmont

Planning Assessment Officer Report
Development Assessment



VICTORIA State Government | Department of Transport and Planning

## Contents

# Executive Summary

| Key Information | Details |
|---|---|
| **Application No:** | PA2504156 |
| **Received:** | **14 January 2026** |
| **Statutory Days:** | 81 |
| **Applicant:** | 107 High Street Pty Ltd C/- Tract Co |
| **Planning Scheme:** | Greater Geelong |
| **Land Address:** | 107-123 High Street Belmont VIC 3216 |
| **Proposal:** | The application proposes a mixed-use development with two apartment buildings (7 and 8 storeys) containing 116 homes, above a podium with shops, a gym, a medical centre, and a shared rooftop garden. A two-level basement will provide 140 car parks. Five separate townhouses will be built across Waterloo Street from the main buildings. The project also includes road upgrades and landscaping works along Waterloo Street, adding more trees but reducing some public car parking. The developer is seeking approval to provide fewer car parking spaces than normally required. |
| **Development Value:** | [redacted] |
| **Why is the Minister responsible?** | The Minister for Planning is the responsible authority for the following matters where clause 53.22 or 53.23 applies:<br>• matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act;<br>• matters under Division 2 of Part 9 of the Act where required under a permit in relation to the provision of the affordable housing contribution; and<br>• endorsement of, approval of or being satisfied with matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority. |

| **Why is a permit required?** | **Clause** | **Control** | **Trigger** |
|---|---|---|---|
| **Zone:** | Clause 32.08-7 | General Residential Zone | *Construct two or more dwellings on a lot* |
| | Clause 34.01 | Commercial 1 Zone | *Construct a building or carry out works*<br>*Use the land for a dwelling (Section 2 use*<br>*Use the land for a Restricted Recreation Facility (Section 2 use)* |
| **Particular Provisions:** | Clause 52.06-3 | Car Parking | *Reduction in the number of car parking spaces required* |
| | Clause 52.17 | Native Vegetation / Canopy Cover | *Remove, destroy or lop a canopy tree* |

| | | | | |
|---|---|---|---|---|
| **Cultural Heritage:** | The site is not within an area of Aboriginal Cultural Heritage Sensitivity | | | |
| **Land Uses:** | **Dwellings** | **Office** | **Retail** | **Other** |
| | 116 apartments and 5 townhouse | N/A | Yes (multiple tenancies) | Medical centre and gymnasium |
| **Parking:** | **Cars** | **Motorcycles** | **Bicycles** | |
| | 150 | 7 | 152 | |
| **Referral Authorities:** | Head, Transport for Victoria (S55) and Greater Geelong City Council (S52) | | | |
| **Advice sought:** | OVGA | | | |
| **Public Notice:** | **16** objections have been received | | | |

**Delegates List:** [redacted]

# Proposal

## Application Process

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

| Milestone | Date |
|---|---|
| **Pre-application meeting** | **Multiple dates with Planning Facilitation team** |
| **Eligibility letter issued** | **17 October 2025** |
| **Application lodgement** | **14 January 2026** |
| **Further information requested** | **19 February 2026** |
| **Further information received** | **25 March 2026** |
| **Decision Plans** | Architectural Plans and 3D Model prepared by Clarke Hopkins Clarke, dated 25 March 2026 (superseding plans dated 22 December 2025). |
| **Other Assessment Documents** | • Town Planning Report prepared by Tract, dated 18 December 2025.<br>• Site Survey Plan prepared by Swanson Surveying, dated 15 April 2025.<br>• Urban Design Response and Landscape Plans prepared by LAT Studio, dated December 2025.<br>• Sustainability Management Plan prepared by Sustainable Development Consultants (SDC), dated December 2025.<br>• Daylight Assessment Letter prepared by Sustainable Development Consultants (SDC), dated 4 March 2026.<br>• Traffic Engineering Assessment prepared by Traffix Group, dated 13 March 2026 (superseding the Traffic Impact Assessment dated 4 December 2025).<br>• Waste Management Plan prepared by Traffix Group, dated 16 March 2026 (superseding the Waste Management Plan dated 4 December 2025).<br>• Wind Impact Assessment prepared by ViPac, dated 24 March 2026 (superseding the assessment dated 7 November 2025).<br>• Acoustic Report prepared by Acoustic Logic, dated 24 March 2026.<br>• Arboricultural Assessment prepared by TreeCare Consulting, dated December 2025.<br>• Preliminary Site Investigation prepared by Senversa, dated 1 December 2025.<br>• Copies of Certificate of Title, dated 8 December 2025.<br>• City of Greater Geelong consent to the removal of the easement, dated 9 October 2025. |

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

## Proposal Summary

3. The proposal can be summarised as follows:

| Key Information | Details |
|---|---|

| | |
|---|---|
| **Proposal:** | Construction of a mixed-use development comprising a multi-storey building accommodating apartments, retail tenancies, a medical centre and gymnasium, together with the development of five townhouses |
| **Total Site Area:** | **4,983** m² |
| **Height:** | Mixed Use – 28.5 metres max<br>Townhouse – 10.01 metres max |
| **Land Uses:** | 116 apartments, 5 townhouses, retail tenancies, medical centre and gymnasium |
| **Total Parking:** | 309 spaces (combined car, bicycle and motorcycle provision) |
| **Loading and Waste arrangements:** | Loading and waste servicing is facilitated on-site in accordance with the Waste Management Plan prepared by Traffix Group, including dedicated bin storage areas and scheduled collection arrangements |

4. The development is proposed to be delivered in two stages:
   - **Stage 1** – Mixed-use apartment building, basement car parking, retail tenancies, medical centre, gymnasium, communal open space, landscaping and public realm works.
   - **Stage 2** – Five townhouses fronting Wyuna Parade and Glenara Court.
5. The proposed development comprises:
   - A seven-storey mixed-use building.
   - 116 apartments, comprising:
     - 43 one-bedroom apartments;
     - 71 two-bedroom apartments; and
     - 2 three-bedroom apartments.
   - Five ground floor retail tenancies.
     - One medical centre.
     - One gymnasium/wellness centre.
   - Five townhouses, comprising:
     - One three-bedroom dwelling; and
     - Four four-bedroom dwellings.
6. The proposal also includes:
   - 54 basement car parking spaces comprising:
     - 42 residential spaces;
     - 7 commercial tenancy spaces; and
     - 5 gymnasium spaces.
   - Seven motorcycle parking spaces.
   - 166 bicycle parking spaces.
   - Residential storage areas.
   - Waste management facilities.
   - Building services and associated infrastructure.
   - Approximately 883 square metres of communal open space, comprising:

- Approximately 750 square metres of outdoor communal open space; and
- Approximately 133 square metres of indoor communal amenity.

7. The application also includes a range of landscaping and public realm works comprising:
    a. A publicly accessible landscaped pedestrian connection between High Street and Glenara Court.
    b. Streetscape upgrades to Waterloo Street and Wyuna Parade.
    c. Upgrades to the Glenara Court pocket park.
    d. New street tree planting, landscaping, seating, footpaths and associated public realm improvements.
8. Vehicle access is proposed from Waterloo Street.
9. The application was lodged under Clause 53.23 (Significant Residential Development with Affordable Housing). During the assessment process, the applicant amended the proposed affordable housing offer. The amended proposal provides a cash contribution equivalent to 3 per cent of the residential development cost to the Social Housing Growth Fund, to be secured through a Section 173 agreement prior to the commencement of development.
10. The applicant has provided the following concept images of the proposal:

*Figure 1 Mixed-use Building Indicative render of proposed pedestrian link from High Street*


*Figure 2 Mixed-use Building Indicative render of elevation to Wyuna Parade*

*Figure 3 Townhouse - Indicative render of Wyuna Parade Townhouse elevation*

*Figure 4 Townhouse - Indicative render of townhouse to Waterloo Street*

Figure 5 Townhouse - Indicative render of rear of townhouses garages

# Subject Site and Surrounds

## Site Description

11. The site is located at 107–123 High Street, Belmont. The site is a combination of commercial premises, including large-format retail tenancies fronting High Street, and vacant land utilised for at-grade car parking on the land south-east of Waterloo Street. The site measures approximately 4,983 square metres and has frontages to High Street, Wyuna Parade, Waterloo Street and Glenara Court.
12. The site is formally described as comprising the following land parcels:
    - Lot 9 on Plan of Subdivision 014655
    - Lot 1 on Plan of Subdivision 110417
    - Lot 2 on Plan of Subdivision 110417
    - Lot 1 on Title Plan 967952J
    - Lots 1 and 2 on Title Plan 518405X
13. There are several easements, restrictions or reserves on the site, as follows:
    - A drainage easement (E-1) traversing part of the site
    - A carriageway easement affecting 123 High Street (subject to an application for removal)
    - A minor easement located external to the north-east corner for access and drainage purposes

Figure 6 Aerial Image

Figure 7 Site Visit - Looking north-west from Glenara Court

Figure 8 Site Visit - High Street Frontage

*Figure 9 Site visit - High Street frontage and Wyuna Parade*


*Figure 10 Zoning Map*

## Site Surrounds

14. The surrounding development consists mainly of a mix of commercial uses along High Street and established residential development within the surrounding local street network.

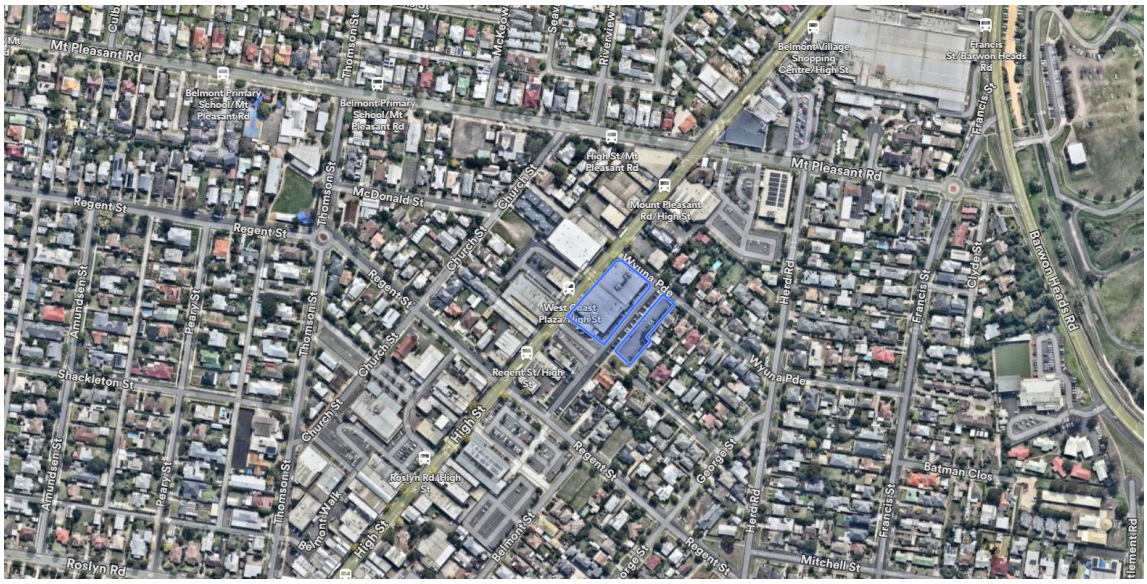



Figure 11 Aerial image of site and surrounds

15. Development surrounding the site can be described as follows:

- **To the north of the site:**

  Wyuna Parade, a local residential street characterised by detached dwellings and on-street parking, set within an approximately 20-metre road reserve.

- **To the south of the site:**

  An at-grade Council-owned public car park and further commercial uses along High Street, including fast-food premises.

- **To the east of the site:**

  Established residential properties, including single and double-storey detached dwellings fronting Wyuna Parade and Glenara Court with associated private open space.

- **To the west of the site:**

  High Street, Belmont's primary commercial corridor, characterised by retail, commercial and service-based uses within the High Street Activity Centre.

16. A site inspection of the subject site and surrounds was undertaken in January 2025. Images of the site and surrounding area are included within the accompanying figures.

17. There are several developments existing, approved or proposed in the surrounding area, including commercial and mixed-use activity within the High Street Activity Centre, reflecting its role as a sub-regional retail and commercial hub.

# Planning Provisions

## Municipal Planning Strategy

18. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

| Clause | Description |
|---|---|
| **02.01** | Context |
| **02.02** | Vision |
| **02.03-1** | Settlement – Docklands |
| **02.03-3** | Amenity, Safety, Noise |

## Planning Policy Framework

19. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

| Clause 11 | Settlement |
|---|---|
| **11.01-1R** | Settlement – Geelong G21 |
| **11.01-1L-01** | Settlement – Greater Geelong |
| **11.03-1L** | Activity Centres in Greater Geelong |
| **Clause 13** | **Environmental Risks and Amenity** |
| **11.01-1R** | Contaminated and Potentially Contaminated Land |
| **13.07-1S** | Land Use Compatibility |
| **Clause 15** | **Built Environment and Heritage** |
| **15.01-1S** | Urban Design |
| **15.01-1L-01** | Development in Activity Centres |
| **15.01-2S** | Building Design |
| **15.01-2L** | Environmentally Sustainable Development |
| **15.01-4S** | Healthy Neighbourhoods |
| **Clause 16** | **Housing** |
| **16.01-1S** | Housing Supply |
| **16.01-1R** | Infill Housing- Geelong G21 |
| **16.01-1L-02** | Increased Housing Diversity Areas |
| **16.01-2** | Housing Affordability |
| **Clause 17** | **Economic Development** |
| 17.02-1S | Business |
| **Clause 18** | **Transport** |
| **18.02-4S** | Car Parking |
| **Clause 19** | **Infrastructure** |
| **19.02-1L** | Medical and Health Facilities |
| **19.03-3L** | Integrated Water Management |

20. The assessment section of this report provides a detailed assessment of the relevant planning policies.

## Zoning and Overlays

21. A planning permit is required to use and develop the land, including the construction of buildings and carrying out of works, pursuant to Clause 34.01 (Commercial 1 Zone) and Clause 32.08 (General Residential Zone – Schedule 4) of the Greater Geelong Planning Scheme.

### Commercial 1 Zone

22. The purpose of the Commercial 1 Zone (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; and*
    - *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*
23. A planning permit is required under the provisions of the C1Z for:
    - The use of the land for accommodation (including dwellings);
    - The use of the land for a restricted recreation facility; and
    - Buildings and works associated with the development.
24. Clause 58 applies to the apartment component of the development, located within the C1Z.

### General Residential Zone

25. The General Residential Zone – Schedule 4 (GRZ4) applies to the townhouse component of the development. The purpose of the GRZ is:
    - *To implement the Municipal Planning Strategy and the Planning Policy Framework;*
    - *To encourage development that respects neighbourhood character;*
    - *To provide for a diversity of housing types and housing growth in locations with good access to services and transport; and*
    - *To allow a limited range of non-residential uses that serve the needs of the local community.*
26. Schedule 4 to the GRZ identifies the land as being within an Urban Increased Housing Diversity Area, and varies certain requirements of Clause 55 relating to street setbacks, site coverage and private open space. It also includes decision guidelines requiring consideration of Clause 16.01-1L-02 (Increased Housing Diversity Areas) in relation to the siting, height, scale, materials and form of buildings.
27. Pursuant to Clause 32.08-7 of the GRZ, a planning permit is required to construct two or more dwellings on a lot. The townhouse component of the proposal is therefore subject to the requirements of Clause 55 (*Two or More Dwellings on a Lot and Residential Buildings*). An assessment against the objectives and standards of Clause 55 is provided at Appendix B.
28. Pursuant to Clause 32.08-11, a building used for a dwelling or residential building must not exceed a maximum height of 11 metres or three storeys at any point. The proposed townhouse development complies with this requirement, as it does not exceed three storeys or 11 metres in height.

#### Garden Area

29. Pursuant to Clause 32.08-4, an application to construct or extend a dwelling or residential building on a lot greater than 650 square metres must provide a minimum garden area of 35 per cent of the total lot area.
30. The proposal provides approximately 554 square metres of garden area, equating to approximately 39 per cent of the townhouse site. Accordingly, the development exceeds the minimum garden area requirement and is consistent with the intent of the provision.
31. The following sections of this report include a detailed assessment of how the proposal responds to the purposes and decision guidelines of the relevant zones and associated planning provisions.

## Overlays

32. The site is not within an overlay. There are sites nearby within the Heritage Overlay but none adjoin the site.

# Particular and General Provisions

## Provisions that Require, Enable or Exempt a Permit

### Clause 52.05 – Signs

33. Clause 52.05 seeks to ensure that signage is compatible with the amenity and visual character of an area, including the existing and preferred future character.
34. The application documentation includes indicative signage locations shown on architectural plans; however, detailed specifications regarding the scale, form and content of the signage have not been provided.
35. No signage is proposed within the GRZ4 land associated with the townhouse component of the development.
36. Considering signage has not been requested this will be conditioned for removal on any permit issued.

### Clause 52.06 – Car Parking

37. Clause 52.06 sets out the statutory requirements for the provision and design of car parking, including circumstances where a reduction in the number of required car parking spaces may be considered.
38. The proposal seeks a reduction of **47 car parking spaces** from the statutory requirement under Clause 52.06, comprising:
    - 24 residential visitor parking spaces;
    - 17 retail parking spaces; and
    - 6 medical centre parking spaces.
39. Pursuant to Clause 52.06-3, a planning permit is required to reduce the number of car parking spaces required under Clause 52.06-5.
40. The merits of the proposed car parking reduction, together with the adequacy of the proposed parking provision and the supporting Traffic Engineering Assessment, are considered later in the assessment section of this report.

### Clause 52.34 – Bicycle Facilities

41. Clause 52.34 seeks to encourage cycling and ensure the provision of appropriate, secure and accessible bicycle parking facilities.
42. The proposal provides bicycle parking in excess of the statutory requirement and in accordance with the design standards of Clause 52.34. The provision is therefore considered acceptable.

### Clause 52.37 – Canopy Trees

43. Clause 52.37 seeks to protect and enhance urban tree canopy cover and ensure that development is designed to maximise both the retention of existing trees and the provision of new canopy planting.
44. The proposal triggers Clause 52.37 as it includes the removal of an existing canopy tree located within the GRZ4 land associated with the townhouse component of the development. The proposal includes the removal of one canopy tree, identified as Tree 10 (Manna Gum) within the Tree Impact Assessment. The project arborist recommends removal on the basis that the tree is characterised by epicormic growth and is unlikely to be viable in the long term.
45. A detailed assessment against the decision guidelines of Clause 52.37 is included within the report.

