

**Callum Bryant**

Senior Planner | Planning Facilitation  
State Planning Assessment and Facilitation  
Department of Transport and Planning  
Wurundjeri Country  
Level 17, 1 Spring Street  
Melbourne VIC 3000  
Lodged via online portal

22 December 2025

Dear Callum

**Planning Permit Application - 107-123 High Street, Belmont (PPA-794)**

Tract Consultants acts on behalf of 107 High Street Pty Ltd, a subsidiary of Up Property, in relation to the above address.

On behalf of our client, we are pleased to lodge this Planning Permit Application via the Development Facilitation Program (DFP). This application includes a written response to the matters raised in the Eligibility Letter (15 October 2025) provided overleaf as well as the following supporting documents:

- Town Planning Report, prepared by Tract, dated 18 December 2025
- Copies of Title dated 8 December 2025.
- A Site Survey Plan prepared by Swanson Surveying, dated 15 April 2025
- Architectural Drawings and 3d Model prepared by Clarke Hopkins Clarke, dated 22 December 2025.
- Urban Design Response and Landscape Concept Plan prepared by LAT Studio, dated December 2025
- Sustainability Management Plan prepared SDC, dated December 2025
- Traffic Impact Assessment prepared by Traffix Group, dated 4 December 2025
- Waste Management Plan prepared by Traffix Group, dated 4 December 2025
- Arboricultural assessment prepared by TreeCare Consulting, dated December 2025
- A Preliminary Site Investigation prepared by Senversa, dated 1 December 2025
- A Wind Impact Assessment prepared by Vipac, 7 November 2025
- City of Greater Geelong consent to the removal of Easement, dated 9 October 2025

We trust that the above information assists in addressing the items raised by DTP, as well as providing better clarity on the merits of the proposed development. Noting the extensive pre-application discussions and responses provided to date, we respectfully request the proposal proceed to notice in the new year, as detailed comments from Council and DTP have been received and responded to.

Thank you for your assistance to date, and we look forward to continuing to work with DTP as the application progresses. Should you have any queries regarding the contents of this response, please do not hesitate to contact me on (03) 5221 0105.

Yours sincerely

**Claire Whelan**

Principal Town Planner  
Tract  
[cwhelan@tract.net.au](mailto:cwhelan@tract.net.au)

## Response to DFP Eligibility Letter Dated 15 October 2025

A response to each of the items raised in DTP's letter dated 15 October 2025 is set out in the table below.

Response to Eligibility Letter- Town Planning Report	Response
<b>Preliminary Comments</b>	
<p>Clear separation between commercial and residential service/car parking areas. For example, the ground floor of Residential Lobby A provides access to commercial tenancies and links to commercial loading and waste areas.</p>	<p>A door has been added to separate the primary residential lobby and Commercial tenancies 1 and 2. Resident access from the pedestrian link will remain available and may result in interaction between the staff access to these tenancies and residents, however this is not considered problematic and it will ensure convenient access for all building users.</p>
<p>Providing direct access between the north tower Level 1 lift lobby and the communal open space.</p>	<p>Refer to Level 1 Floorplans at TP103.</p>
<p>Increasing the number of 3-bedroom apartment layouts.</p>	<p>The opportunity exists for additional 3-bedroom apartments to be provided in response to market demand. Apartment layouts have been configured to allow for apartment to be combined if there is demand for more three bedroom apartments.</p>
<p>Simplifying the landscape design of the southwest pedestrian thoroughfare to provide a direct and legible through-block route.</p>	<p>Refer to Landscape Masterplan, prepared by LAT Studios. The plans have been updated following further consultation with City of Geelong's Landscape Architecture Team.</p>
<p>Improving outlook and daylight amenity outcomes to the bedrooms of apartments B101, B201, B301, B401, B501, noting the apartments do not comply with the BESS daylight test.</p>	<p>Additional windows have been provided to each of these apartments.</p>
<p>Reducing the size of large apartment terraces that interface with the communal open space (e.g., in Apartment B103) to further maximise the area of communal open space.</p>	<p>Refer to Level 1 Floorplans at TP103.</p>
<p>Provision of an additional retail or commercial tenancy in place of the bicycle parking area along the ground floor southwestern interface. Compliance with Clause 52.34 should be maintained.</p>	<p>Bicycle parking has been maintained in this location. The provision of bicycle parking in a convenient and prominent location with good passive surveillance is important for encouraging this active transport mode. The bicycle parking is enclosed with hit and miss brickwork for visual permeability, and the pedestrian link is provided active frontages through both Tenancy 1 and the gym lobby, which both include partial glazing.</p>

As demonstrated in the proponent's letter dated 18/09/2025, additional glazing and material variation should be applied to each level of the southeastern interface of Tower 2 (northern tower).