## General Requirements and Performance Standards

### Clause 53.18 – Stormwater Management in Urban Development

46. Clause 53.18 seeks to ensure that stormwater is managed in an integrated and sustainable manner to mitigate environmental impacts, improve water quality, and contribute to urban cooling and amenity outcomes.
47. The proposal triggers Clause 53.18 and is supported by a Sustainability Management Plan prepared by Sustainable Development Consultants, which outlines the stormwater management strategy for the development.

48. The proposal achieves a STORM rating of approximately 101%, exceeding best practice performance benchmarks. This outcome is achieved through a range of integrated measures, including:
    - The provision of approximately 50kL of on-site rainwater storage;
    - Incorporation of a rain garden of approximately 25 square metres; and
    - Inclusion of permeable surfaces and landscaped areas to facilitate infiltration and reduce runoff.
49. These measures are complemented by broader environmentally sustainable design initiatives, including water reuse and sensitive landscaping treatments, which collectively support compliance with the objectives of Clause 53.18.
50. A detailed assessment against the objectives and standards of Clause 53.18 will be undertaken as part of the planning assessment; however, the submitted material demonstrates that the proposal is capable of achieving an acceptable stormwater management outcome
51. **Clause 53.23 – Significant Residential Development with Affordable Housing**
52. The proposal is assessed against Clause 53.23 (*Significant Residential Development with Affordable Housing*), which facilitates major residential developments that include a contribution to affordable housing and deliver high-quality design outcomes.
53. The proposal satisfies the threshold requirements of Clause 53.23, as the estimated cost of development exceeds $15 million (for land outside metropolitan Melbourne), as verified by a Quantity Surveyor's report. Written advice has also been obtained from Invest Victoria confirming the likely financial feasibility of the proposal.
54. The proposal is consistent with the purpose of Clause 53.23 in that it:
    - Is proposed to deliver a substantial residential outcome within an established activity centre;
    - Incorporates a mix of uses that support the role and function of the centre; and
    - Demonstrates a high-quality urban design, architectural and landscape response.

**Affordable Housing**

55. Clause 53.23 requires the provision of an affordable housing contribution, secured through a condition requiring the owner to enter into an agreement under Section 173 of the *Planning and Environment Act 1987*.
56. During the assessment process, the applicant amended the proposed affordable housing offering from the delivery of affordable dwellings to a cash contribution equivalent to 3 per cent of the residential development cost.
57. The proposed contribution will be secured through a section 173 agreement, which will require payment of the contribution to the Social Housing Growth Fund prior to the commencement of development (or another time to the satisfaction of the Responsible Authority).

## Relevant Strategic Plan / Background Documents

### Incorporated Document / Structure Plan / Planning Scheme Amendment/s

58. The following strategic documents are relevant to the assessment of the proposal:
    - **Plan for Victoria**

      Plan for Victoria provides the overarching strategic framework for land use and development across the State, guiding population growth, housing supply, infrastructure investment and environmental sustainability. It emphasises urban consolidation, increased housing diversity, and directing growth to well-serviced locations with access to employment, services and transport.
    - **City of Greater Geelong Retail Strategy 2020–2036**

      The Retail Strategy identifies the role and function of activity centres across the municipality and provides guidance for future retail growth and development. High Street, Belmont is identified as a sub-regional activity centre, supporting a mix of retail, commercial and service uses, and accommodating additional retail floor space and increased residential densities.
    - **City of Greater Geelong Settlement Strategy 2020**

The Settlement Strategy provides a long-term framework for managing population growth and housing distribution across Greater Geelong. It supports increased housing diversity and urban consolidation within established areas, particularly in proximity to activity centres and transport networks, and identifies Belmont as suitable for infill development.

- **G21 Regional Growth Plan 2013**

  The G21 Regional Growth Plan establishes a coordinated approach to managing growth across the Geelong region to 2050. It promotes a significant proportion of new housing to be delivered as urban infill, particularly within activity centres and areas with access to infrastructure, to support sustainable and efficient urban development.

- **City of Greater Geelong Housing Diversity Strategy 2007**

  The Housing Diversity Strategy seeks to increase the supply and range of housing types within established urban areas to meet the needs of a growing and changing population. It encourages medium to higher density housing in well-located areas and supports infill development that contributes to housing choice and affordability.

# Referrals and Notice

## Referrals

59. The application was referred to the following groups:

| Provision / Clause | Organisation | Response and date received |
|---|---|---|
| **Section 55 Referral – Determining** | The Head, Transport for Victoria | **No Objection - 10 March 2026** |
| **Section 52 Notice** | City of Greater Geelong | **25 March 2026** |

### Municipal Council Comments

60. The City of Greater Geelong (the council) considered the application and provided formal written comments to the Minister for Planning dated 25 March 2026.
61. The council determined that it does not object to the granting of a planning permit, subject to the inclusion of conditions and further consideration of key matters.
62. In its response, council raised the following key considerations:
    - **Car Parking:** Further assessment is required regarding the proposed changes to public on-street car parking on Waterloo Street, including whether the net loss is acceptable having regard to existing parking demand within the activity centre.
    - **Public Realm:** Further refinement of the proposed public realm treatment is recommended, including simplification of the material palette and consistency in streetscape outcomes.
    - **Noise and Amenity:** Additional information is required to assess potential noise impacts associated with the proposed land uses, particularly the gym and commercial tenancies.
63. Council's internal referral units, including Civil Infrastructure, Environmental Health, Urban Design, Public Realm and Parks, generally supported the proposal subject to detailed design refinement and recommended permit conditions.
64. Key matters raised by internal referral units include:
    - The need to further assess the removal of on-street and informal parking and its cumulative impact on the surrounding area.
    - Preparation of detailed public realm, urban design and streetscape plans to guide implementation.
    - Provision of additional technical information, including an acoustic report, updated preliminary site investigation and refined waste management plan.
    - Inclusion of tree protection, landscaping and streetscape conditions, including canopy replacement where required.
    - Further clarification of environmentally sustainable design commitments and alignment with the submitted Sustainability Management Plan.
65. Subject to the above matters being addressed through conditions and further documentation, the council's overall position is that the proposal is acceptable and capable of approval.

## Notice

66. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:
    - 34.01-1 - to use land for accommodation.
    - 34.01-4 - to construct a building or construct or carry out works.
    - 32.08-7 - to construct two or more dwellings on a lot.
    - 52.06-3 - to reduce the number of car parking spaces required.

- 52.37-2 - to remove, destroy or lop a canopy tree in the General Residential Zone.

67. The applicant was directed to give notice by way of erecting signs on the site and notifying adjoining owners and occupiers.

68. 16 objections were received, raising the following issues:

    - **Neighbourhood Character and Scale**

      Concerns that the height, scale and overall intensity of the development are inconsistent with the existing and preferred character of Belmont, particularly at the interface with established residential areas.

    - **Residential Amenity Impacts**

      Concerns regarding potential impacts on nearby residents, including overlooking, overshadowing and general loss of privacy, as well as the intensity of activity associated with a mixed-use development.

    - **Noise and Activity Levels**

      Community concern regarding noise impacts generated by the proposed uses, particularly the gym, retail tenancies and associated plant and equipment, as well as early morning and evening activity extending beyond typical residential expectations.

    - **Traffic, Parking and Local Accessibility**

      Significant concern regarding increased traffic generation, congestion on surrounding streets, and the adequacy of car parking provision. In particular, objections highlight the loss of existing on-street and informal public parking and the potential displacement of parking into surrounding residential streets.

    - **Public Realm and Local Streetscape Changes**

      Concerns that proposed changes to the streetscape, including landscaping and reconfiguration of parking, may negatively impact local convenience and the existing function of the area.

    - **Construction and Ongoing Operational Impacts**

      Concerns relating to disruption during construction, including noise, dust and traffic, as well as longer-term servicing impacts such as waste collection, deliveries and general building operations.

## Key Considerations

70. The following are deemed the key considerations in assessing the acceptability of the proposal:

- Consistency with the strategic planning framework, including the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF);
- Appropriateness of the proposed land use within the High Street Activity Centre;
- Built form outcomes and response to the site context and surrounding interfaces;
- Provision and design of car parking and access;
- Amenity impacts on surrounding properties; and
- Environmental sustainability and public realm outcomes.

## Strategic Direction and Land Use

71. The *Planning Policy Framework* encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.

72. The relevant MPS and PPF provisions have been considered in the assessment of the application and collectively support increased housing diversity, urban consolidation and mixed-use development within activity centres such as High Street, Belmont. The proposed mixed-use development, comprising residential, retail, medical and recreation uses, is consistent with the strategic direction of the relevant policies, which seek to:

- Concentrate higher density housing in well-serviced locations;
- Support the role and function of activity centres as hubs of economic and community activity; and
- Facilitate a mix of uses that contribute to the vitality and viability of established commercial precincts.

73. The site is located within the C1Z, with a portion within the GRZ4. The C1Z encourages vibrant mixed-use centres incorporating retail, commercial and residential uses, while the GRZ4 supports increased housing diversity in areas proximate to services and activity centres. The proposal appropriately utilises the zoning by providing an intensified mixed-use outcome along High Street, with a sensitive townhouse interface to the surrounding residential area.

74. The proposal has been assessed against the MPS) and PPF of the Greater Geelong Planning Scheme and is considered to demonstrate a high level of strategic consistency.

75. The site occupies a strategically significant location within the Belmont High Street Activity Centre and an identified Increased Housing Diversity Area (IHDA), where State and local policy seek to accommodate higher density housing, commercial activity and urban renewal in locations with excellent access to employment, services and public transport. The proposal supports these objectives by consolidating a number of underutilised lots into a comprehensive mixed-use development comprising retail, commercial and residential uses, while providing an appropriate transition to the adjoining residential neighbourhood.

76. The proposal gives effect to Clause 02.03 (Settlement), Clause 02.04 (Housing), Clause 16 (Housing) and Clause 17 (Economic Development) by facilitating urban consolidation within an established activity centre, increasing housing supply and supporting ongoing investment within one of Greater Geelong's key commercial corridors. The development reinforces the strategic role of High Street as a sub-regional activity centre by delivering additional housing and commercial floor space in a highly accessible location, consistent with the objective of directing growth to locations supported by existing infrastructure and public transport.

77. The proposal will deliver a diverse housing offering comprising apartments and townhouses, increasing housing choice for a range of household types including smaller households, downsizers, professionals and families. This diversity contributes to broader housing objectives by providing a greater mix of dwelling types than currently available within the surrounding area and supports the policy objective of increasing housing supply within established urban areas.

78. The proposal is also consistent with Clause 15 (Built Environment and Heritage), achieving a high quality urban design outcome that responds positively to its surrounding context. The built form incorporates active frontages to

High Street, well-articulated façades, high quality architectural detailing and significant landscaping, while locating vehicle access, servicing and parking away from the primary pedestrian frontage to reinforce streetscape activation.

79. The proposal has been subject to an extensive and iterative design review process involving the Office of the Victorian Government Architect (OVGA) and council officers and the Project Design Meeting (PDM) process. Through this process, the development has undergone substantial refinement, including reductions in height, increased tower separation, improved public realm outcomes, enhanced corner activation and additional open space along the High Street frontage. Importantly, the council has confirmed its support for the proposed scale, massing and built form, subject only to further refinement of the Waterloo Street interface. This provides confidence that the final built form appropriately responds to the strategic objectives of the planning scheme and the site's activity centre context.

80. While the proposal exceeds the preferred building height guidance identified within Clause 16.01L-02 (Increased Housing Diversity Areas), that guidance is policy-based rather than mandatory and must be balanced against the site's strategic role, urban design outcomes and residential interface. The proposal provides an appropriate transition to adjoining residential land through a combination of height modulation, substantial separation distances, the intervening townhouse development and Waterloo Street, together with generous setbacks and building articulation. These design measures significantly reduce visual bulk and amenity impacts while supporting increased residential density within the activity centre.

81. The proposal is further supported by the broader strategic framework for Greater Geelong. It is consistent with the objectives of the G21 Regional Growth Plan and the Greater Geelong Settlement Strategy, both of which encourage higher density infill development within established urban areas to accommodate population growth, diversify housing supply and maximise the efficient use of existing infrastructure. By delivering a substantial number of new dwellings within an identified Increased Housing Diversity Area immediately adjoining the High Street Activity Centre, the proposal directly contributes towards these strategic objectives.

82. The proposal also demonstrates a strong environmental sustainability response. The submitted sustainability documentation indicates that the development achieves a BESS score of 26 per cent, with all mandatory assessment categories exceeding the minimum required benchmark, an average 7-star NatHERS energy rating, and a STORM rating exceeding best practice stormwater management requirement. Together with extensive landscaping, increased tree canopy and integrated water management measures, these initiatives support the environmental objectives of Clauses 12, 15 and 19 of the Planning Scheme.

83. The landscape design represents a significant enhancement to the public realm and site amenity, incorporating substantial tree planting, canopy cover, publicly accessible landscaping and improved pedestrian environments. These works complement the architectural design, improve the streetscape character of High Street and contribute positively to the emerging character of the activity centre.

84. The proposal also supports the transport objectives of the Planning Scheme by promoting walking, cycling and public transport use through its central location, active street frontages, improved pedestrian environment, high quality bicycle facilities and consolidated vehicle access from lower order roads.

85. Overall, the proposal gives effect to the strategic directions of the MPS and PPF by delivering a well-designed, mixed-use development within an established activity centre that increases housing supply and diversity, supports economic activity, enhances the public realm, achieves high environmental sustainability standards and provides an appropriate built form transition to adjoining residential land. Having regard to the strategic planning framework as a whole, the proposal represents an appropriate and orderly planning outcome for this strategically significant site.

## Land Use

### Restricted Recreation Facility

86. The proposed restricted recreation facility is compatible with the existing commercial and mixed-use character of the High Street Activity Centre and will complement the surrounding retail, medical and residential uses. The use will be serviced by existing infrastructure, including drainage and essential services, and is supported by an appropriate transport and parking arrangement. Subject to the recommendations of the Acoustic Report and Traffic Engineering Assessment, the proposal is not expected to result in unreasonable amenity or traffic impacts. Accordingly, the proposed Restricted Recreation Facility is considered an acceptable use of the land.

## Built Form

87. The proposal appropriately responds to the purposes of both zones. The mixed-use component within the C1Z reinforces the role of the High Street Activity Centre by delivering an active commercial frontage, additional housing, employment opportunities and a built form consistent with the centre's strategic function. The townhouse component within the GRZ provides an appropriate transitional interface that responds to the surrounding neighbourhood character while supporting greater housing diversity in accordance with local policy.

88. The buildings and works decision guidelines have been carefully considered, including built form, streetscape integration, pedestrian movement, vehicle access, landscaping, infrastructure, residential interfaces and amenity impacts. The proposal demonstrates a positive response by:

- providing active frontages and pedestrian activation along High Street and key public interfaces;
- consolidating vehicle access from lower order streets to minimise disruption to pedestrian activity and the public realm;
- locating servicing and waste functions to reduce visual impacts;
- incorporating landscaping and publicly accessible open space that softens the built form and enhances the streetscape;
- providing an appropriate transition between the commercial centre and adjoining residential neighbourhood through setbacks, separation distances, height modulation and the intervening townhouse development; and
- achieving high quality architectural articulation through variation in materials, façade treatment and building form.

89. Particular regard has been had to the evolution of the proposal through an extensive design review process. The original 13-storey concept reviewed by OVGA in November 2024 was not supported due to its excessive scale, with OVGA expressing a preference for a 5-6 storey outcome together with improved public realm outcomes, greater activation of Waterloo Street and a through-block pedestrian connection.

90. In response, the proposal underwent significant refinement, reducing the built form to a maximum of 7-8 storeys, introducing additional public realm improvements, increasing separation between tower elements, enhancing activation at the northern corner and providing additional open space along the High Street frontage. Council subsequently advised that it supported the revised scale in principle during pre-application discussions and continues to support the proposed scale and massing, subject to further refinement of the Waterloo Street interface.


*Figure 12 Indicative views of proposed Mixed Use building from High Street locations*

91. Although OVGA maintained its preference for a lower building height following review of the amended proposal, Officers recognise that additional public realm improvements and further refinement of tower form could justify

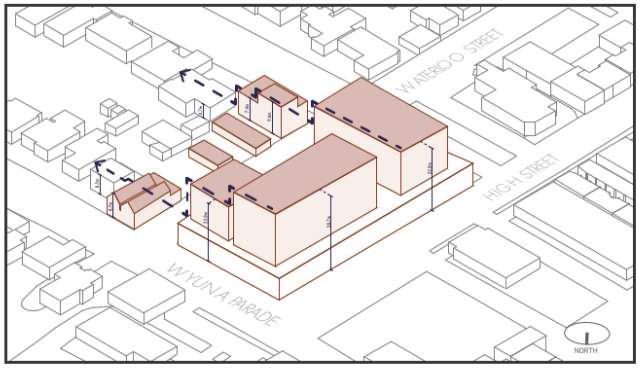
consideration of the proposed height. The final design reflects these refinements and represents a balanced response to the competing urban design objectives identified throughout the design review process.

92. The proposed height is also supported when considered in its broader urban context. While exceeding the preferred building height identified within Clause 16.01L-02 for Increased Housing Diversity Areas, the policy is expressed as guidance rather than a mandatory control and requires consideration of the site's context, transition to adjoining residential areas and urban design quality.

93. The proposal responds positively to these objectives by locating the greatest intensity of development within the established High Street Activity Centre while carefully managing the interface with surrounding residential land. Importantly, the proposal provides a deliberate transition in built form through:

- stepping down from the primary mixed-use building to the townhouse component;
- utilising the full width of Waterloo Street as additional physical separation;
- providing substantial setbacks between taller built form and adjoining residential properties; and
- incorporating articulation and modulation to reduce perceived building bulk.

94. The submitted cross-sectional analysis demonstrates that the principal tower element is separated by approximately 35.9 metres from the nearest existing dwelling in Glenara Court. This substantial separation significantly exceeds the interface outcomes contemplated within comparable City of Greater Geelong Urban Design Frameworks, including the Pakington North Urban Design Framework, which envisages considerably smaller separations where appropriate upper level setbacks are achieved.



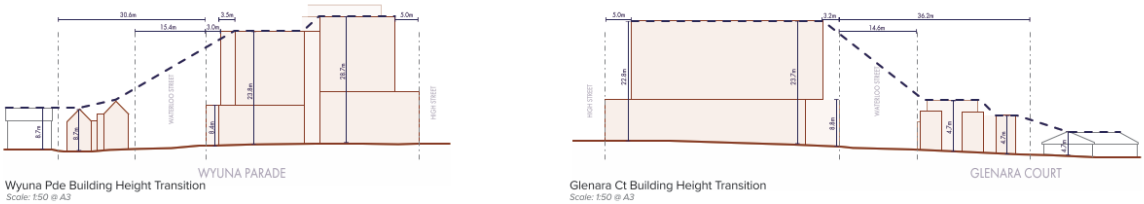




*Figure 13 Built form height transition diagram*

95. While the proposal does not replicate the specific numerical setbacks identified within those Urban Design Frameworks, it achieves the same strategic objective by providing a generous spatial transition between higher-density commercial development and lower-scale residential neighbourhoods. Consequently, the proposal limits visual dominance, reduces overlooking and overshadowing impacts and provides an appropriate transition in scale consistent with the intent of Clause 16.01L-02.

96. The proposal also advances the strategic objectives for Increased Housing Diversity Areas by accommodating higher density housing within an identified activity centre, supporting housing diversity, delivering a high quality architectural outcome and improving the public realm. The consolidation of development on a strategically located site allows greater residential intensity to be accommodated in a location with excellent access to employment, public transport and services, consistent with State and local housing policy.

97. Overall, notwithstanding that the proposed height exceeds the preferred policy guidance for Increased Housing Diversity Areas and differs from OVGA's preferred 5-6 storey outcome, the proposal has been subject to a rigorous iterative design process resulting in significant reductions in height, improved public realm outcomes and enhanced residential transition. Importantly, the council has confirmed its support for the proposed scale, massing and overall built form outcome, subject only to additional articulation of the Waterloo Street interface, recognising that the proposal responds appropriately to its strategic activity centre context and provides a suitable transition to surrounding residential development. When considered as a whole, the proposal achieves an acceptable balance between urban consolidation, architectural quality, public realm improvements and residential amenity, and is considered to satisfy the buildings and works decision guidelines of the zones and the relevant local planning policy.

**Belmont - High Street Increased Housing Diversity Areas Map**


*Figure 14 Belmont - High Street Increased Housing Diversity Areas Map*

## Design Detail

### Mixed Use Building

98. The mixed-use building has been designed as the principal built form addressing High Street and is intended to perform as a landmark development within the Belmont High Street Activity Centre. Given its prominent location and visibility from High Street, Settlement Road, Herd Street and surrounding approaches, it is important that the building exhibits a high standard of architectural quality and material durability.

99. The architectural response adopts a contemporary design language that is sympathetic to the evolving character of Belmont while remaining distinct from surrounding development. The building incorporates a well-articulated podium and tower composition, with variation in setbacks, projections, façade modulation and material changes that assist in breaking down the overall scale and visual bulk of the development.

*Figure 15 High Street and Wyuna Parade Indicative Render*

100. The proposed material palette comprises a combination of brickwork, textured cement render, bronze metal detailing, horizontal metal cladding, Colorbond roofing and complementary light-coloured finishes. The use of earthy tones and natural materials references the established commercial character of High Street and draws inspiration from the broader Geelong and Bellarine landscape, resulting in a cohesive architectural outcome.

101. The varied material palette, together with the articulation of the façades, contributes visual interest and avoids extensive expanses of blank walling. The proposed materials are considered robust, durable and appropriate for a prominent mixed-use development, while also supporting long-term maintenance and weathering.

102. The active ground floor commercial frontages, extensive glazing and high-quality public realm interface further reinforce the strategic role of High Street as an activity centre. Overall, the mixed-use building responds positively to the design objectives of Clause 15.01-2S (Building Design) and the built form strategies of Clause 16.01L-02 (Increased Housing Diversity Areas) by delivering a contemporary architectural outcome that contributes positively to the streetscape and emerging character of the precinct.

**Townhouses**

103. The townhouse component provides a transition in scale between the larger mixed-use building and the adjoining GRZ. The built form adopts a lower scale, increased setbacks and a more domestic architectural expression that assists in mediating the interface with surrounding residential development.

104. The proposed material palette is complementary to the mixed-use building while incorporating sufficient variation in materials, textures and colours to establish an individual residential character. The use of brickwork, textured finishes, metal cladding and neutral tones provides visual interest and contributes to a cohesive architectural outcome across the site.

105. The proposal is considered to respond positively to the built form strategies of Clause 16.01L-02 (Increased Housing Diversity Areas), which encourage development incorporating a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest. The varied material palette and articulation of the townhouse façades provide an appropriate response to these policy objectives.

106. Notwithstanding the above, it is acknowledged that the Waterloo Street interface would benefit from additional articulation to strengthen passive surveillance, increase visual interest and further improve its contribution to the public realm. In particular, opportunities exist to reduce the extent of blank wall presentation, refine fencing treatment and provide greater architectural modulation to reinforce the residential character of the interface.

107. Accordingly, it is appropriate that a permit condition require amended plans to introduce additional articulation to the Waterloo Street townhouse façades, including refinement of material variation, façade detailing, fencing and landscaping, to the satisfaction of the Responsible Authority. Subject to these refinements, the townhouse component

is considered to provide an appropriate transition to the adjoining residential neighbourhood while making a positive contribution to the streetscape and overall architectural quality of the development.

**Integrated Decision Making and Net Community Benefit**

108. In accordance with Clause 71.02-3 (Integrated Decision Making), the responsible authority must integrate the relevant planning policies and balance competing planning objectives in favour of net community benefit and sustainable development.

109. The proposal seeks approval for a built form that exceeds the preferred building height guidance contained within Clause 16.01L-02 (Increased Housing Diversity Areas). As discussed throughout this report, the preferred height guidance is policy rather than a mandatory control and must be considered in the context of the site's strategic location within the High Street Activity Centre, the quality of the built form response and the overall planning merits of the proposal.

110. In assessing the proposed height, regard has been had to the extent to which the additional height facilitates broader planning outcomes and community benefits. In this instance, the proposal delivers:

- additional housing supply and housing diversity within a strategically identified Increased Housing Diversity Area;
- activation of the High Street frontage through a high quality mixed-use development;
- significant public realm improvements, including a publicly accessible landscaped pedestrian link, pocket park and streetscape upgrades;
- a comprehensive landscape response that increases tree canopy and urban greening;
- high quality architectural design informed through an extensive iterative design review process; and
- strong environmentally sustainable design outcomes, including an average 7-star NatHERS rating, a BESS score of 26 per cent and stormwater treatment exceeding best practice requirements.

111. These planning outcomes have been achieved without resulting in unacceptable impacts on the surrounding streetscape, public realm or the amenity of adjoining residential properties. As detailed elsewhere in this report, the proposal incorporates appropriate setbacks, building articulation, tower separation, landscaping and transitional built form to minimise visual bulk and protect residential amenity.

112. It is also noted that the City of Greater Geelong has advised that it supports the proposed scale, massing and overall built form outcome, subject to further refinement of the Waterloo Street interface. This reflects the significant evolution of the proposal through the design review process and provides support for the final built form response.

113. Having regard to the planning policy framework as a whole, the proposal appropriately balances the preferred building height guidance with the strategic objectives of urban consolidation, housing supply, high quality urban design and improved public realm outcomes. The proposal is therefore considered to represent an appropriate planning outcome consistent with the integrated decision-making principles of Clause 71.02-3.

## Landscaping

114. The application is supported by a Landscape Plan and Landscape Town Planning Report prepared by LAT Studios (December 2025), which provides a comprehensive landscape response for both the development site and adjoining public realm.

115. The proposed landscaping responds positively to Clauses 12.03-1S (River, Waterways and Wetlands), 12.05-2S (Landscaping along transport corridors), 15.01-2S (Building Design) and 15.01-1L-02 (Increased Housing Diversity Areas) by integrating landscaping throughout the development, enhancing the public realm and contributing to the visual quality and environmental performance of the site.

116. The landscape design incorporates substantial canopy tree planting, indigenous and endemic species, generous deep soil planting zones, communal landscaped open space, private gardens and landscaped podium areas. The proposal establishes biodiversity links across the site, strengthens urban greening outcomes and contributes to an overall increase in tree canopy, while providing a high level of amenity for future residents.

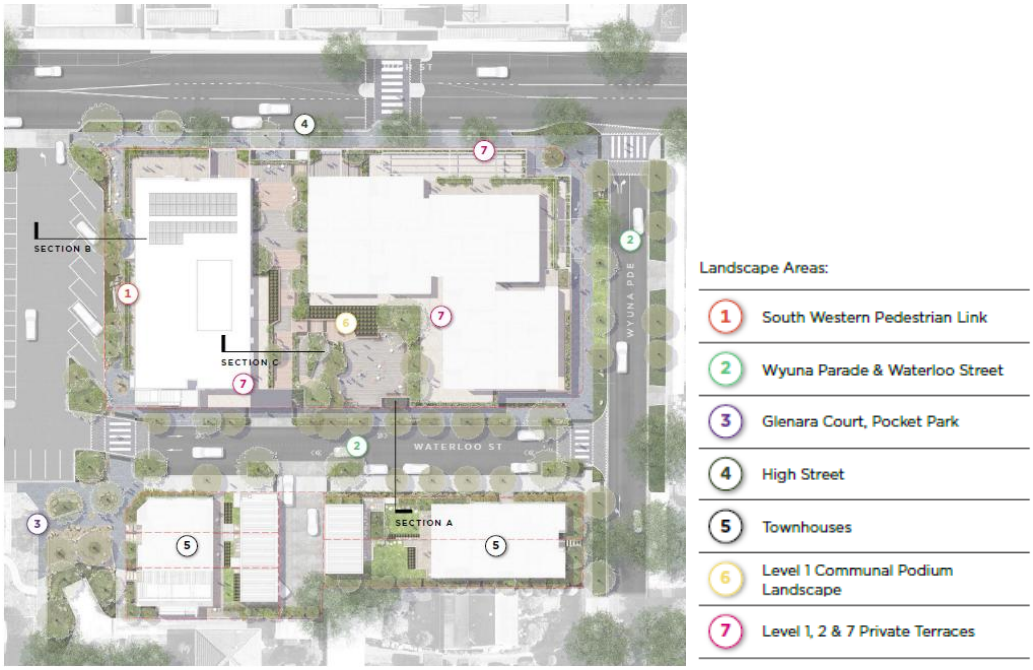



Figure 16 Proposed Landscaping

117. Importantly, the proposal extends beyond the site boundaries to deliver meaningful public realm improvements, including upgraded landscaping along High Street, Waterloo Street and Wyuna Parade, a publicly accessible landscaped pedestrian link connecting High Street and Glenara Court, upgrades to the Glenara Court pocket park, new canopy tree planting, widened footpaths, seating, bicycle parking, rain gardens and raised pedestrian crossings to improve safety and accessibility. These works represent a significant public benefit and contribute positively to the walkability, biodiversity and character of the Belmont Activity Centre.

118. The landscaping also assists in softening the scale of the built form, improving the transition to adjoining residential interfaces, and enhancing the visual amenity of the development when viewed from the surrounding streets and public spaces. The proposed planting palette and material selection have been informed by the site's proximity to the Barwon River and the Bellarine Peninsula, providing a landscape response that is appropriate to the local context.

119. Overall, the landscape response is considered to provide a high-quality outcome that complements the architectural design, enhances the public realm and delivers meaningful environmental and community benefits. Subject to a permit condition requiring the landscape plan to be updated and implemented to the satisfaction of the responsible authority, the landscaping is considered appropriate.

## Public Realm

120. The proposal incorporates a comprehensive package of public realm improvements that extend beyond the development site and will provide enduring benefits to the wider Belmont community. These works have evolved throughout the design process in response to feedback from the OVGA, council and DTP Officers, and form an important component of the overall planning outcome.

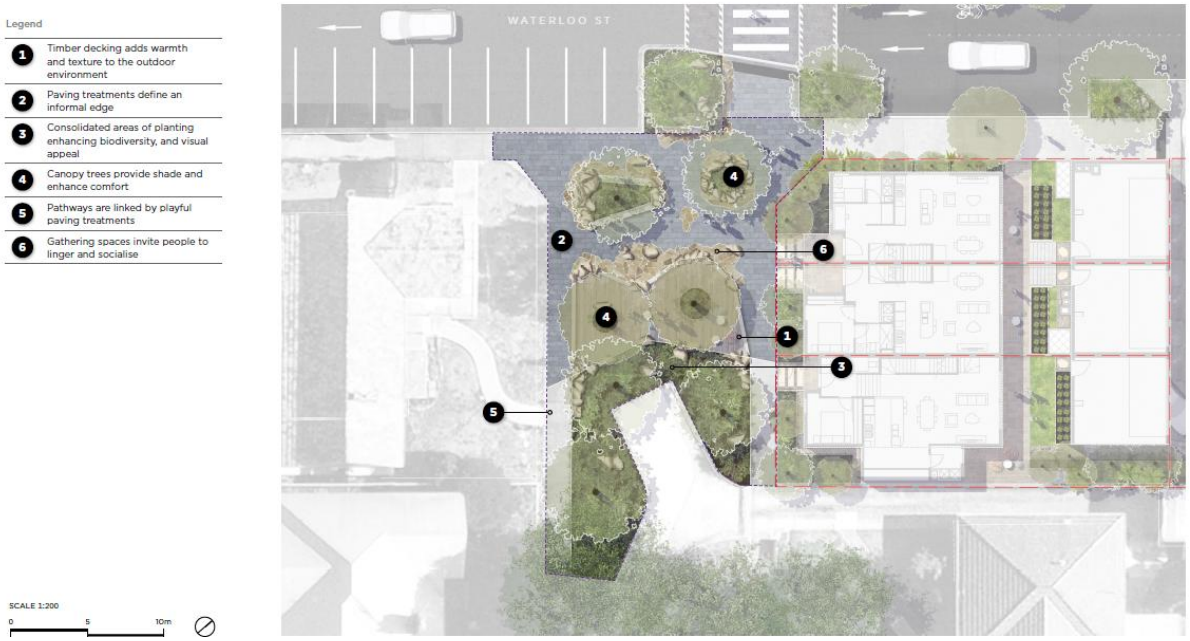



*Figure 17 Proposed Glenara Court Pocket Park*

121. The off-site public realm works include:

- upgrades to the High Street streetscape, including new street tree planting, widened bluestone footpaths, integrated seating, bicycle parking and landscaped build-outs;
- upgrades to Waterloo Street, including new canopy tree planting, garden beds, widened pedestrian paths, seating and raised pedestrian priority crossings;
- upgrades to Wyuna Parade through additional street tree planting, landscaping and pedestrian improvements;
- construction of a publicly accessible landscaped pedestrian link connecting High Street with Glenara Court;
- upgrades to the Glenara Court pocket park, including new canopy trees, landscaping, seating and improved pedestrian connections;
- installation of rain gardens and additional landscaping to improve stormwater outcomes and contribute to urban cooling; and
- public realm planting utilising indigenous and endemic species that strengthen biodiversity and reinforce the site's relationship with the Barwon River landscape.

122. Collectively, these works will improve pedestrian connectivity, accessibility, safety and streetscape amenity throughout the precinct. The proposed tree planting, landscaping and public seating will contribute to urban greening, increased canopy cover and improved environmental performance, while the new pedestrian connections and upgraded public spaces will encourage walking and enhance the functionality and attractiveness of the Belmont Activity Centre.

123. These improvements represent a significant public benefit that extends beyond the site boundaries and will provide enduring infrastructure and amenity outcomes for the broader community. In accordance with Clause 71.02-3 (Integrated decision making), these public realm improvements are afforded appropriate weight in the overall assessment of the application, particularly when considered alongside the proposal's contribution to housing supply, environmentally sustainable design and high-quality urban design.

## Amenity and Microclimate

### Acoustic

124. The application is supported by an Acoustic Report prepared by Acoustic Logic dated 24 March 2026, which assesses the suitability of the site for the proposed mixed-use development having regard to external noise sources, internal residential amenity and noise emissions from the proposed development.

125. The report identifies the principal external noise sources affecting the site as traffic along High Street and Wyuna Parade, the adjoining KFC drive-through and rooftop mechanical plant to the south, and rooftop mechanical plant associated with the El Jannah restaurant to the north. Acoustic monitoring was undertaken over a seven-day period together with attended measurements to establish the existing acoustic environment and quantify noise from the surrounding commercial uses.

126. The assessment has been undertaken against the relevant requirements of Clause 58.04-3 (Standard D16 – Noise Impacts), AS/NZS 2107:2016 – Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors, and the EPA Noise Protocol – Part 1. The report concludes that the site is not located within a prescribed noise influence area under Clause 58 and that traffic noise can be appropriately managed through compliance with the Australian Standard.

127. The report recommends acoustic treatments to the building envelope, including upgraded glazing where required, acoustic seals, lightweight wall and roof construction details where applicable, and associated façade treatments. Heavy masonry and concrete wall construction proposed throughout much of the apartment building will not require additional acoustic treatment, while lightweight elements associated with the townhouse component are capable of achieving the required internal noise criteria through the recommended construction specifications.

128. With respect to surrounding commercial activities, the assessment concludes that noise associated with the KFC drive-through and rooftop plant can be appropriately mitigated through the recommended façade treatments. Noise generated by the El Jannah rooftop plant was found to be either imperceptible or inaudible at the site and does not require additional mitigation beyond the recommended building envelope treatments.

129. The report also considers noise emissions from the proposed development. As the detailed mechanical plant selection has not yet been finalised, the report recommends that all future mechanical plant and equipment be designed to comply with the EPA Noise Protocol – Part 1 through the incorporation of appropriate attenuation measures, including acoustic louvres, attenuators, internally lined ductwork, vibration isolation mounts and variable speed drives.

130. The acoustic assessment concludes that, subject to the implementation of the recommended acoustic treatments and design measures, the proposed development is capable of achieving the applicable internal noise criteria for future residents while ensuring that noise emissions from the development do not result in unreasonable impacts on surrounding sensitive receivers. The findings of the report are accepted. Accordingly, it is recommended that a permit condition require the development to be carried out generally in accordance with the acoustic report and that all recommended acoustic attenuation measures be incorporated into the final design to the satisfaction of the responsible authority.

### Wind

131. The application is supported by a Wind Impact Assessment prepared by Vipac Engineers and Scientists (7 November 2025) and an accompanying Design Review Memo (24 March 2026), which assess the potential pedestrian-level wind impacts associated with the proposed development.

132. The assessment has been undertaken having regard to the pedestrian wind comfort and safety criteria contained within Clause 58.04-4 (Standard D17 – Wind Impacts). The assessment considers the site's exposure, regional wind climate, building geometry, surrounding built form and the intended use of public and private outdoor spaces. Public footpaths are assessed against the walking criterion, building entrances and communal open space against the standing criterion, and private balconies against the walking criterion.