Refer to elevations TP200 – TP202.

Additional stepping and setbacks to upper floors of both towers to provide a graduated transition to the GRZ4 land to the southeast of the site.

The proposal provides a clear transition in built form between the tallest point marking the corner of High Street and Wyuna Parade and the traditional residential development further along Wyuna Parade. This is achieved through both the apartment building stepping down in height, the separation provided by Waterloo Street and the townhouses on the opposite side of Waterloo Street.

Material choice and variation of the townhouses to respond to Clause 16.01-1L-02 (Increased housing diversity areas).

This clause seeks to "Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest." The proposal townhouse material palette is considered to meet this requirement.

Additional activation of the TH3 and gymnasium Waterloo St frontages.

Refer to ground floor plan TP102 and elevations TP200 – TP202. Low (1200mm) fencing has been provide to TH3 with habitable room windows fronting Waterloo Street.

The public/on-street parking should not be decreased as sought by the Council. Deletion of 20 on-street car parking along Waterloo Street is not supported.

Further consultation has been undertaken with City of Greater Geelong and they have confirmed they no longer have concerns with the removal of car parking proposed.

Design of the Glenara Court pocket park and the Waterloo Street, High Street, Wyuna Parade, and Council car park interfaces to be reconsidered.

Further consultation has been undertaken with City of Greater Geelong and they have confirmed they no longer have concerns with the removal of car parking and are supportive of the proposal, including public realm improvements (subject to conditions).

#### Further Information

Requisite application fee (to be paid upon lodgement)

This will be paid upon lodgement.

MPL Certificate

An MPL Certificate is not required for application outside of metropolitan Melbourne.

An affordable housing report as required by Clause 53.23-3 demonstrating how the affordable housing will be delivered.

Affordable housing has been addressed at Section 6.1 of the Planning Report accompanying this application.

An Acoustic Report prepared by a suitably qualified acoustic engineer to demonstrate how the proposal will comply with relevant noise legislation and minimise amenity impacts on existing and proposed dwellings.

An acoustic report is being prepared by Acoustic Logic and will be provided as soon as available.

An Arboricultural Impact Assessment report must be prepared by a suitably qualified Arborist. Please refer to pages 10 and 11 of the Council's referral dated 19 August 2025 (sent to Tract on the same day) for further guidance. Please also ensure Clause 52.37 (Canopy trees) is addressed.

An Arboricultural Impact Assessment has been prepared by Tree Care Consulting and accompanies this application.

A letter from a registered land surveyor confirming that the proposed easement extinguishment can proceed in accordance with Sections 73 and 73B of the Transfer of Land Act 1958. Should this not be possible, alternative measures for the removal of the easement should be detailed to DTP's satisfaction.

Swanson Surveying have provided written confirmation that the easement can be removed by extinguishment. Consent to the removal of easement from City of Greater Geelong has been provided and is included with this application.

A written agreement with the Council (or other method to the satisfaction of DTP) which details the proposed public works and how these will be implemented through the permit process (i.e. permit conditions or a Section 173 agreement).

Further consultation has been undertaken with City of Greater Geelong, and they have confirmed they no longer have concerns with the removal of car parking and are supportive of the proposal, including public realm improvements (subject to conditions). The details of implementation will be confirmed but are likely to be via a condition on Permit requiring a Section 173 Agreement. This mechanism has been agreed to in the past with City of Greater Geelong on other projects.

The Town Planning Report prepared by Tract and dated 18 July 2025 amended address the items raised in DTP's email dated 14 October 2025 (sent to Claire Whelan and Nicholas James from Tract) and ensure all applicable controls and provisions of the Greater Geelong Planning Scheme are addressed.

This has been updated and accompanies this application.

The Plan of Site Analysis Survey prepared by Stantec and dated 15 April 2025 amended to include the pedestrian crossing and speed hump along High Street (and any other physical changes that have occurred surrounding the site).

This has been updated and accompanies this application.

The architectural plans amended to address the items raised in DTP's email dated 14 October 2025. The plans are to demonstrate compliance with the applicable requirements of the Greater Geelong Planning Scheme, noting the current set of plans are insufficient in detail and do not adequately demonstrate compliance with the planning scheme requirements.