133. The report identifies that the proposed buildings will be exposed to prevailing north-westerly winds, with potential downwash effects along High Street and channelling along High Street and Waterloo Street. However, the proposed design incorporates a number of mitigation measures, including podium setbacks, continuous impermeable canopies, landscaping and building entrance setbacks, which are expected to reduce adverse wind effects at ground level.

134. The Level 1 communal terrace is recommended to incorporate a minimum 1.5 metre high impermeable balustrade or landscaping along its outer edges to ensure the standing comfort criterion is achieved. The assessment concludes that, subject to the recommended design measures, wind conditions within ground level

footpaths and accessways are expected to satisfy the walking comfort criterion, principal building entrances will satisfy the standing criterion, communal open space will achieve the standing criterion, private balconies and terraces will achieve the walking criterion, and all publicly accessible areas will comply with the relevant safety criterion.

135. The original assessment recommended that a scaled wind tunnel study or CFD simulation be undertaken as a permit condition during the detailed design stage to verify wind conditions and confirm any additional mitigation measures if required. In response to DTPs request, Vipac subsequently provided further advice confirming that, based on the scale of the development (approximately 27.5 metres in height), surrounding built form and comparison with significantly taller developments in Geelong, a wind tunnel study is not considered necessary at this stage.

136. Vipac concluded that the proposed design and recommended mitigation measures are sufficient to achieve acceptable pedestrian wind conditions without requiring modifications to the built form.

137. Having regard to the conclusions of both reports, it is considered that the proposed development is capable of achieving acceptable pedestrian wind comfort and safety outcomes. It is recommended that the permit require the development to be carried out generally in accordance with the recommendations of the Wind Impact Assessment, including the incorporation of the nominated wind mitigation measures, to the satisfaction of the responsible authority and undertaking a CFD or scaled wind tunnel study.

## Environmental Risks

### Environmentally Sustainable Development

138. The application is supported by a Sustainability Management Plan (SMP) prepared by Sustainable Development Consultants (December 2025). The SMP demonstrates that the development has been designed to achieve best practice environmentally sustainable design (ESD) outcomes in accordance with the Greater Geelong Planning Scheme. It addresses the key ESD themes of energy efficiency, integrated water management, indoor environment quality, waste management, sustainable transport, building materials and urban ecology.

139. The proposal has been assessed using the Built Environment Sustainability Scorecard (BESS), achieving an overall score of 62%, which exceeds the 50% benchmark for ‘Best Practice’. The BESS assessment confirms a high level of performance across all key sustainability categories, including energy, water, indoor environment quality, transport, waste and urban ecology.

140. The SMP incorporates a comprehensive range of initiatives to minimise operational energy demand and reduce greenhouse gas emissions. These include an all-electric development with no gas connection, a high-performance building envelope designed to achieve an average 7-star NatHERS rating for apartments and 7-star ratings for townhouses, efficient heat pump hot water systems, energy-efficient heating and cooling, and LED lighting throughout. In addition, the development provides for a 234 kW rooftop solar photovoltaic system to the apartment building, along with 3 kW solar PV systems for each townhouse.

141. Integrated water management measures include high-efficiency WELS-rated fixtures, rainwater harvesting for toilet flushing, a 40 kL rainwater tank servicing the mixed-use building, and 2,000 L tanks for each townhouse. Stormwater quality is addressed through raingardens, while drought-tolerant landscaping reduces reliance on potable water.

142. The development also prioritises indoor environmental quality through optimised access to natural daylight, effective natural ventilation, double glazing, low-VOC materials, formaldehyde minimisation and enhanced fresh air ventilation to commercial tenancies. Waste minimisation is supported by a Construction Waste Management Plan targeting at least 80% reuse or recycling of construction waste, alongside provision for general waste, recycling and FOGO streams within the completed development.

143. Sustainable transport outcomes are strongly supported, with 157 bicycle parking spaces provided—significantly exceeding the statutory requirement of 44 spaces—alongside electric vehicle charging infrastructure and end-of-trip facilities.

144. Urban ecology measures include extensive landscaping, communal open space, opportunities for urban agriculture and the use of indigenous planting to enhance biodiversity and site amenity.

145. Overall, the SMP demonstrates that the proposal delivers a comprehensive and integrated ESD response, consistent with the objectives of Clauses 15.01-2S (Building Design) and 15.02-1L (Environmentally Sustainable Development) of the Greater Geelong Planning Scheme and is considered acceptable subject to standard conditions.

### Water Sensitive Urban Design (WSUD) AND Stormwater Management

146. The Sustainability Management Plan incorporates an integrated water management strategy that responds to Clauses 19.03-3S (Integrated Water Management) and 53.18 (Stormwater Management in Urban Development) through the inclusion of water sensitive urban design measures, rainwater harvesting, stormwater treatment and water-efficient fixtures. The proposal includes a 40kL rainwater tank servicing the mixed-use building, 2,000-litre rainwater tanks for each townhouse, raingardens, drought-tolerant landscaping and high-efficiency water fixtures, together with stormwater treatment measures that achieve best practice performance under the Melbourne Water STORM assessment tool.

147. The proposed WSUD measures will reduce potable water demand, improve stormwater quality prior to discharge, and contribute to urban cooling and landscape irrigation.

148. A permit condition requiring the submission and endorsement of a detailed Stormwater Management Plan prior to the commencement of development is appropriate to confirm the detailed design, operation and ongoing maintenance of the stormwater management system.

### Waste Management

149. The application is supported by an updated Waste Management Plan prepared by Traffix Group (March 2026), which assesses the waste generation, storage, collection and ongoing management arrangements for the mixed-use development, including the residential, retail, medical centre, gym and townhouse components. The plan has been revised in response to council's request for further information regarding medical waste management, waste storage, bin room layouts, wash-down facilities and collection arrangements.

150. The updated Waste Management Plan provides separate waste streams for general waste, commingled recycling, FOGO, glass, paper and cardboard, e-waste, charity goods and hard waste, together with dedicated provisions for the management of clinical and sharps waste generated by the medical centre. Clinical waste is to be separated at the point of generation, stored in sealed containers within the commercial waste storage area and collected by a licensed medical waste contractor. The plan also includes separate waste generation calculations for the medical centre and gym, enlarged waste room layouts, and confirms that wash-down facilities, including water supply, hose and sewer-connected drainage, will be provided within the waste storage areas.

151. Waste generated by the apartment and commercial components will be managed through dedicated on-site waste rooms serviced by a private contractor using a 6.4 metre rear-loading waste vehicle, while the townhouses will utilise individual bins collected from the rear laneway. Swept path analysis confirms that the nominated waste vehicle can safely access and exit the site in a forward direction. The Waste Management Plan also incorporates measures to minimise amenity impacts through appropriate ventilation, odour management, vermin control, cleaning and ongoing maintenance of waste storage areas.

152. While the updated Waste Management Plan substantially addresses council's concerns, some technical matters remain outstanding, including the explicit allocation of dedicated clinical waste bins within the waste equipment schedules and waste room layouts, and the removal of references to 6.00 am waste collection times. These matters are considered minor and can be appropriately addressed through a permit condition requiring the Waste Management Plan to be amended to the satisfaction of the responsible authority prior to the commencement of the use.

153. Subject to these amendments required via condition and implementation of the endorsed Waste Management Plan, the proposal is considered to provide appropriate waste storage and collection arrangements that will not result in unreasonable amenity impacts on surrounding properties.

## Car and Bicycle Parking, Loading, and Other Services

### Car Parking

154. The proposal has been assessed against the requirements of Clause 52.06 (Car Parking). The proposal provides a total of 150 on-site car parking spaces to serve the residential and commercial components of the development.

155. The statutory car parking assessment is summarised below.

| Use | Rate | Amount Required | Amount Provided |
|---|---|---|---|

| | | | |
|---|---|---|---|
| **One and two-bedroom dwellings** | 1 space per dwelling | 114 | 114 |
| **Three or more bedroom dwellings** | 2 spaces per dwelling | 14 | 14 |
| **Residential visitor parking** | 1 space to every 5 dwellings | 24 | 0 |
| **Retail premises (616m²)** | 4 spaces per 100m² leasable floor area | 24 | 7 |
| **Medical centre (4 practitioners** | 2 per practitioner | | |
| **Gym (542m²)** | To the satisfaction of the Responsible Authority | 5 | N/A |
| | **Total** | **190 + car parking to the satisfaction of the RA for the gym** | **150 -47 plus any additional parking required by the RA for the gym** |

156. Clause 52.06-9 requires disabled parking spaces to be provided in accordance with AS2890.6 and the National Construction Code. The proposal provides one accessible parking space associated with the commercial component, satisfying the statutory requirement. The accessible parking space will be required to be designed and maintained in accordance with AS2890.6. Accordingly, the proposal complies with Clause 52.06-9.

157. A reduction in the statutory car parking requirement is sought pursuant to Clause 52.06-7. In considering the application, regard has been had to the Car Parking Demand Assessment prepared by Traffix Group, the strategic location of the site and the availability of alternative transport options.

158. The proposed development is located within the Belmont High Street Activity Centre, which is identified for higher density mixed-use development and is well served by public transport, pedestrian infrastructure and the surrounding cycling network. The site is within convenient walking distance of a broad range of retail, commercial and community services, reducing reliance on private vehicle travel.

159. The assessment demonstrates that the statutory parking requirements for residents are fully met, with the proposed reduction relating primarily to visitor and commercial parking demands. Parking surveys undertaken by Traffix Group identified available on-street parking capacity within the surrounding activity centre, including during peak periods, and concluded that the anticipated overflow demand can be accommodated without resulting in unacceptable impacts on the surrounding road network or nearby residential streets.

160. The mixed-use nature of the proposal also results in varying parking demands throughout the day, allowing for a degree of complementary parking demand between the residential and commercial uses. Having regard to the site's strategic location, demonstrated parking demand, available on-street parking supply and accessibility to alternative transport modes, the proposed reduction is considered acceptable and is unlikely to result in unreasonable parking impacts.

### Access, Traffic Movement and Circulation

161. Vehicle access to the development is proposed via two crossovers from Waterloo Street, comprising a 7.0 metre wide accessway serving the mixed-use development and an 8.0-metre-wide accessway serving the townhouse component. The internal car parking layout has been designed generally in accordance with AS2890.1 and provides appropriate aisle widths, parking bay dimensions and vehicle manoeuvring areas.

162. The Traffic Engineering Assessment concludes that the additional traffic generated by the proposal can be accommodated within the capacity of the surrounding road network. Existing traffic volumes on Waterloo Street are low, and the projected increase in vehicle movements will not adversely affect the operation or safety of nearby intersections or the surrounding road network. The proposal also benefits from its location within the Belmont Activity Centre, with multiple bus services operating along High Street, extensive pedestrian connectivity and established cycling infrastructure, supporting reduced reliance on private vehicle travel. Subject to standard permit conditions, the proposed access and traffic arrangements are considered acceptable.

### Bicycle Facilities

163. Clause 52.34-1 of the Scheme requires bicycle parking facilities as follows: The proposal provides 166 bicycle parking spaces, comprising 152 on-site spaces and 14 publicly accessible bicycle spaces within the Waterloo Street verge. The bicycle parking exceeds the statutory requirements of Clause 52.34 and is conveniently located to support both residents and visitors. The development also incorporates end-of-trip facilities, encouraging active transport and reducing reliance on private vehicles. The proposal is therefore considered to provide an appropriate level of bicycle parking.

### Loading / Unloading

164. Loading and waste collection have been appropriately integrated into the development. Service vehicles will access dedicated loading facilities within the ground floor of the development via Waterloo Street, while waste collection will occur on-site by private contractor using an appropriately sized waste vehicle. Swept path analysis demonstrates that service vehicles can safely enter and exit the site without adverse impacts on the surrounding road network. The proposed loading and servicing arrangements are considered satisfactory.

## Potentially contaminated Land

165. Clause 13.04-1S (Contaminated and Potentially Contaminated Land) seeks *"to ensure that contaminated and potentially contaminated land is used and developed safely"* and to ensure land *"is or will be suitable for the proposed use, prior to the commencement of any use or development."* The proposal introduces a new sensitive use (residential use), requiring consideration of the site's contamination history.

166. A Preliminary Site Investigation (PSI) prepared by Senversa identifies that the site has historically accommodated a car and caravan sales yard, together with imported fill, demolition materials, underground interceptor traps and an existing substation, representing potential medium-risk sources of contamination. While Victoria Unearthed identifies a motor vehicle and motor truck sales business operating on the site, this land use is not identified as a high or medium potential contaminating use in Planning Practice Note 30: Potentially Contaminated Land (PPN30). The PSI notes, however, that ancillary vehicle maintenance activities may have occurred, resulting in a medium potential for contamination. The PSI concludes that no historical land use on the site is classified as having a high potential to cause contamination with reference to PPN30.

167. Planning Practice Note 30 advises that, for proposals involving a new sensitive use on land with a medium potential for contamination, a Preliminary Risk Screen Assessment (PRSA) is the recommended assessment pathway to determine whether an environmental audit is required. The Practice Note further states that a PRSA is recommended where *"it is uncertain whether an audit is warranted"*, particularly for sites within the medium contamination category, whereas proceeding directly to an environmental audit is generally recommended only for sites with a high potential for contamination.

168. Having regard to Clause 13.04-1S, Ministerial Direction No. 1 – Potentially Contaminated Land, and the recommendations of Planning Practice Note 30, it is considered appropriate to require, by permit condition, a Preliminary Risk Screen Assessment prepared in accordance with the National Environment Protection (Assessment of Site Contamination) Measure. The PRSA will determine whether an environmental audit is required to confirm the suitability of the land for the proposed residential use prior to the commencement of development.

## Response to Objections

169. The following table identifies and responds to submissions received:

| Issue Raised by Objectors | DTP Officer Response |
|---|---|
| **Neighbourhood Character and Scale** – Concerns that the height, scale and overall intensity of the development are inconsistent with the existing and preferred character of Belmont, particularly at the interface with established residential areas. | The proposed built form has been assessed against the Municipal Planning Strategy, Planning Policy Framework, Clause 58, the C1Z and GRZ. The development is located within the Belmont High Street Activity Centre and Increased Housing Diversity Area, where increased density is strategically supported. The townhouse component provides an appropriate transition to the adjoining residential area. Subject to |

| | |
|---|---|
| | conditions requiring additional articulation to the Waterloo Street interface and townhouse design refinements, the built form is considered acceptable. |
| **Residential Amenity Impacts** – Concerns regarding overlooking, overshadowing, privacy and the intensity of activity associated with the mixed-use development. | Detailed assessments of overlooking, overshadowing, daylight and building separation have been undertaken. The proposal complies with the relevant Clause 55 and Clause 58 standards, with appropriate setbacks, building separation and window treatments ensuring no unreasonable amenity impacts on adjoining properties. |
| **Noise and Activity Levels** – Concerns regarding noise from the gym, retail tenancies, plant and equipment and extended operating activity. | The application is supported by an Acoustic Report which concludes that, subject to recommended acoustic treatments and permit conditions, the development can achieve the relevant noise criteria. Conditions require compliance with the endorsed Acoustic Report and management of mechanical plant and commercial operations. |
| **Traffic, Parking and Local Accessibility** – Concerns regarding increased traffic, congestion, parking demand and loss of existing parking. | The Traffic Engineering Assessment concludes that the surrounding road network has capacity to accommodate the proposal and that the proposed parking provision is appropriate having regard to the site's activity centre location, access to public transport and mixed-use nature. Vehicle access has been consolidated to Waterloo Street to minimise impacts on High Street and surrounding streets. |
| **Public Realm and Local Streetscape Changes** – Concerns regarding landscaping, parking changes and impacts on the existing function of the streetscape. | The proposal incorporates substantial public realm improvements, including widened footpaths, new street tree planting, landscaping, seating, upgraded pedestrian connections and improvements to Waterloo Street and Glenara Court. These works will enhance pedestrian amenity, urban greening and the overall quality of the public realm. |
| **Construction and Ongoing Operational Impacts** – Concerns regarding construction noise, dust, traffic, waste collection, servicing and ongoing building operations. | Construction impacts are temporary and can be appropriately managed through standard permit conditions requiring Construction and Environmental Management Plans. Ongoing servicing, waste management and loading arrangements have been assessed through the Waste Management Plan and Traffic Engineering Assessment and are considered acceptable, subject to permit conditions. |

# Recommendation

170. The proposal is generally consistent with the relevant planning policies of the **Greater Geelong** Planning Scheme and will contribute to the provision of **housing** within the **Belmont Activity Centre** area.

171. The proposal is generally supported by the various referral agencies.

172. It is **recommended** that Planning Permit No. **PA2504156** for the use and development of mixed-use development with two apartment buildings (7 and 8 storeys) containing 116 homes, built above a podium with shops, a gym, a medical centre, and a shared rooftop garden and five separate townhouses at 107-123 High Street Belmont be issued subject to conditions.

173. It is **recommended** that the applicant, council, and the submitters be notified of the above in writing.

**Prepared by:**

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

☒ **No Conflict**

☐ Conflict and have therefore undertaken the following actions:

☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

[redacted]

**Approved by:**

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

☒ **No Conflict**

☐ Conflict and have therefore undertaken the following actions:

☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

[redacted]

# Appendix 1: Clause 55 Assessment

The following tables comprise an assessment of the proposed dwellings against clause 55 of the planning scheme.

## Neighbourhood and site description

| Clause 55.01-1 | Assessment |
|---|---|
| • *The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:*<br>  ○ *In relation to the neighbourhood:*<br>  - *The pattern of development of the neighbourhood.*<br>  - *The built form, scale and character of surrounding development including front fencing.*<br>  - *Architectural and roof styles.*<br>  - *Any other notable features or characteristics of the neighbourhood.*<br>  ○ *In relation to the site:*<br>  - *Site shape, size, orientation and easements.*<br>  - *Levels of the site and the difference in levels between the site and surrounding properties.*<br>  - *The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.*<br>  - *The use of surrounding buildings.*<br>  - *The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.*<br>  - *Solar access to the site and to surrounding properties.*<br>  - *Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known.*<br>  - *Any contaminated soils and filled areas, where known.*<br>  - *Views to and from the site.*<br>  - *Street frontage features such as poles, street trees and kerb crossovers.*<br>  - *The location of local shops, public transport services and public open spaces within walking distance.*<br>  - *Any other notable features or characteristics of the site.*<br>• *If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.*<br>***Satisfactory neighbourhood and site description***<br>• *If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.*<br>• *The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.*<br>• *This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.* | **Met** |

## Design response

| Clause 55.01-2 | Assessment |
|---|---|
| • *The design response must explain how the proposed design:*<br>  ○ *Derives from and responds to the neighbourhood and site description.*<br>  ○ *Meets the objectives of Clause 55.*<br>  ○ *Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.* | **Met** |

- *If the application is for an apartment development, the design response must explain how the proposed design selects materials and finishes for the external walls.*
- *The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.*

## Neighbourhood character objectives
## Street setback objectives

| Clause 55.02-1 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure that the setbacks of a buildings form a street respond to the existing or preferred neighbourhood character and make efficient use of the site.* | **Variation** |
| **Standard B2-1**<br>*Walls of buildings are set back from streets:*<br>• *At least the distance specified in a schedule to the zone if the distance specified in Table B2-1; or*<br>• *If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.*<br>*Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.* | The proposal incorporates front setbacks ranging from 0.9 metres to Waterloo Street, 1.85 metres to Glenara Court and 3.0 metres to Wyuna Parade, resulting in a variation to the preferred front setback requirements of Standard B6.<br><br>The proposed variation is considered acceptable in this instance. The reduced setbacks are balanced by generous landscaping, high-quality public realm improvements and an appropriate transition in built form between the mixed-use development fronting the High Street Activity Centre and the lower-scale townhouse development adjoining the GRZ. Importantly, the setbacks provide sufficient space for meaningful landscaping and pedestrian amenity while reinforcing an active street edge.<br><br>The proposed interface to Waterloo Street has been designed as a pedestrian-focused environment incorporating widened footpaths, landscaping, street tree planting and public realm upgrades. While the setback is reduced, the overall design outcome will enhance the character and functionality of the street and is considered to achieve the objectives of Standard B6 by contributing positively to the streetscape and residential interface. |

**Table B2-11 Street setback**

| Development Context | Minimum setback from front street (metres) | Minimum setback from a side street (metres) |
|---|---|---|
| *There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.* | *The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.* | Not applicable |
| *There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.* | *The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.* | Not applicable |
| *There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.* | *6 metres for streets in a Transport Zone 2 and 4 metres for other streets.* | Not applicable |
| *The site is on a corner.* | *If there is a building on the abutting* | *Front walls of new development* |

| | | |
|---|---|---|
| | *allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.*<br>*If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.* | *fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.*<br>*Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.* |

## Building height objectives

| Clause 55.02-2 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure that the height of buildings respond to the existing or preferred neighbourhood character.* | **Met** |
| **Standard B2-2**<br>• *The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.*<br>• *If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross-section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.* | **COMPLIES**<br>The GRZ specifies a maximum building height of 11 metres or three storeys.<br>The proposed townhouse component complies with this requirement. Townhouse 1, fronting Glenara Court, is two storeys with a maximum height of 7.2 metres. Townhouses 2 and 3 are three storeys, with maximum heights of 9.8 metres and 9.2 metres respectively. Townhouses 4 and 5, fronting Wyuna Parade, are two storeys, with maximum heights of 8.5 metres and 9.7 metres respectively.<br>Accordingly, the townhouse component complies with the maximum building height requirements of the GRZ. |

## Side and rear setbacks objective

| Clause 55.02-3 | Assessment |
|---|---|
| **Objective**<br>• *To ensure that the height and setback of a building from a boundary responds the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.* | **MET** |
| **Standard B2-3** | **COMPLIES** |

| | |
|---|---|
| • *A new building not on or within 200mm of a boundary should be set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.*<br>• *Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:*<br>  ○ *B2-3.1:*<br>  *The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.*<br>  ○ *B2-3.2*<br>  *If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.*<br>• *Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.*<br>• *Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.* | The proposal generally complies with the side and rear setback requirements of the Standard. The built form is setback from the south-eastern boundary in accordance with the required setbacks. A minor encroachment occurs at the internal eastern elevation to accommodate box guttering; however, the encroachment is less than 0.5 metres and is therefore an allowable projection under the Standard. Accordingly, the proposal is considered to comply. |

## Walls on boundary objective

| Clause 55.02-4 | Assessment |
|---|---|
| **Objective**<br>• *To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.* | **MET** |
| **Standard B2-4**<br>• *A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot does not abut the boundary for a length that exceeds the greater of the following distances:*<br>  - *10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or*<br>  - *The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.*<br>• *A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.*<br>• *A building on a boundary includes a building set back up to 200mm from a boundary.*<br>• *The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.* | **COMPLIES**<br>The proposal includes one wall on boundary associated with Townhouse 1, adjoining 8 Glenara Court. The wall is single storey, with a maximum height of 3.0 metres and a length of approximately 6.7 metres, consistent with the requirements of the Standard.<br><br>Accordingly, the proposal satisfies the objective of Clause 55.04-2 and complies with Standard B18 (Walls on Boundaries). |

## Site coverage objective

| Clause 55.02-5 | Assessment |
|---|---|
| **Objective** | **Met** |

| | |
|---|---|
| • *To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.* | |
| **Standard B2-5**<br>• *The site area covered by buildings should not exceed:*<br>  ○ *The maximum site coverage specified in a schedule to the zone; or*<br>  ○ *If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.*<br>• *If the maximum site coverage is specified in a schedule to the zone, it must be greater than the percentage specified in Table B2-5.*<br><br>***Table B2-5 Site Coverage***<br>***Zone*** / ***Area***<br>*Neighbourhood Residential Zone*, *Township Zone* — *60 per cent*<br>*General Residential Zone* — *65 per cent*<br>*Residential Growth Zone*, *Mixed Use Zone*, *Housing Choice and Transport Zone* — *70 per cent* | **COMPLIES**<br>The proposed site coverage is approximately 692 square metres (49.7%). Schedule 4 to the GRZ specifies a maximum site coverage of 70 per cent.<br><br>Accordingly, the proposal complies with Standard B8 (Site Coverage), providing adequate opportunity for landscaping, private open space and permeable surfaces within the townhouse component. |

## Access objective

| Clause 55.02-6 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure the number and design of vehicle crossovers responds to the neighbourhood character.* | **MET** |
| **Standard B2-6**<br>• *The width of accessways or car spaces (other than to a rear lane) does not exceed:*<br>  ○ *33 per cent of the street frontage, or*<br>  ○ *40 per cent of the street frontage if the width of the street frontage is less than 20 metres.*<br>• *The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.*<br>• *The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.* | **COMPLIES**<br>Vehicle access to the townhouse component is provided via the rear laneway from Waterloo Street. This access arrangement avoids impacts on the existing street tree within Wyuna Parade and minimises vehicle crossovers along the public street frontages.<br><br>Vehicle access points are appropriately consolidated and occupy less than 33 per cent of the site frontage, consistent with the requirements of Standard B14 (Access). Accordingly, the proposal complies with the Standard. |

## Tree canopy objective

| Clause 55.02-7 | Assessment |
|---|---|
| **Objective**<br>• *To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings the streetscape.*<br>• *To preserve existing canopy cover and support the provision of new canopy cover.*<br>• *To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.* | **MET** |
| **Standard B2-7**<br>• *Provide a minimum canopy cover as specified in Table B2-7.1.*<br><br>**Table B2-7.1**<br>**Site area** / **Canopy cover**<br>1000 square metres or less — 10% of the site area<br>More than 1000 square metres — 20% of the site area | **COMPLIES**<br>The townhouse site has an area of approximately 1,393 square metres, resulting in a minimum canopy cover requirement of 20 per cent (278.6 square metres) under Standard B13 (Canopy Trees). |

- *Existing trees to be retained meet all the following:*
  - *Has a height of at least 5 metres,*
  - *Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,*
  - *Has a trunk that is located at least 4 metres from proposed buildings.*
- *The minimum canopy cover is met using any combination of trees specified in Table B2-7.2*
- *Existing trees that are retained can be used in calculating canopy cover.*

***Table B2-7.2 Tree type, canopy cover, deep soil planter requirements***

| Tree type | Minimum canopy diameter at maturity | Minimum height at maturity | Minimum mature canopy cover | Tree in deep soil Area of deep soil | Tree in planter Volume of planter | Minimum depth of planter soil |
|---|---|---|---|---|---|---|
| A | 4 metres | 6 metres | 12.6 sqm | 12 cubic metres (min. plan dimensions 2.5 metres) | 12 cubic metres (min. plan dimensions 2.5 metres) | 0.8 metre |
| B | 8 metres | 8 metres | 50.3 sqm | 49 cubic metres (min. plan dimensions 4.5 metres) | 28 cubic metres (min. plan dimensions 4.5 metres) | 1 metre |
| C | 12 metres | 12 metres | 131.1 sqm | 121 cubic metres (min. plan dimensions 6.5 metres) | 64 cubic metres (min. plan dimensions 6.5 metres) | 1.5 metre |

- *Provide at least one new or retained tree in the front setback and the rear setback.*
- *Trees are located in either:*
  - *An area of deep soil as specified in Table B2-7.2; or*
  - *A planter as specified in Table B2-7.2.*

*Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.*

The proposal includes the removal of one existing Manna Gum (Eucalyptus viminalis), which the submitted Arboricultural Assessment identifies as being of low arboricultural value and unsuitable for long-term retention. In its place, the proposal provides approximately 285 square metres of canopy cover across the townhouse site, exceeding the minimum canopy cover requirement. The Landscape Plan also demonstrates that sufficient deep soil planting areas are provided to support the long-term health and viability of the proposed canopy trees.

Accordingly, the proposal satisfies the objectives of Clause 55.02-7 and complies with Standard B13 (Canopy Trees).

## Front fences objective

| Clause 55.02-8 | Assessment |
|---|---|
| **Objective**<br>• *To encourage front fence design that responds to the existing or preferred neighbourhood character.* | **MET** |
| **Standard B2-8**<br>• *A front fence within 3 metres of a street is:*<br>  ○ *The maximum height specified in a schedule to the zone, or*<br>  ○ *If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.* | **COMPLIES**<br>The townhouse dwellings incorporate vertical metal batten fencing along the frontages to Wyuna Parade and Glenara Court. The proposed front fences have a maximum height of approximately 1.2 metres, maintaining passive surveillance of the public realm while providing an appropriate level of privacy for residents.<br><br>Accordingly, the proposal complies with Standard B32 (Front Fences). |

| Table B2-8 Maximum front fence height | |
|---|---|
| **Street context** | **Maximum front fence height** |
| Streets in a Transport Zone 2 | 2 metres |
| Other streets | 1.5 metres |

## Liveability

## Dwelling diversity objective

| Clause 55.03-1 | Assessment |
|---|---|
| **Objective**<br>• *To encourage a range of dwelling sizes and types in developments of ten or more dwellings.* | **MET** |
| **Standard B3-1**<br>• *Developments include at least:*<br>  ○ *One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at round floor level for every 10 dwellings.*<br>  ○ *One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.*<br>  ○ *One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.* | **COMPLIES**<br>N/A – the proposal does not exceed 10 or more dwellings. |

## Parking location objectives

| Clause 55.03-2 | Assessment |
|---|---|
| **Objectives**<br>• *To minimise the impact of vehicular noise within developments on residents.* | **MET** |
| **Standard B3-2**<br>• *Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:*<br>  ○ *1.5 metres; or*<br>  ○ *If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or*<br>  ○ *1 metre where window sills are at least 1.5 metres above ground level.*<br>• *This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.* | **COMPLIES**<br>Each townhouse is provided with a detached double garage located to the rear of the allotment. The garages are separated from the principal dwelling by a minimum distance of 4 metres, ensuring they remain visually subordinate to the dwellings and maintain an appropriate built form outcome.<br><br>Accordingly, the proposal complies with Standard B34 (Garage Location and Design). |

## Street integration objectives

| Clause 55.03-3 | Assessment |
|---|---|
| **Objectives**<br>• *To integrate the layout of development with the street to support the safety and amenity of residents.* | **MET** |
| **Standard B3-3** | **COMPLIES** |

| | |
|---|---|
| • *Where a development fronts a street, a vehicle accessway or abuts public open space:*<br>  ○ *Passive surveillance is provided by a direct view from a balcony or a habitable room windows to each street, vehicle accessway and public open space.*<br>  ○ *The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.*<br>• *Lighting is provided to all external accessways and paths.*<br>• *Mailboxes are provided for each dwelling and can be communally located.* | The proposal has been designed to promote a safe and legible residential environment consistent with Standard B33 (Safety). Vehicle access is provided via a rear laneway, reducing the visual dominance of garages, crossovers and vehicle infrastructure along the street frontages and maintaining an active, pedestrian-oriented streetscape.<br><br>Passive surveillance is achieved through the orientation of dwellings and apartment building windows overlooking the public realm and rear laneway, while all pedestrian paths and accessways are appropriately lit to improve visibility and personal safety. The rear garages and laneway also benefit from passive surveillance from the adjoining apartment building and townhouse dwellings.<br><br>Accordingly, the proposal complies with Standard B33 (Safety). |

## Entry objective

| **Clause 55.03-4** | **Assessment** |
|---|---|
| **Objective**<br>• *To provide each dwelling, apartment development or residential building with its own sense of identity.*<br>• *To provide entries with weather protection, safe design, natural light and ventilation.* | **MET** |
| **Standard B3-4**<br>**Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings**<br>• *Each dwelling and each residential building has a ground level entry door that:*<br>  ○ *Has a direct line of sight from a street, accessway or shared walkway.*<br>  ○ *Is not accessed through a garage.*<br>  ○ *Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.*<br><br>**Apartment development and residential building with a shared entry**<br>• *An apartment development and each residential building has:*<br>  ○ *A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway.*<br>  ○ *An external covered area of at least 144 square metres with a minimum dimension of at least 1.2 metres over the entry door of the building.*<br>  ○ *Shared corridors and common areas have at least one source of natural light and natural ventilation.* | **COMPLIES**<br>Each townhouse is provided with a clearly identifiable and legible entrance, either directly from the public street or via the internal laneway. Entries incorporate weather protection and are complemented by landscaped front setbacks, creating an appropriate transition between the public and private realm.<br><br>The proposal provides a clear sense of address for each dwelling and supports pedestrian legibility and accessibility. Accordingly, the proposal complies with Standard B34 (Entry and Accessibility). |

## Private open space objective

| **Clause 55.03-5** | **Assessment** |
|---|---|
| **Objective**<br>• *To provide adequate private open space for the reasonable recreation and service needs of residents.* | **MET** |
| **Standard B3-5** | **COMPLIES** |

- *A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.*
- *If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:*
  - *An area of 25 square metres of secluded private open space with a minimum dimension of 3 metres width;*
  - *A balcony with at least the area and dimensions specified in Table 3-5; or*
  - *An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or*
  - *An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.*
- *If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;*
  - *The area and dimensions specified in the schedule must be 25 square metres or less; and*
  - *The area and dimension specified for a podium, balcony or an are on a roof must be less than the area and dimensions specified in this standard.*
- *If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.*
- *Where ground level private open space is provided an area for clothes drying is provided.*

Table B3-5 Private open space for a balcony

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

Schedule 4 to the GRZ requires each dwelling to provide a minimum of 20 square metres of secluded private open space with a minimum dimension of 3 metres.

Each townhouse exceeds this requirement, providing:

- Townhouse 1: 60 square metres
- Townhouse 2: 27 square metres
- Townhouse 3: 41 square metres
- Townhouse 4: 107 square metres
- Townhouse 5: 142 square metres

Each secluded private open space area is directly accessible from the primary living area and provides a functional, usable outdoor area for future occupants. In addition, residents will benefit from convenient access to the upgraded public open space within the Glenara Court pocket park, which forms part of the proposed public realm improvements.

Accordingly, the proposal complies with Standard B36 (Private Open Space).

## Solar access to open space objective

| Clause 55.03-6 | Assessment |
|---|---|
| **Objective**<br>• *To allow solar access into the secluded private open space of new dwellings and residential buildings.* | **MET** |
| **Standard B3-6**<br>• *The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.* | **COMPLIES**<br>The secluded private open space for each townhouse has been designed to achieve appropriate solar access. No walls are located immediately to the north of the secluded private open space areas, ensuring opportunities for direct sunlight throughout the day.<br><br>The submitted shadow diagrams demonstrate that the secluded private open space areas remain largely free from overshadowing between 9.00 am and 2.00 pm, consistent with the objectives of Standard B39 (Solar Access to Secluded Private Open Space). |

Accordingly, the proposal complies with Standard B39.