These have been updated. The following table outlines the response references to each item from DTP's 14 October 2025 email.

---

Additional overlooking diagrams to be provided to demonstrate the overlooking outcome between the apartments located in the south-facing inner corner of Tower 2 (e.g. Overlooking from apartments 2.01 and 2.02 towards 2.12).

Metal shroud have been provided to limit the potential for inter-looking between these apartments. Refer TP104.

---

The Landscape Report updated to nominate the percentage of proposed canopy coverage for trees outside of the site.

Canopy tree cover for trees situated outside the Site boundary can't be expressed as a percentage as there is no site area to calculate the percentage against. 1118sqm of tree canopy is proposed outside the site boundaries, making a significant contribution to greening of the public realm.

---

A scaled wind tunnel study or CFD simulation to be conducted and detailed, as recommended by Vipac in their Wind Impact Assessment dated 30 April 2025.

The wind impact assessment which accompanies this application recommends that a scaled wind tunnel study or CFD simulation be undertaken as a permit condition

---

The Traffic Engineering amended to:

- i. Clarify the bicycle parking location and access arrangement for as differentiated between visitors, staff, and residents; and
- ii. Further consider the safety for pedestrian traffic along the footpath fronting the underground carpark entry.

Refer updated traffic report prepared by Traffix and accompanying this application.

---

The Sustainability Management Plan prepared by Sustainable Development Consultants and dated July 2025 amended to:

- i. Detail the 25 square meter raingarden and what areas it will collect from.
- ii. Include a cross section of the intended raingarden.
- iii. Provide a sample of the National House Energy Rating Scheme (NatHERS) certificates for all thermally unique apartments.
- iv. Include computer simulated daylight modelling demonstrating the apartments

Refer updated SDA prepared by SDC and accompanying this application.

It is noted that daylight modelling has not been undertaken at this point in time and requested this be required via a condition on Permit if required.

meet the BESS or Green Star Buildings daylight requirements.

The Waste Management Plan amended to address how medical centre waste disposal will meet the requirements of the Environment Protection (Industrial Waste Resource) Regulations 2009.

Refer updated Waste Management Plan prepared by Traffix and accompanying this application.

A Preliminary Site Investigation (PSI) confirming whether an environmental audit is required for the proposed sensitive use on the site.

Refer PSI prepared by Senversa which accompanies this application.

Additional 3D perspectives, as outlined within the DTP's email dated 14 October 2025, to be included within the Urban Context and Design Response.

Refer to page 04.08 of the Architectural plans.

3D digital model in accordance with DTP's submission guide.

This has been provided and accompanies this application.

Detail staging and how this would be achieved. Please refer to the Council's referral dated 19 August 2025 for further detail. Note: Staging cannot be considered if Stage 1 falls short of the DFP development cost threshold.

Staging of the application has been amended so that the mixed use apartment building forms Stage 1, and the townhouses form Stage 2. All public realm upgrades are proposed to be completed as part of Stage 1.

## Response to DFP Email 14 October 2025

A response to each of the items raised in DTP's letter dated 15 October 2025 is set out in the table below.

Response to Eligibility Letter- Town Planning Report	Response
Further Information	
Clarify long-term ownership, management, and maintenance responsibilities for public realm elements located on Council land.	The plans prepared by CHC have been updated to include a plan which specifies the long-term ownership, management, and maintenance responsibilities for the public realm.  Refer to TP04 within the revised plans prepared by CHC.
Detail the operation of the gymnasium, inclusive of operating times, patron numbers, staffing numbers, and noise impacts.	The gym will include a maximum of 4 staff on site at any one time and will operate between the hours of 6am and 10pm.

Confirm if signage is proposed and to outline any permit requirements associated with the signage (if any). Note: Detailed signage drawings are to accompany an application for signage in accordance with Clause 52.05-6 (Signs).

The application does not include signage. The architectural plans detail indicative signage locations on the renders for the mixed use tower, however the context of the signage is yet to be finalised.

The contents of the signage will be subject to a separate planning application (if required) once tenants are confirmed, and the dedicative locations are provided on a contextual basis only.

Correct the response to Clause 55.02-3 (Side and rear setbacks objective) – Standard B2-3 to identify the variations being sought.

Refer to the revised Clause 55 Assessment included at Appendix A. No variation is sought to Standard B2-3.

Provide a response to Clause 55.05-4 (Solar protection to new north-facing windows objective).

Refer to the revised Clause 55 Assessment included at Appendix A. The proposal does not include any new north facing windows.