## Functional layout objective

| Clause 55.03-7 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure dwellings provide functional areas that meet the needs of residents.* | **MET** |
| **Standard B3-7**<br>• *Bedrooms:*<br>  ○ *Meet the minimum internal room dimensions specified in Table B3-7.1; and*<br>  ○ *Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.*<br><br>Table B3-7.1 Bedroom dimensions<br>**Bedroom type** / **Minimum width** / **Minimum depth**<br>Main bedroom / 3 metres / 3.4 metres<br>All other bedrooms / 3 metres / 3 metres<br><br>• *Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.*<br><br>Table B3-7.2 Living area dimensions<br>**Dwelling type** / **Minimum width** / **Minimum area**<br>Studio and 1 bedroom dwelling / 3.3 metres / 10 sqm<br>2 or more bedroom dwelling / 3.6 metres / 12 sqm | **COMPLIES**<br>The proposed townhouses have been designed to provide functional and well-proportioned internal living environments. All bedrooms comply with the minimum room dimensions specified by Standard B40 (Room Dimensions), including sufficient space to accommodate built-in wardrobes.<br><br>The living areas also meet the minimum dimensions required by the Standard, providing practical and flexible spaces capable of accommodating typical furniture layouts and circulation. The submitted architectural plans (TP410–TP414) demonstrate compliance with the minimum room dimension requirements.<br><br>Accordingly, the proposal complies with Standard B40 (Room Dimensions). |

## Room depth objective

| Clause 55.03-8 | Assessment |
|---|---|
| **Objective**<br>• *To allow adequate daylight into single aspect habitable rooms.* | **MET** |
| **Standard B3-8**<br>• *The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.*<br>  ○ *The room combines the living area, dining area and kitchen; and*<br>  ○ *The kitchen is located furthest from the window; and*<br>  ○ *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; and* | **COMPLIES**<br>The proposed townhouses have been designed to achieve appropriate room depths that facilitate adequate daylight penetration, natural illumination and occupant amenity. All single-aspect habitable rooms comply with the maximum room depth requirements of Standard B41 (Room Depth), ensuring access to daylight and reducing reliance on artificial lighting.<br><br>Accordingly, the proposal complies with Standard B41 (Room Depth). |

| | |
|---|---|
| ○ *An overhang extends no more than 2m beyond the window of the single aspect habitable room.*<br>• *In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.* | |

## Daylight to new windows objective

| Clause 55.03-9 | Assessment |
|---|---|
| **Objective**<br>• *To allow adequate daylight into new habitable room windows.* | **MET** |
| **Standard B3-9**<br>**Dwelling (other than a dwelling in or forming part of an apartment development)**<br>• *A window in an external wall of the building is provided to all habitable rooms.*<br>• *Habitable rooms in a dwelling have a window that faces:*<br>○ *An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or*<br>○ *A verandah provided it is open for at least one third of its perimeter, or*<br>○ *A carport provided it has two or more open sides and is open for at least one third of its perimeter.*<br>**Dwelling in or forming part of an apartment development**<br>• *A window in an external wall of the building is provided to all habitable rooms.*<br>• *Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:*<br>○ *A minimum width of 1.2 metres.*<br>○ *A maximum depth of 1.5 times the width, measured from the external surface of the window.*<br>○ *A window clear to the sky.* | **COMPLIES**<br>All habitable room windows are designed to achieve appropriate access to daylight in accordance with Standard B42 (Windows). Each window is oriented towards an outdoor space that is open to the sky, ensuring adequate natural light is available to the internal living environment.<br><br>Accordingly, the proposal complies with Standard B42 (Windows). |

## Natural ventilation objectives

| Clause 55.03-10 | Assessment |
|---|---|
| **Objectives**<br>• *To encourage natural ventilation of dwellings.*<br>• *To allow occupants to effectively manage natural ventilation of dwellings.* | **MET** |
| **Standard B3-10**<br><br>**Dwelling (other than a dwelling in or forming part of an apartment development)**<br>• *Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide;*<br>○ *A maximum breeze path through the dwelling of 18 metres.*<br>○ *A minimum breeze path through the dwelling of 5 metres.*<br>○ *Ventilation openings with approximately the same area.*<br>• *The breeze path is measured between the ventilation openings on different orientations of the dwelling.* | **COMPLIES**<br>The proposed townhouses have been designed to maximise opportunities for natural ventilation through the provision of operable windows and an efficient building layout. Each dwelling achieves effective cross ventilation, with habitable rooms designed to satisfy the minimum and maximum breeze path requirements of Standard B43 (Natural Ventilation).<br><br>Operable windows are provided throughout the dwellings, enabling occupants to effectively manage natural ventilation and indoor comfort.<br><br>Accordingly, the proposal complies with Standard B43 (Natural Ventilation). |

| | |
|---|---|
| **Dwelling in or forming part of an apartment development**<br>• *At least 40 percent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:*<br>  ○ *A maximum breeze path through the dwelling of 18 metres.*<br>  ○ *A minimum breeze path through the dwelling of 5 metres.*<br>  ○ *Ventilation openings with approximately the same area.*<br>• *The breeze path is measured between the ventilation openings on different orientations of the dwelling.* | |

## Storage objective

| Clause 55.03-11 | Assessment |
|---|---|
| **Objectives**<br>• *To provide adequate storage facilities for each dwelling.* | **MET** |
| **Standard B3-11**<br><br>**Dwelling (other than a dwelling in or forming part of an apartment development)**<br>• *Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.*<br><br>**Dwelling in or forming part of an apartment development**<br>• *Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.* | **COMPLIES**<br>Each townhouse provides functional, secure and conveniently accessible internal storage in accordance with Standard B44 (Storage). The storage provision exceeds the minimum storage volumes specified by the Standard and is integrated within each dwelling to support the day-to-day needs of future occupants.<br><br>The submitted architectural plans (TP410–TP414) identify the storage volumes for each dwelling and demonstrate compliance with the minimum storage requirements.<br><br>Accordingly, the proposal complies with Standard B44 (Storage). |

Table B3-11 Storage

| Dwelling type | Total minimum storage volume | Minimum storage volume within the dwelling |
|---|---|---|
| Studio | 8 cubic metres | 5 cubic metres |
| 1 bedroom dwelling | 10 cubic metres | 6 cubic metres |
| 2 bedroom dwelling | 14 cubic metres | 9 cubic metres |
| 3 or more bedroom dwelling | 18 cubic metres | 12 cubic metres |

## Accessibility for apartment developments objective

| Clause 55.03-12 | Assessment |
|---|---|
| **Objective**<br>• *To ensure the design of dwellings meets the needs of people with limited mobility.* | **N/A** |
| **Standard B3-12**<br>• *At least 50 per cent of dwellings in or forming part of an apartment development have:*<br>  ○ *A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.* | **N/A** |

- *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 on adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.*

Table B3-12 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:<br>▪ A slide door, or<br>▪ A door that opens outwards, or<br>▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges. | Either:<br>▪ A slide door, or<br>▪ A door that opens outwards, or<br>▪ A door that opens inwards and has readily removable hinges. |
| Circulation area | A clear circulation area that is:<br>▪ A minimum area of 1.2 metres by 1.2 metres.<br>▪ Located in front of the shower and the toilet.<br>▪ Clear of the toilet, basin and the door swing.<br>The circulation area for the toilet and shower can overlap. | A clear circulation area that is:<br>▪ A minimum width of 1 metre.<br>▪ The full length of the bathroom and a minimum length of 2.7 metres.<br>▪ Clear of the toilet and basin.<br>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. |

## External Amenity
## Daylight to existing windows objective

| Clause 55.04-1 | Assessment |
|---|---|
| **Objective**<br>• *To allow adequate daylight into existing habitable room windows.* | **MET** |
| **Standard B4-1**<br>• *Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.*<br>• *Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree* | **COMPLIES**<br>The proposal has been designed to maintain appropriate separation distances to adjoining development and protect access to daylight for neighbouring habitable room windows. Sufficient setbacks are provided to all site boundaries to satisfy the requirements of Standard B45 (Daylight to Existing Windows). |

| | |
|---|---|
| *arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.*<br>• *Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.* | The nearest adjoining habitable room window is located approximately 4.4 metres from the proposed development, providing adequate separation to ensure continued access to daylight.<br><br>Accordingly, the proposal complies with Standard B45 (Daylight to Existing Windows). |

## Existing north-facing windows objective

| Clause 55.04-2 | Assessment |
|---|---|
| **Objective**<br>• *To allow adequate solar access to existing north-facing habitable room windows.* | **N/A** |
| **Standard B4-2**<br>• *Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:*<br>  ○ *A new building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.*<br>  ○ *For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.*<br>• *For this standard a north facing window is a window with an axis perpendicular to its surface orientated from north 20 degrees west to north 30 degrees east.* | **N/A** |

## Overshadowing secluded open space objective

| Clause 55.04-3 | Assessment |
|---|---|
| **Objective**<br>• *To ensure buildings do not significantly overshadow existing secluded private open space.* | **MET** |
| **Standard B4-3**<br>• *The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.*<br>• *If existing sunlight to the secluded private open space of an existing dwelling or a small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.* | **COMPLIES**<br>The submitted shadow diagrams demonstrate that the proposal has been designed to minimise overshadowing of adjoining residential properties. At least 25 square metres, or the required minimum area, of secluded private open space to adjoining dwellings continues to receive adequate sunlight in accordance with Standard B47 (Sunlight to Existing Secluded Private Open Space).<br><br>Accordingly, the proposal complies with Standard B47. |

## Overlooking objective

| Clause 55.04-4 | Assessment |
|---|---|
| **Objective**<br>• *To limit views into existing secluded private open space and habitable room windows.* | **MET** |
| **Standard B4-4**<br>• *In Clause 55.04-4 a habitable room does not include a bedroom.*<br>• *A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.*<br>• *A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:*<br>  ○ *Offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or*<br>  ○ *Has sill heights of at least 1.7 metres above floor level; or*<br>  ○ *Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level.*<br>  ○ *Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.*<br>  ○ *Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.*<br>• *Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.*<br>• *Screens used to obscure a view are:*<br>  ○ *Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.*<br>  ○ *Permanent, fixed and durable.*<br>  ○ *Designed and coloured to blend in with the development.*<br>• *This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.* | **COMPLIES**<br>The proposal has been designed to minimise opportunities for overlooking between dwellings within the development, consistent with Standard B49 (Internal Views). Appropriate separation distances, the strategic placement of windows and balconies, and the incorporation of solid built form elements provide visual screening between dwellings while maintaining access to daylight and outlook.<br><br>Accordingly, the proposal complies with Standard B49 (Internal Views). |

## Internal views objective

| Clause 55.04-5 | Assessment |
|---|---|
| **Objective**<br>• *To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.* | **MET** |
| **Standard B4-5**<br>• *In Clause 55.04-5 a habitable room does not include a bedroom.*<br>• *Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:*<br>  ○ *Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or*<br>  ○ *Has a sill height of at least 1.7 metres above floor level; or*<br>  ○ *Has a fixed, visually obscure balustrade to at least 1.7 metres above floor level; or*<br>  ○ *Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.* | **COMPLIES**<br>The proposal has been designed to minimise overlooking between dwellings within the development in accordance with Standard B49 (Internal Views). Appropriate separation distances, the strategic placement of windows and balconies, and the incorporation of solid built form elements limit direct views into neighbouring habitable room windows and secluded private open space while maintaining access to daylight and outlook. |

| | |
|---|---|
| • *Direct views are managed at a height of 1.7 metres above floor level and within:*<br>  ○ *A 45 degree horizontal angle from the edge of the new window or balcony.*<br>  ○ *A 45 degree angle in the downward direction.*<br>• *Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.* | Accordingly, the proposal complies with Standard B49 (Internal Views). |

## Sustainability
## Permeability and stormwater management objective

| Clause 55.05-1 | Assessment |
|---|---|
| **Objectives**<br>• *To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.*<br>• *To facilitate on-site stormwater infiltration.*<br>• *To encourage stormwater management that maximises the retention and reuse of stormwater.*<br>• *To contribute to urban cooling.* | **MET** |
| **Standard B5-1**<br>• *The site area covered by the pervious surfaces is at least 20 percent of the site.*<br>• *The development includes a stormwater management system designed to:*<br>  ○ *Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:*<br>  ○ *Suspended solids 80% reduction in mean annual load.*<br>  ○ *Total phosphorus and Total Nitrogen 45% reduction in mean annual load.*<br>  ○ *Litter 70% reduction of mean annual load.*<br>  ○ *Allow for intended vegetation growth and structural protection of buildings.*<br>  ○ *In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.*<br>  ○ *Provide a safe, attractive and functional environment for residents.*<br>***Note:***<br>*A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective – Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.*<br>• *Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.* | **COMPLIES**<br>The proposal achieves a site permeability of 30 per cent, satisfying the requirements of Standard B51 (Site Permeability).<br><br>Rainwater harvested from the townhouse roofs will be directed to a 2,000-litre rainwater tank for each dwelling (10,000 litres total) for reuse in toilet flushing. The proposal also incorporates a range of environmentally sustainable design initiatives, including solar photovoltaic systems, energy-efficient building services and integrated water sensitive urban design measures, contributing to reduced potable water consumption and improved stormwater management.<br><br>Accordingly, the proposal complies with Standard B51 (Site Permeability). |

## Overshadowing domestic solar energy systems objective

| Clause 55.05-2 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.* | **MET** |
| **Standard B5-2** | **COMPLIES** |

| | |
|---|---|
| • *Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every meter of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.*<br>• *This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.*<br>• *In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.* | The proposal has been assessed against Standard B52 (Existing Solar Energy Systems). The adjoining properties at 4 Wyuna Parade and 4 Glenara Court do not contain existing rooftop solar energy systems. Accordingly, the proposal will not adversely affect the operation or efficiency of existing solar energy systems on adjoining land.<br><br>The proposal therefore complies with Standard B52. |

## Rooftop solar energy generation area objective

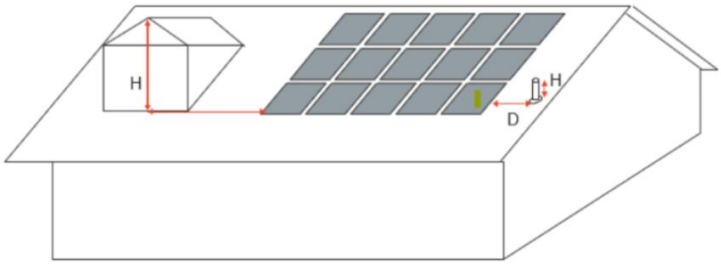
| Clause 55.05-3 | Assessment |
|---|---|
| **Objectives**<br>• *To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.* | **MET** |
| **Standard B5-3**<br>• *In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.*<br>• *An area on the roof is capable of siting on a rooftop solar energy area for each dwelling which:*<br>  ○ *Has a minimum dimension of 1.7 metres.*<br>  ○ *Has a minimum area in accordance with Table B5-3*<br>  ○ *Is orientated to the north, west or east.*<br>  ○ *Is positioned on the top two thirds of a pitched roof.*<br>  ○ *Can be a contiguous area or multiple smaller areas*<br>  ○ *Is free from obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.*<br><br>**Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area**<br>  <br><br>• *Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.* | **COMPLIES**<br>The proposal has been designed to facilitate the future installation of rooftop solar energy systems in accordance with Standard B53 (Solar Energy Systems). Each townhouse includes sufficient roof area to accommodate a 3 kW solar photovoltaic (PV) system, with additional roof space available on both the dwelling and detached garage to support future expansion if desired. |

Table B5-3 Minimum rooftop solar energy generation area

| Number of bedrooms | Minimum roof area |
|---|---|
| 1 bedroom dwelling | 15 square metres |
| 2 or 3 bedroom dwelling | 26 square metres |
| 4 or more bedroom dwelling | 34 square metres |

## Solar protection to new north-facing windows objective

| Clause 55.05-4 | Assessment |
|---|---|
| **Objective**<br>• *To encourage external shading of north facing windows to minimise summer heat gain.* | **MET** |
| **Standard B5-4**<br>• *North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.* | **COMPLIES**<br>The proposal has been designed to minimise energy demand and improve thermal performance in accordance with Standard B54 (Energy Efficiency). Due to the orientation of the site, the townhouses do not incorporate west-facing windows. External shading devices are provided to Townhouses 3 and 4 to reduce summer heat gain, while double glazing and an appropriate glazing-to-solid wall ratio further improve the thermal performance of each dwelling.<br><br>These measures are supported by the submitted Sustainability Management Plan, which demonstrates that the development incorporates a range of environmentally sustainable design initiatives to reduce reliance on artificial heating and cooling. |

## Waste and recycling objectives

| Clause 55.05-5 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure dwellings are designed to facilitate waste recycling.*<br>• *To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.*<br>• *To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.* | **MET** |
| **Standard B5-5**<br><br>**Dwelling (other than a dwelling in or forming part of an apartment development)**<br><br>• *The development includes an individual bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.* | **COMPLIES**<br>The proposal is supported by a Waste Management Plan, which demonstrates that the townhouse component has been designed in accordance with Standard B55 (Waste and Recycling). Each townhouse is provided with dedicated waste and recycling bins, which are stored within private storage areas on the respective lots. |

| Table B5-5.1 Bin storage | | | |
|---|---|---|---|
| **Type of bin storage area** | **Minimum area** | **Minimum depth** | **Minimum height** |
| Individual bin storage area for a dwelling. | 1.8 square metres | 0.8 metre | 1.8 metres |
| Shared bin storage area for 3 dwellings or less. | 5.4 square metres | 0.8 metre | 1.8 metres |
| Shared bin storage area for 4 or more dwellings. | 1 square metre per dwelling plus 4 square metres | 0.8 metre | 1.8 metres |

- *If the development includes a shared bin storage area:*
  - *The shared bin storage area:*
    - *Is located within 40 metres of a kerbside collection point.*
    - *Includes a tap for bin washing.*
  - *There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.*
- *Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.*
- *Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.*

**Dwelling in or forming part of an apartment development**

- *The development includes a shared bin storage area for by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.*

| Table B5-5.2 Apartment bin storage | | | |
|---|---|---|---|
| **Number of dwellings** | **Minimum area** | **Minimum depth** | **Minimum height** |
| 15 or less dwellings | 0.7 square metres per dwelling in a shared waste storage area | 0.8 metres | 2.7 metres |
| 16 to 55 dwellings | 0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area. | 1 metre | 2.7 metres |
| 56 or more dwellings | 0.5 square metres per dwelling in a shared waste storage area. | 1 metre | 2.7 metres |

- *Enclosed bin storage areas are ventilated by:*
  - *Natural ventilation openings to the external air with an area of at least 5 per cent of the area for the bin storage area; or*
  - *A mechanical exhaust ventilation system.*
- *A tap and drain is provided to wash bins.*
- *A continuous path of travel is provided from each dwelling to bin storage areas.*
- *Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.*

Waste collection will occur from the rear laneway by a private waste contractor using a 6.4-metre rear-loading waste vehicle. Residents will present bins to the laneway on collection days and return them to the designated storage areas following collection.

Subject to implementation of the endorsed Waste Management Plan, the proposal provides appropriate waste storage and collection arrangements and complies with Standard B55 (Waste and Recycling).