Specify the amount of deep soil planting area required by Standard D10 of Clause 58.03-5 (Landscaping objectives) and the amount which is proposed.

Refer to the revised Clause 58 Assessment included at Appendix B.

Identify apartments with a breeze path between differing external wall orientations in accordance with Clause 58.07-4 (Natural ventilation objectives) – Standard D29. Refer to the Apartment Design Guidelines for Victoria for further guidance. The architectural plans are to be amended as relevant.

Refer to the revised Clause 58 Assessment included at Appendix B.

Response to Eligibility Letter– Architectural Plans	Response
<b>Further Information</b>	<i>All amendments are enclosed within the architectural plans prepared by CHC dated 15 December 2025.</i>
<i>Waterloo Street dimensions to be provided (street widths, pedestrian pathways).</i>	Refer to Ground Floor Plan at TP102.
<i>Annotation to confirm public access points and staff-only access points.</i>	Refer to Ground Floor Plan at TP102.
<i>Clearly define council and body corporation maintenance areas.</i>	Refer to Staging Plan at TP004.
<i>The recommendations within the Wind Impact Assessment prepared by Vipac and dated 30</i>	Refer to Elevations at TP200-TP202.

April 2025 to be demonstrated on the architectural plans.

<b>Townhouse Plans</b>	
<i>Nominate all parapet and maximum building height dimensions on all elevations, ensuring compliance with Clause 32.08-11.</i>	Refer to Townhouse Elevations at TP420 – TP423.
<i>Dimension the height and length of the Townhouse 1 boundary wall on the ground floor plan and south elevation in accordance with Clause 55.02-4 (Walls on boundaries objective).</i>	Refer to Ground Floor Plan at TP102.
<i>Dimension the height and setbacks of the front porches on all applicable plans and elevations.</i>	Refer to Ground Floor Plan at TP102.
<i>Dimension the height of the front and side fencing on applicable elevations.</i>	Refer to Townhouse Elevations at TP420 – TP423.
<i>Dimension the front and side setback dimensions of 8 Glenara Court and 4 Wyuna Parade on the ground and first floor plans.</i>	Refer to Ground Floor Plan at TP102.
<i>Provide detail on the proposed retaining walls along the interface with 8 Glenara Court and 4 Wyuna Parade (height, material, spot levels).</i>	Refer to Ground Floor Plan at TP102.
<i>Provide a separate:</i>	Refer to the Townhouse Garden Area, Site Coverage and Permeability Plan at TP415.
<ol style="list-style-type: none"> <li>1. <i>Garden area plan demonstrating compliance with Clause 32.08-4 of the General Residential Zone.</i></li> <li>2. <i>Site coverage plan demonstrating compliance with Clause 55.02-5 (Site coverage objective).</i></li> <li>3. <i>Permeability plan demonstrating compliance with Clause 55.05-1 (Permeability and stormwater management objective).</i></li> </ol>	
<i>Provide the Townhouse 2 garage with a single pedestrian doorway.</i>	Refer to Townhouse 2 – Floorplan at TP411.
<i>Dimension the storage sheds in accordance with Clause 55.03-11 (Storage objective).</i>	Refer to Townhouse Floorplans at TP410-TP414.
<i>Remove fencing from the Townhouse 5 southern elevation.</i>	Refer to Townhouse 5 Southern Elevation at TP421.

<i>Dimension all SPOS areas on the ground floor plan.</i>	Refer to Ground Floor Plan at TP102.
<i>Nominate boundary fence heights on all applicable plans.</i>	Refer to Ground Floor Plan at TP102.
<i>Provide internal elevations of the townhouses and their respective garages.</i>	Refer to Internal East and West Townhouse Elevations at TP423.
<i>Demonstrate compliance with Clause 55.05-3 (Rooftop solar energy generation area objective).</i>	Refer to Roof Plan at TP110.
<i>Respond to Clause 55.05-4 (Solar protection to new north-facing windows objective).</i>	The proposal does not include any north facing windows.
<i>Nominate the water tank capacities on all applicable plans.</i>	Refer to Townhouse Floorplans at TP410-TP414.
<i>Relocate the Townhouse 1 bins to the rear SPOS on the ground floor plan.</i>	Refer to Townhouse Floorplans at TP410.
<i>Townhouses 1-3 front fence detail to demonstrate no less than 30% permeability with a maximum height of 1.2m. Gates are required to be no more than one (1) metre wide and open inward into the subject land.</i>	Refer to Townhouse Floorplans at TP410-TP414.
<b>Apartment Layout Plans</b>	
<i>Provide internal east and west elevations between the towers.</i>	Refer to Internal East & West Elevations at TP202.
<i>Dimension the distance between Apartments B101 and B111 on the first-floor plan.</i>	Refer to Level 1 Floorplans at TP103.
<i>Provide the dimensions and area calculations of all balconies in accordance with Clause 58.05-3 (Private open space objective).</i>	Refer to Typical Apartment Layout Plans at TP400-TP404.
<i>Provide the cubic area calculations of all internal storage areas in accordance with Clause 58.05-4 (Storage objective).</i>	Refer to Typical Apartment Layout Plans at TP400-TP404 & Clause 58 Report at TP508.
<i>Nominate apartment numbers to the basement storage areas and clarify storage areas on TP508 of the architectural plans.</i>	Refer to Clause 58 Report at TP508.
<i>Correct the living area dimensions for Apartment Type 2.13 in accordance with Clause 58.07-1 (Functional layout objective).</i>	Refer to Typical Apartment Layout – 2 Bedroom at TP403.