## Noise impacts objective

| Clause 55.05-6 | Assessment |
|---|---|
| **Objectives**<br>• *To minimise the impact of mechanical plant noise located in the development.* | **MET** |
| **Standard B5-6**<br>• *Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new of existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.* | **COMPLIES**<br>The proposal has been designed to minimise potential noise impacts in accordance with Standard B56 (Noise Impacts). The site is located within an established mixed-use area and does not directly interface with major roads, rail reserves, active public open space or other incompatible land uses that would generate unreasonable noise impacts.<br><br>The secluded private open space areas are located adjacent to the secluded private open space of adjoining properties, rather than adjoining noise-sensitive habitable room windows, ensuring the use of outdoor areas will not unreasonably impact the amenity of neighbouring dwellings. |

## Energy efficiency for apartment development objectives

| Clause 55.05-7 | Assessment |
|---|---|
| **Objectives**<br>• *To achieve energy efficient dwellings and buildings.*<br>• *To ensure dwellings achieve adequate thermal efficiency.* | **N/A** |
| **Standard B5-7**<br>• *Dwellings in or forming part of an apartment development located in a climate zone identified Table B5-7 do not exceed the maximum NatHERS annual cooling load.* | **N/A** |

| NatHERS climate zone | NatHERS maximum cooling load<br>MJ/M$^2$ per annum |
|---|---|
| Climate zone 21 Melbourne | 30 |
| Climate zone 22 East Sale | 22 |
| Climate zone 27 Mildura | 69 |
| Climate zone 60 Tullamarine | 22 |
| Climate zone 62 Moorabbin | 21 |
| Climate zone 63 Warrnambool | 21 |
| Climate zone 64 Cape Otway | 19 |
| Climate zone 66 Ballarat | 23 |

***Note:***

- *Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).*

# Appendix 4: Clause 58 Assessment (Better Apartments Design Standards)

## Application requirements

| Clause 58.01-1 | Assessment |
|---|---|
| • *An application must be accompanied by:*<br>  ○ *An urban context report.*<br>  ○ *A design response.* | **MET** |

## Urban context report

| Clause 58.01-2 | Assessment |
|---|---|
| • *The urban context report may use a site plan, photographs or other techniques and must include:*<br>• *An accurate description of:*<br>  ○ *Site shape, size, orientation and easements.*<br>  ○ *Levels and contours of the site and the difference in levels between the site and surrounding properties.*<br>  ○ *The location and height of existing buildings on the site and surrounding properties.*<br>  ○ *The use of surrounding buildings.*<br>  ○ *The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.*<br>  ○ *Solar access to the site and to surrounding properties.*<br>  ○ *Views to and from the site.*<br>  ○ *Street frontage features such as poles, street trees and kerb crossovers.*<br>  ○ *The location of local shops, public transport services and public open spaces within walking distance.*<br>  ○ *Movement systems through and around the site.*<br>  ○ *Any other notable feature or characteristic of the site.*<br>• *An assessment of the characteristics of the area including:*<br>  ○ *Any environmental features such as vegetation, topography and significant views.*<br>  ○ *The pattern of subdivision.*<br>  ○ *Street design and landscape.*<br>  ○ *The pattern of development.*<br>  ○ *Building form, scale and rhythm.*<br>  ○ *Connection to the public realm.*<br>  ○ *Architectural style, building details and materials.*<br>  ○ *Off-site noise sources.*<br>  ○ *The relevant NatHERS climate zones (as identified in Clause 58.03-1).*<br>  ○ *Social and economic activity.*<br>  ○ *Any other notable or cultural characteristics of the area.* | **MET –** The application is supported by a comprehensive plan package prepared by Clarke Hopkins Clarke date March 2026. |

## Design response

| Clause 58.01-3 | Assessment |
|---|---|
| • *The design response must explain how the proposed design:*<br>  ○ *Responds to any relevant planning provision that applies to the land.*<br>  ○ *Meets the objectives of Clause 58.*<br>  ○ *Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme.*<br>  ○ *Derives from and responds to the urban context report.*<br>• *The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.* | **MET –** The application is supported by a Planning Report prepared by Tract Consultants. |

## Urban context objectives

| Clause 58.02-1 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.*<br>• *To ensure that development responds to the features of the site and the surrounding area.* | **MET** |
| **Standard D1**<br>• *The design response must be appropriate to the urban context and the site.*<br>• *The proposed design must respect the existing or preferred urban context and respond to the features of the site.* | **COMPLIES – As assessed within the body of the report.** |

## Residential policy objectives

| Clause 58.02-2 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.*<br>• *To support higher density residential development where development can take advantage of public and community infrastructure and services.* | **MET** |
| **Standard D2**<br>• *An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.* | **COMPLIES**<br>The site is located within the Belmont High Street Activity Centre and an Increased Housing Diversity Area, where State and local policy supports higher density housing in locations with excellent access to employment, services, public transport and community infrastructure. The proposal delivers a diverse housing offering comprising apartments and townhouses, increasing housing choice for a range of household types, including downsizers, couples and families.<br><br>The proposal supports the strategic objectives of the Municipal Planning Strategy and Planning Policy Framework by facilitating well-located infill housing, making efficient use of existing infrastructure and contributing to the municipality's long-term housing supply objectives. |

## Dwelling diversity objectives

| Clause 58.02-3 | Assessment |
|---|---|
| **Objective**<br>• *To encourage a range of dwelling sizes and types in developments of ten or more dwellings* | **MET** |
| **Standard D3**<br>• *Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.* | **COMPLIES**<br>The proposal has been assessed against Standard D3 (Dwelling Diversity) and provides a diverse mix of dwelling sizes and configurations to cater for a range of household types and life stages.<br><br>The apartment component comprises:<br><br>• 43 one-bedroom apartments; |

| | |
|---|---|
| | • 12 two-bedroom, one-bathroom apartments;<br>• 59 two-bedroom, two-bathroom apartments; and<br>• 2 three-bedroom apartments.<br><br>This mix provides a range of housing options suitable for singles, couples, small families and downsizers, contributing to increased housing choice within the Belmont High Street Activity Centre. The dwellings have been designed to achieve a high level of internal amenity through functional layouts, generous living areas and private open space. |

## Infrastructure objectives

| Clause 58.02-4 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure development is provided with appropriate utility services and infrastructure.*<br>• *To ensure development does not unreasonably overload the capacity of utility services and infrastructure.* | **MET** |
| **Standard D4**<br>• *Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.*<br>• *Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.*<br>• *In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure* | **COMPLIES**<br>The proposal has been assessed against Standard D4 (Infrastructure) and is considered capable of being appropriately serviced by existing infrastructure.<br><br>The site is located within the established urban area of Belmont and has access to existing road, drainage, water, sewer, electricity and telecommunications infrastructure. It is also well served by public transport, with bus services operating along High Street and convenient access to the surrounding pedestrian and cycling network.<br><br>The supporting Traffic Engineering Assessment confirms that the surrounding transport network has sufficient capacity to accommodate the development, while the servicing strategy demonstrates that the proposal can be connected to existing utility infrastructure without resulting in unreasonable impacts on network capacity.<br><br>Accordingly, the proposal complies with Standard D4 (Infrastructure). |

## Integration with the street objective

| Clause 58.02-5 | Assessment |
|---|---|
| **Objective**<br>• *To integrate the layout of development with the street.* | **MET** |
| **Standard D5**<br>• *Developments should be oriented to front existing and proposed streets.*<br>• *Along street frontage, development should:*<br>  ○ *Incorporate pedestrian entries, windows, balconies or other active spaces.*<br>  ○ *Limit blank walls.* | **COMPLIES**<br>The proposal has been assessed against Standard D5 (Integration with the Street) and is considered to achieve a high level of street integration appropriate to its location within the Belmont High Street Activity Centre. |

| | |
|---|---|
| ○ *Limit high front fencing, unless consistent with the existing urban context.*<br>○ *Provide low and visually permeable front fences, where proposed.*<br>○ *Conceal car parking and internal waste collection areas from the street. adequate vehicle and pedestrian links that maintain or enhance local accessibility.*<br>• *Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.* | The development provides active frontages to High Street through the location of retail tenancies, the residential lobby and the gym, promoting pedestrian activity and passive surveillance. Vehicle access and servicing are consolidated to Waterloo Street, minimising interruptions to the primary pedestrian frontage and reducing the visual prominence of vehicle infrastructure.<br><br>The proposal also incorporates significant public realm improvements, including widened footpaths, new street tree planting, landscaping, seating and a publicly accessible pedestrian connection linking High Street with Glenara Court. While the Waterloo Street interface accommodates vehicle access and servicing, the inclusion of articulated built form, landscaping and high-quality materials provides an appropriate streetscape outcome. |

## Energy efficiency objectives

| Clause 58.03-1 | Assessment |
|---|---|
| **Objectives**<br>• *To achieve and protect energy efficient dwellings and buildings.*<br>• *To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.*<br>• *To ensure dwellings achieve adequate thermal efficiency.* | **MET** |
| **Standard D6**<br>• *Buildings should be:*<br>○ *Oriented to make appropriate use of solar energy.*<br>○ *Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.*<br>• *Living areas and private open space should be located on the north side of the development, if practicable.*<br>• *Developments should be designed so that solar access to north-facing windows is optimised.*<br>• *Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.* | **COMPLIES**<br>The proposal has been assessed against Standard D6 (Energy Efficiency) and is supported by a Sustainability Management Plan prepared by Sustainable Development Consultants.<br><br>The Sustainability Management Plan demonstrates that the apartment component has been designed to achieve the required energy efficiency outcomes for the applicable NatHERS climate zone. Apartments have been designed to minimise heating and cooling demand through appropriate building orientation, high-performance building fabric, double glazing, external shading and efficient glazing-to-wall ratios. Where practicable, living areas and private open space are located to maximise access to northern sunlight and improve passive solar performance.<br><br>Accordingly, the proposal complies with Standard D6 (Energy Efficiency). |

Table D1 Cooling load

| NatHERS climate zone | NatHERS maximum cooling load MJ/M$^2$ per annum |
|---|---|
| Climate zone 21 Melbourne | 30 |
| Climate zone 22 East Sale | 22 |
| Climate zone 27 Mildura | 69 |
| Climate zone 60 Tullamarine | 22 |
| Climate zone 62 Moorabbin | 21 |
| Climate zone 63 Warrnambool | 21 |
| Climate zone 64 Cape Otway | 19 |
| Climate zone 66 Ballarat | 23 |

| |
|---|
| ***Note:***<br>• *Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).* |

## Communal open space objective

| Clause 58.03-2 | Assessment |
|---|---|
| **Objectives**<br>• *To provide communal open space that meets the recreation and amenity needs of residents.*<br>• *To ensure that communal open space is accessible, practical, attractive, easily maintained.*<br>• *To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.* | **MET** |
| **Standard D7**<br>• *A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.*<br>• *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.*<br>• *Each area of communal open space should be:*<br>  ○ *Accessible to all residents.*<br>  ○ *A useable size, shape and dimension.*<br>  ○ *Capable of efficient management.*<br>  ○ *Located to:*<br>  - *Provide passive surveillance opportunities, where appropriate.*<br>  - *Provide outlook for as many dwellings as practicable.*<br>  - *Avoid overlooking into habitable rooms and private open space of new dwellings.*<br>  - *Minimise noise impacts to new and existing dwellings.*<br>• *Any area of communal outdoor open space should be landscaped and include canopy cover and trees.* | **COMPLIES**<br>The proposal has been assessed against Standard D7 (Communal Open Space). With 116 dwellings, the development is required to provide a minimum of 250 square metres of communal open space, including at least 30 square metres of outdoor communal open space.<br><br>The proposal significantly exceeds this requirement by providing approximately 750 square metres of external communal open space at Level 1, incorporating landscaped recreation areas, seating, open lawn, communal gathering spaces and terraces with varying solar access and outlook. The communal open space is complemented by two internal resident amenity areas with a combined floor area of approximately 133 square metres.<br>  <br><br>The communal open space is functional, well integrated with the landscape design and provides opportunities for recreation, social interaction and passive surveillance of both High Street and Waterloo Street.<br><br>Accordingly, the proposal complies with Standard D7 (Communal Open Space). |

## Solar access to communal outdoor open space objective

| Clause 58-03-3 | Assessment |
|---|---|
| **Objective**<br>• *To allow solar access into communal outdoor open space* | **MET** |
| **Standard D8**<br>• *The communal outdoor open space should be located on the north side of a building, if appropriate.*<br>• *At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.* | **COMPLIES**<br>The proposal has been assessed against Standard D8 (Solar Access to Communal Outdoor Open Space). The submitted shadow diagrams (Drawing TP300) demonstrate that more than 125 square metres of communal outdoor open space receives direct sunlight between 1.00 pm and 4.00 pm on 21 June, satisfying the requirements of the Standard. |

## Safety objective

| Clause 58.03-4 | Assessment |
|---|---|
| **Objective**<br>• *To ensure the layout of development provides for the safety and security of residents and property* | **MET** |
| **Standard D9**<br>• *Entrances to dwellings should not be obscured or isolated from the street and internal accessways.*<br>• *Planting which creates unsafe spaces along streets and accessways should be avoided.*<br>• *Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.*<br>• *Private spaces within developments should be protected from inappropriate use as public thoroughfares.* | **COMPLIES**<br>The proposal has been assessed against Standard D9 (Safety) and is considered to provide a safe and secure environment for residents and visitors.<br><br>The principal residential entrance is located on High Street, benefiting from strong passive surveillance and visibility from the public realm. Additional pedestrian entrances are provided from Wyuna Parade and the proposed publicly accessible pedestrian link, with clear sightlines to each entry.<br><br>Secure access to the residential component is provided via controlled lift lobbies, ensuring separation between public and private areas of the development. Internal corridors have been designed to provide clear sightlines, with dwelling entrances visible from adjoining apartments, enhancing passive surveillance and resident safety.<br><br>Accordingly, the proposal complies with Standard D9 (Safety). |

## Landscaping objectives

| Clause 58.03-5 | Assessment |
|---|---|
| **Objectives**<br>• *To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.*<br>• *To preserve existing canopy cover and support the provision of new canopy cover.*<br>• *To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.* | **Variation** |
| **Standard D10**<br>• *Development should retain existing trees and canopy cover.*<br>• *Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.*<br>• *Development should:*<br>  ○ *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.*<br>  ○ *Provide canopy cover through canopy trees that are:*<br>  - *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.*<br>  - *Consistent with the canopy diameter and height at maturity specified in Table D4.*<br>  - *Located in communal outdoor open space or common areas or street frontages.*<br>  ○ *Comprise smaller trees, shrubs and ground cover, including flowering native species.* | The application is accompanied by a Landscape Plan prepared by LAT Studios, which demonstrates a comprehensive landscape strategy for both the development site and the adjoining public realm.<br><br>The apartment building site has an area of 3,951 square metres, resulting in a Standard D10 requirement for 640 square metres of canopy cover and 592 square metres (15%) of deep soil planting. The proposal provides approximately 330 square metres (9.17%) of canopy cover and 290 square metres (8.07%) of deep soil planting, requiring a variation to the Standard.<br><br>The variation is considered acceptable in this instance. The constrained nature of the site, together with the mixed-use built form and basement parking, limits the opportunity to achieve the preferred deep soil |

- *Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.*
- *Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.*
- *Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.*
- *Protect any predominant landscape features of the area.*
- *Take into account the soil type and drainage patterns of the site.*
- *Provide a safe, attractive and functional environment for residents.*
- *Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.*
- *Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.*

**Table D2 Canopy cover and deep soil requirements**

| Site area (sqm) | Canopy cover | Deep soil |
|---|---|---|
| 1000 square metres or less | 5% of site area<br>Include at least 1 Type A tree | 5% of site area or 12 square metres whichever is the greater |
| 1001 – 1500 square metres | 50 square metres plus 20% of site area above 1,000 square metres<br>Include at least 1 Type B tree | 7.5% of site area |
| 1501 - 2500 square metres | 150 square metres plus 20% of site area above 1,500 square metres<br>Include at least 2 Type B trees or 1 Type C tree | 10% of site area |
| 2500 square metres or more | 350 square metres plus 20% of site area above 2,500 square metres<br>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<br>Area of deep soil | Tree in planter<br>Volume of planter soil | Depth of planter soil |
|---|---|---|---|
| A | 12 square metres (min. plan dimension 2.5 metres) | 12 cubic metres (min. plan dimension 2.5 metres) | 0.8 metre |
| B | 49 square metres (min. plan dimension 4.5 metres) | 28 cubic metres (min. plan dimension of 4.5 metres) | 1 metre |
| C | 121 square metres (min. plan dimension 6.5 metres) | 64 cubic metres (min. plan dimension of 6.5 metres) | 1.5 metre |

***Note:***

provision. Notwithstanding this, the proposal maximises landscaping opportunities throughout the development through extensive podium landscaping, communal open space, private landscaping, rain gardens and integrated water sensitive urban design measures.

Importantly, the proposal extends its landscape response beyond the site boundaries, delivering 46 new street trees and an additional 1,723 square metres of canopy cover within the adjoining public realm. These works substantially increase the overall landscape contribution of the development and provide significant public benefits through enhanced urban greening, increased canopy cover, biodiversity, pedestrian amenity and urban cooling.

Having regard to the comprehensive landscape strategy and the significant off-site public realm improvements, the proposal is considered to achieve the objectives of Standard D10 notwithstanding the variation to the preferred canopy cover and deep soil planting requirements.