Provide a living room balcony door Apartment Type 2.08 in accordance with Clause 58.05-3 (Private open space objective).

Refer to Typical Apartment Layout – 2 Bedroom at TP402.

Provide room depth dimensions for single aspect living rooms in accordance with Clause 58.07-2 (Room depth dimensions).

Refer to Typical Apartment Layout Plans at TP400-TP404.

Ensure applicable apartment types achieve compliance with Clause 58.05-1 (Accessibility objective) – Standard D18, noting the following:

Refer to Typical Apartment Layout Plans at TP400-TP404.

- **Apt 1.01 - Adaptable bathroom toilet relocated to the corner of the room. Door widths to be dimensioned. 1.2m circulation path to be dimensioned. Circulation path to intersect with the bathroom door.**
- **Apt 1.02 – Adaptable bathroom toilet relocated to the corner of the room. Door widths to be dimensioned.**
- **Apt 1.05 and 3.01 - Adaptable bathroom toilet relocated to the corner of the room. Door widths to be dimensioned. 1.2m circulation path to be dimensioned.**
- **Apt 2.01 and 2.04 - Adaptable bathroom toilet relocated to the corner of the room. 900mm pathway width from doorway to circulation zone to be provided. Door widths to be dimensioned.**
- **Apt 2.06 and 2.07 - Adaptable bathroom toilet relocated to the corner of the room. Clear 1.2m wide pathway to intersect with a bedroom doorway. Doorway widths to be dimensioned.**
- **Apt 2.09 – Adaptable bathroom shower to be clear of the circulation space. Doorway widths to be dimensioned.**
- **Apt 2.10 – 900mm pathway width from doorway to circulation zone to be provided. Door widths to be dimensioned.**
- **Apt 2.11 - Adaptable bathroom toilet relocated to the corner of the room. 900mm pathway width from doorway to circulation zone to be provided. Door widths to be dimensioned. 1.2m circulation path to be dimensioned.**
- **Apt 2.13 - Adaptable bathroom toilet relocated to the corner of the room. Bathroom circulation space to be**

*dimensioned. Door widths to be dimensioned. 1.2m circulation path to be dimensioned.*

**SMP Amendments to Plans**

<i>Include a 40,000-litre rainwater tank to the mixed-use building and detail which areas it will collect from.</i>	Refer to Basement 2/3 Floorplan at TP100.
<i>Detail the 25 square meter raingarden and what areas it will collect from. A cross section of the intended raingarden build up is to be provided within the SMP.</i>	Refer to Ground Floor Plan at TP102, the rain garden is provided within the new pedestrian connection.
<i>Show the location of the fire test system water tank and specifications including tank capacity and intended re-use.</i>	Refer to Basement 2/3 Floorplan at TP100.
<i>Note solar photovoltaic (PV) array capacity in kilowatts on the apartment building roof plan.</i>	Refer to Roof Plan at TP110.
<i>Note a 2 kilowatt solar PV array to townhouses two and three on TP105.</i>	Refer to Roof Plan at TP110.
<i>Nominate one private outdoor clothesline for each townhouse.</i>	Refer to Townhouse Floorplans at TP410-TP414.
<i>Note that at least 50% of townhouse external lighting will be controlled by a motion detector.</i>	Refer to General Notes on TP100-TP110.
<i>Note that clear glazing with a visible light transmittance of at least 60% is to be utilized.</i>	Refer to General /ESD Notes on TP100-TP110.
<i>Note that a 50% increase in outdoor air availability will be delivered over Australian Standard 1668:2012 for gym, medical and retail tenancy areas.</i>	Refer to General /ESD Notes on TP100-TP110.
<i>Designate the 55m2 area dedicated to apartment food production.</i>	Refer to General /ESD Notes on TP100-TP110 and podium level plan at TP103.