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

**Table D4 Tree types**

| Tree type | Minimum canopy diameter at maturity | Minimum height at maturity |
|---|---|---|
| A | 4 metres | 6 metres |
| B | 8 metres | 8 metres |
| C | 12 metres | 12 metres |

## Access objectives

| Clause 58.03-6 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.*<br>• *To ensure the vehicle crossovers are designed and located to minimise visual impact.* | **MET** |
| **Standard D11**<br>• *Vehicle crossovers should be minimised.*<br>• *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.*<br>• *Pedestrian and cyclist access should be clearly delineated from vehicle access.*<br>• *The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.*<br>• *Developments must provide for access for service, emergency and delivery vehicles.* | **COMPLIES**<br>The proposal has been assessed against Standard D11 (Site Services). Vehicle access to the apartment building is provided via a 7.0-metre-wide crossover from Waterloo Street, consolidating all vehicle access and servicing to a single location. This arrangement minimises interruptions to the High Street frontage, maintains an active pedestrian environment and supports a high-quality streetscape outcome.<br><br>The supporting Traffic Engineering Assessment confirms that the access arrangement provides safe and efficient vehicle circulation and is appropriate for the scale and nature of the development. |

## Parking location objectives

| Clause 58.03-7 | Assessment |
|---|---|
| **Objectives**<br>• *To provide convenient parking for resident and visitor vehicles.*<br>• *To protect residents from vehicular noise within developments.* | **MET** |
| **Standard D12**<br>• *Car parking facilities should:*<br>  ○ *Be reasonably close and convenient to dwellings.*<br>  ○ *Be secure.*<br>  ○ *Be well ventilated if enclosed.*<br>• *Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.* | **COMPLIES**<br>The proposal has been assessed against Standard D12 (Parking Location). Resident, retail and gym car parking is consolidated within the basement, ensuring that vehicle parking is screened from the public realm and does not detract from the streetscape. The parking areas are clearly delineated by use and are conveniently accessed via dedicated pedestrian lift cores.<br><br>The basement parking layout provides secure, well-ventilated and functional parking facilities that integrate effectively with the overall building design while maintaining active frontages at ground level. |

## Integrated water and stormwater management objectives

| Clause 58.03-8 | Assessment |
|---|---|
| **Objectives**<br>• *To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.*<br>• *To facilitate stormwater collection, utilisation and infiltration within the development.*<br>• *To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.* | **MET** |
| **Standard D13**<br>• *Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.*<br>• *Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.*<br>• *The stormwater management system should be:*<br>  ○ *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).*<br>  ○ *Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.* | **COMPLIES**<br>The proposal has been assessed against Standard D13 (Integrated Water and Stormwater Management) and is supported by a Sustainability Management Plan prepared by Sustainable Development Consultants.<br><br>The Sustainability Management Plan demonstrates that the proposal achieves a STORM rating of 101%, exceeding best practice stormwater performance targets. Stormwater runoff from approximately 1,726 square metres of roof catchment will be harvested and directed to rainwater tanks with a combined storage capacity of 40,000 litres. Harvested rainwater will be reused for toilet flushing within the retail tenancy, café, medical centre and gym, reducing potable water demand, with overflow directed to the legal point of discharge.<br><br>The proposal also incorporates water sensitive urban design measures, including rain gardens, water-efficient fixtures and drought-tolerant landscaping, contributing to improved stormwater quality and integrated water management outcomes. |

## Building setback objectives

| Clause 58.04-1 | Assessment |
|---|---|
| **Objectives**<br>• *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.*<br>• *To allow adequate daylight into new dwellings.*<br>• *To limit views into habitable room windows and private open space of new and existing dwellings.*<br>• *To provide a reasonable outlook from new dwellings.*<br>• *To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.* | **MET** |
| **Standard D14**<br>• *The built form of the development must respect the existing or preferred urban context and respond to the features of the site.*<br>• *Buildings should be set back from side and rear boundaries, and other buildings within the site to:*<br>  ○ *Ensure adequate daylight into new habitable room windows.*<br>  ○ *Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.*<br>  ○ *Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.* | **COMPLIES**<br>The proposal has been assessed against Standard D14 (Building Setbacks). Given the site fronts High Street, Waterloo Street and Wyuna Parade, there are limited opportunities for future adjoining development, with the only potential interface being the Council-owned car park adjoining the KFC site.<br><br>The upper levels of the apartment building incorporate setbacks of 5.0 metres to High Street, 4.5 metres to Wyuna Parade, 5.0 metres to the southern boundary |

| | |
|---|---|
| ○ *Ensure the dwellings are designed to meet the objectives of Clause 58.* | adjoining the KFC/car park, and 3.0 metres to Waterloo Street. In addition, the two tower elements are separated by approximately 10 metres.<br><br>These setbacks provide appropriate separation between buildings, facilitate access to daylight, sunlight, outlook, natural ventilation and visual privacy for future residents, and create opportunities for meaningful landscaping. The arrangement of windows, balconies and communal open space further minimises overlooking while maintaining a high level of residential amenity.<br><br>Accordingly, the proposal complies with Standard D14 (Building Setbacks). |

## Internal views objective

| Clause 58.04-2 | Assessment |
|---|---|
| **Objective**<br>• *To limit views into the private open space and habitable room windows of dwellings within a development.* | **MET** |
| **Standard D15**<br>• *Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.* | **COMPLIES**<br>The proposal has been assessed against Standard D15 (Internal Views). The apartment building has been designed to minimise overlooking between dwellings through the strategic placement and orientation of windows and balconies.<br><br>The two tower elements are separated by approximately 10 metres, with windows offset where practicable to reduce direct views between opposing dwellings. Primary outlooks are generally oriented away from the central separation, while the arrangement of balconies and windows further limits opportunities for overlooking and maintains an appropriate level of visual privacy. |

## Noise impacts objectives

| Clause 58.04-3 | Assessment |
|---|---|
| **Objectives**<br>• *To contain noise sources in developments that may affect existing dwellings.*<br>• *To protect residents from external and internal noise sources.* | **MET** |
| **Standard D16**<br>• *Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.*<br>• *The layout of new dwellings and buildings should minimise noise transmission within the site.*<br>• *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.*<br>• *New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.*<br>• *Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:* | **COMPLIES**<br>The proposal has been assessed against Standard D16 (Noise Impacts). The site is not located within a designated Noise Influence Area under Clause 58, as it is not affected by a freeway, declared road with traffic volumes exceeding 40,000 vehicles per day, railway line or industrial zone requiring acoustic attenuation under the Standard.<br><br>The proposal is supported by an Acoustic Report, which confirms that appropriate acoustic treatments can achieve the required internal noise levels for future residents. Mechanical plant, lifts, building services, car |

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|---|---|
| ○ *Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.*<br>○ *Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.*<br>• *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.*<br>• *Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.* | parking areas, communal spaces and non-residential uses have been appropriately located and designed to minimise noise transmission within the development and avoid unreasonable impacts on residential amenity. |

**Table D5 Noise influence area**

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

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

## Wind impacts objective

| Clause 58.04-4 | Assessment |
|---|---|
| **Objective**<br>• *To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.* | **MET** |
| **Standard D17**<br>• *Development of five or more storeys, excluding a basement should:*<br>○ *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*<br>○ *achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land*<br>*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.*<br>• *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.*<br>• *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.*<br>**Table D6 Wind conditions** | **COMPLIES**<br>The proposal has been assessed against Standard D17 (Wind Impacts) and is supported by a Wind Impact Assessment prepared by Vipac Engineers and Scientists.<br><br>The assessment concludes that, subject to the incorporation of the recommended wind mitigation measures, the development will achieve acceptable pedestrian wind comfort and safety outcomes for building entrances, communal open space, private balconies and the surrounding public realm. The proposed podium design, setbacks, canopies and landscaping assist in mitigating downwash effects and improving pedestrian comfort. |

| Unsafe | Comfortable |
|---|---|
| Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions. | Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than:<br>• 3 metres per second for sitting areas,<br>• 4 metres per second for standing areas,<br>• 5 metres per second for walking areas. |

## Accessibility objective

| Clause 58.05-1 | Assessment |
|---|---|
| **Objective**<br>• *To ensure the design of dwellings meets the needs of people with limited mobility.* | **MET** |
| **Standard D18**<br>• *At least 50 per cent of dwellings should have:*<br>○ *A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.*<br>○ *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.*<br>○ *A main bedroom with access to an adaptable bathroom.*<br>○ *At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.* | **COMPLIES**<br>The proposal has been assessed against Standard D18 (Accessibility). The submitted architectural plans (TP400–TP404) and Clause 58 Assessment (TP508) demonstrate that 82 of the 116 apartments (71%) are designed to satisfy the accessibility requirements of the Standard.<br><br>The accessible apartments incorporate compliant circulation spaces and layouts that facilitate adaptability and accessibility for a range of occupants, exceeding the minimum requirements of Clause 58. |

**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:<br>• A slide door, or<br>• A door that opens outwards, or<br>• A door that opens inwards that is clear of the circulation area and has readily removable hinges. | Either:<br>• A slide door, or<br>• A door that opens outwards, or<br>• A door that opens inwards and has readily removable hinges. |
| Circulation area | A clear circulation area that is:<br>• A minimum area of 1.2 metres by 1.2 metres.<br>• Located in front of the shower and the toilet.<br>• Clear of the toilet, basin and the door swing.<br>The circulation area for the toilet and shower can overlap. | A clear circulation area that is:<br>• A minimum width of 1 metre.<br>• The full length of the bathroom and a minimum length of 2.7 metres.<br>• Clear of the toilet and basin.<br>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<br>furthest wall from the door opening. |
| Toilet | A toilet located in the corner of the room. | A toilet located closest to the door opening and clear of the circulation area. |

## Building entry and circulation objectives

| Clause 58.05-2 | Assessment |
|---|---|
| **Objectives**<br>• *To provide each dwelling and building with its own sense of identity.*<br>• *To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.*<br>• *To ensure internal communal areas provide adequate access to daylight and natural ventilation.* | **MET** |
| **Standard D19**<br>• *Entries to dwellings and buildings should:*<br>  ○ *Be visible and easily identifiable.*<br>  ○ *Provide shelter, a sense of personal address and a transitional space around the entry.*<br>• *The layout and design of buildings should:*<br>  ○ *Clearly distinguish entrances to residential and non-residential areas.*<br>  ○ *Provide windows to building entrances and lift areas.*<br>  ○ *Provide visible, safe and attractive stairs from the entry level to encourage use by residents.*<br>  ○ *Provide common areas and corridors that:*<br>  - *Include at least one source of natural light and natural ventilation.*<br>  - *Avoid obstruction from building services.*<br>  - *Maintain clear sight lines.* | **COMPLIES**<br>The proposal has been assessed against Standard D19 (Dwelling Entry). Access to the residential apartments is provided via secure lift lobbies at ground level, ensuring an appropriate separation between public and private areas of the development.<br><br>At each residential level, dwelling entrances are clearly identifiable, visible from the communal corridors and overlook at least one other dwelling entrance, promoting passive surveillance and resident safety. The corridors incorporate access to natural light and ventilation where practicable and maintain clear sightlines throughout. |

## Private open space objective

| Clause 58.05-3 | Assessment |
|---|---|
| **Objective**<br>• *To provide adequate private open space for the reasonable recreation and service needs of residents* | **MET** |
| **Standard D20**<br>• *A dwelling should have private open space consisting of at least one of the following:*<br>  ○ *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.*<br>  ○ *A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.* | **COMPLIES**<br>The proposal has been assessed against Standard D20 (Private Open Space). All apartments are provided with private open space in the form of balconies that satisfy the minimum area and dimension requirements of Table D8.<br><br>The balconies are directly accessible from the primary living areas and provide functional outdoor spaces that |

- *An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.*
- *An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.*

- *If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.*
- *If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.*

**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 square metres | 1.7 metres |
| South (between south 30 degrees west to south 20 degrees east) | All | 8 square metres | 1.2 metres |
| Any other orientation | Studio or 1 bedroom | 8 square metres | 1.8 metres |
| | 2 bedroom | 8 square metres | 2 metres |
| | 3 or more bedroom | 12 square metres | 2.4 metres |

**Table D9 Additional living area or bedroom area**

| Dwelling type | Additional area |
|---|---|
| Studio or 1 bedroom | 8 square metres |
| 2 bedroom | 8 square metres |
| 3 or more bedroom | 12 square metres |

support the recreational and amenity needs of future residents.

## Storage objective

| Clause 58.05-4 | Assessment |
|---|---|
| **Objective**<br>• *To provide adequate storage facilities for each dwelling* | **MET** |
| **Standard D21**<br>• *Each dwelling should have convenient access to usable and secure storage space.*<br>• *The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.* | **COMPLIES**<br>The proposal has been assessed against Standard D21 (Storage). Each apartment provides functional, secure and conveniently accessible storage that exceeds the minimum storage volumes required by the Standard.<br><br>Storage is integrated within each dwelling through a combination of full-height cupboards, overhead storage and under-bench cabinetry, ensuring sufficient space for the day-to-day needs of future residents. The submitted architectural plans (TP508) identify the location and volume of storage provided within each apartment. |

**Table D10 Storage**

| Dwelling type | Total minimum storage volume | Minimum storage volume within the dwelling |
|---|---|---|
| Studio | 8 cubic metres | 5 cubic metres |
| 1 bedroom dwelling | 10 cubic metres | 6 cubic metres |
| 2 bedroom dwelling | 14 cubic metres | 9 cubic metres |
| 3 or more bedroom dwelling | 18 cubic metres | 12 cubic metres |

## Common property objectives

| Clause 58.06-1 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.*<br>• *To avoid future management difficulties in areas of common ownership.* | **MET** |
| **Standard D22**<br>• *Developments should clearly delineate public, communal and private areas.*<br>• *Common property, where provided, should be functional and capable of efficient management.* | **COMPLIES**<br>Areas intended to form common property, including communal open space, circulation areas, lift lobbies and shared facilities, are clearly identified on the submitted plans (TP004) and will be managed through an Owners Corporation.<br><br>The common areas have been designed to be functional, accessible and capable of being effectively maintained, supporting the long-term operation and management of the development. |

## Site services objectives

| Clause 58.06-2 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure that site services are accessible and can be installed and maintained.*<br>• *To ensure that site services and facilities are visually integrated into the building design or landscape.* | **MET** |
| **Standard D23**<br>• *Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.*<br>• *Meters and utility services should be designed as an integrated component of the building or landscape.*<br>• *Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.* | **COMPLIES**<br>Building services, including the substation, plant and service infrastructure, are appropriately located and sized to facilitate ongoing operation and maintenance while minimising their visual impact on the public realm.<br><br>Services are consolidated along the Waterloo Street interface, which is the most appropriate location given its function as the secondary frontage and service access. This interface is complemented by proposed public realm improvements, including landscaping and streetscape upgrades, which will enhance its presentation and soften the appearance of service areas.<br><br>Mail facilities are provided within the secure residential lobby in a convenient and accessible location for residents and postal services. |

## Waste and recycling objectives

| Clause 58.06-3 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure dwellings are designed to encourage waste recycling.*<br>• *To ensure that waste and recycling facilities are accessible, adequate and attractive.*<br>• *To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.* | **MET** |

| | |
|---|---|
| **Standard D24**<br>• *Developments should include dedicated areas for:*<br>  ○ *Waste and recycling enclosures which are:*<br>  - *Adequate in size, durable, waterproof and blend in with the development.*<br>  - *Adequately ventilated.*<br>  - *Located and designed for convenient access by residents and made easily accessible to people with limited mobility.*<br>  ○ *Adequate facilities for bin washing. These areas should be adequately ventilated.*<br>  ○ *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.*<br>  ○ *Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.*<br>  ○ *Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.*<br>  ○ *Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.*<br>• *Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:*<br>  ○ *Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.*<br>  ○ *Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.* | **COMPLIES**<br>The proposal has been assessed against Standard D24 (Waste and Recycling) and is supported by a Waste Management Plan prepared by Traffix Group.<br><br>The development provides separate residential and commercial waste streams, with dedicated facilities for general waste, commingled recycling, FOGO, glass and clinical waste associated with the medical centre. The apartment buildings incorporate dual waste chutes for general waste and recycling, with shared FOGO and glass collection facilities located within the basement waste rooms. Waste storage areas are conveniently accessible to residents via the lift cores and are appropriately sized to accommodate the required waste streams.<br><br>Waste collection will be undertaken by a private contractor from dedicated on-site loading areas outside peak traffic periods, ensuring safe and efficient servicing while minimising impacts on residents and the surrounding road network. |

## External walls and materials objective

| Clause 58.06-4 | Assessment |
|---|---|
| **Objectives**<br>• *To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.*<br>• *To ensure external walls endure and retain their attractiveness.* | **MET** |
| **Standard D25**<br>• *External walls should be finished with materials that:*<br>  ○ *Do not easily deteriorate or stain.*<br>  ○ *Weather well over time.*<br>  ○ *Are resilient to the wear and tear from their intended use.*<br>• *External wall design should facilitate safe and convenient access for maintenance.* | **COMPLIES**<br>The development incorporates a high-quality and durable palette of materials, including brick, textured concrete, metal cladding, bronze accents and light-coloured finishes, which respond to the established and emerging character of Belmont while providing a contemporary architectural outcome.<br><br>The varied material palette, together with the articulated façade treatment, contributes to visual interest, reduces the perceived scale of the building and provides a durable external finish capable of withstanding long-term weathering with minimal maintenance. The materials have been selected to complement the landscape setting and reinforce the character of the High Street Activity Centre. |

## Functional layout objective

| Clause 58.07-1 | Assessment |
|---|---|

| | |
|---|---|
| **Objective**<br>• *To ensure dwellings provide functional areas that meet the needs of residents* | **MET** |
| **Standard D26**<br>• *Bedrooms should:*<br>  ○ *Meet the minimum internal room dimensions specified in Table D11.*<br>  ○ *Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.*<br>**Table D11 Bedroom dimensions**<br>• *Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.*<br>**Table D12 Living area dimensions** | **COMPLIES**<br>The apartment layouts have been designed to provide functional and efficient living environments that meet the day-to-day needs of future occupants.<br><br>All living areas and bedrooms comply with the minimum room dimensions specified by the Standard, including sufficient space for built-in wardrobes where required. The submitted architectural plans (TP400–TP404) and Clause 58 Assessment (TP508) demonstrate that the apartments provide practical layouts, appropriate furniture zones and adequate circulation space. |

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

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

## Room depth objective

| Clause 58.07-2 | Assessment |
|---|---|
| **Objective**<br>• *To allow adequate daylight into single aspect habitable rooms* | **MET** |
| **Standard D27**<br>• *Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.*<br>• *The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:*<br>  ○ *The room combines the living area, dining area and kitchen.*<br>  ○ *The kitchen is located furthest from the window.*<br>  ○ *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.*<br>• *The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.* | **COMPLIES**<br>The proposal has been assessed against Standard D27 (Room Depth). The apartment layouts have been designed to achieve appropriate room depths that facilitate adequate daylight penetration and a high level of internal amenity.<br><br>Where single-aspect habitable rooms are provided, the room depth does not exceed 2.5 times the ceiling height. All habitable rooms have a minimum clear ceiling height of 2.7 metres, ensuring compliance with the maximum room depth requirements and promoting access to natural light. |

## Windows objective

| Clause 58.07-3 | Assessment |
|---|---|
| **Objective**<br>• *To allow adequate daylight into new habitable room windows.* | **MET** |
| **Standard D28**<br>• *Habitable rooms should have a window in an external wall of the building.*<br>• *A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.*<br>• *The secondary area should be:*<br>  ○ *A minimum width of 1.2 metres.*<br>  ○ *A maximum depth of 1.5 times the width, measured from the external surface of the window.* | **COMPLIES**<br>All habitable room windows are located on external walls of the building, providing direct access to daylight and outlook in accordance with the requirements of the Standard. |

## Natural ventilation objectives

| Clause 58.07-4 | Assessment |
|---|---|
| **Objectives**<br>• *To encourage natural ventilation of dwellings.*<br>• *To allow occupants to effectively manage natural ventilation of dwellings.* | **MET** |
| **Standard D29**<br>• *The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.*<br>• *At least 40 per cent of dwellings should provide effective cross ventilation that has:*<br>  ○ *A maximum breeze path through the dwelling of 18 metres.*<br>  ○ *A minimum breeze path through the dwelling of 5 metres.*<br>  ○ *Ventilation openings with approximately the same area.*<br>• *The breeze path is measured between the ventilation openings on different orientations of the dwelling.* | **COMPLIES**<br>The proposal has been assessed against Standard D29 (Natural Ventilation). The apartment layouts have been designed to maximise opportunities for natural ventilation through the provision of operable windows and effective cross-ventilation.<br><br>The submitted architectural plans (TP400–TP404) and Clause 58 Assessment demonstrate that 100 apartments (86%) achieve effective cross ventilation. The plans confirm that compliant apartments provide breeze paths between 7 metres and 11 metres, consistent with the requirements of the Standard, while allowing occupants to effectively manage natural ventilation through operable windows.<br><br>Accordingly, the proposal complies with Standard D29 (Natural Ventilation). |