**3D perspectives**

<i>Taken from the intersection of High Street and Mount Pleasant Road looking southwest</i>	Refer to TP04.08.
<i>Taken from the intersection of High Street and Regent Street looking northeast</i>	Refer to TP04.08.

*Taken from the southeastern interface of the apartment and podium development with Waterloo Street showing the interface between the two apartment buildings, the communal space, and the lift core of Tower 2 (northern tower).*

Refer to TPO4.07.

*Taken from the northwestern interface of the dwellings with Waterloo Street and their respective driveway/garage space.*

Refer to TPO4.12.

Response to Eligibility Letter– Council Comments	Response
<b>Further Information</b>	
<p><i>The public/on-street reduction should be decreased as sought by the Council. Recommendations include:</i></p> <ol style="list-style-type: none"> <li><i>1. The reinstatement of the perpendicular parking along Waterloo Street and integrating tree pits every 6–7 bays; and</i></li> <li><i>2. The conversion of the angled parking to perpendicular bays in the Council-owned car park at 125 High Street adjacent to the southwest interface of the site</i></li> </ol>	<p>Further consultation has been undertaken with City of Greater Geelong and they have confirmed they no longer have concerns with the removal of car parking and are supportive of the proposal, including public realm improvements (subject to conditions).</p>
<p><i>Provision of a combination of native trees and deciduous exotic trees</i></p>	<p>Noted, this has been added to the plans. Refer to Landscape Masterplan, prepared by LAT Studios.</p>
<p><i>Reconsideration of the provision of tree grates.</i></p>	<p>Noted, this has been added to the plans. Refer to Landscape Masterplan, prepared by LAT Studios.</p>
<p><i>Demonstration that the building canopies will mitigate any impacts to the growth and structure of existing and proposed street trees.</i></p>	<p>Please refer to the Arboricultural assessment prepared by TreeCare Consulting.</p>
<p><i>Ensure that any proposed street tree removal is offset in accordance with the City’s Tree Management Policy. Reconsider public tree removal unless recommended by an Arboricultural assessment.</i></p>	<p>Please refer to the Arboricultural assessment prepared by TreeCare Consulting.</p>

<i>Consideration of plantings that are low maintenance.</i>	Noted. Refer to Landscape Masterplan, prepared by LAT Studios.
<i>Consideration of a combination of lawn and garden bed areas.</i>	Noted. Refer to Landscape Masterplan, prepared by LAT Studios.
<i>Consideration towards the simplification of the landscape and materials palette to reinforce the unique character of each street and improve legibility between public and private spaces.</i>	Noted. Refer to Landscape Masterplan, prepared by LAT Studios.
<i>Reconsideration of the Glenara Court pocket park to respond to the residential context, to minimise or remove the gathering space and seating areas to reduce amenity (privacy) conflicts with adjacent townhouses.</i>	Noted. Refer to Landscape Masterplan, prepared by LAT Studios.
<i>Reduction in the extent of hardscape to maximise cooling effects.</i>	Noted. Refer to Landscape Masterplan, prepared by LAT Studios.
<i>Reconsideration of the random stone paving. Council have expressed a preference for a consistent paved surface.</i>	Noted. Refer to Landscape Masterplan, prepared by LAT Studios.
<i>Reconsideration of the proposed timber decking on Council land.</i>	Noted. Refer to Landscape Masterplan, prepared by LAT Studios.
<i>If seating or infrastructure is proposed it should ensure the space is inclusive and accessible for residents to enjoy (i.e. bench style seating with back and arm rests, located where trees will provide shade).</i>	Noted. Refer to Landscape Masterplan, prepared by LAT Studios.
<i>A small number of boulders or natural materials that encourage playful exploration may be considered but should be low maintenance.</i>	Noted. Refer to Landscape Masterplan, prepared by LAT Studios.
<i>Demonstration the proposed below-ground infrastructure for root development.</i>	Noted. Refer to Landscape Masterplan, prepared by LAT Studios.
<i>Exploration of the opportunity to add WSUD and passive irrigation.</i>	Noted. Refer to SDA prepared by SDC and Landscape Masterplan, prepared by LAT Studios.
<i>Details on intervention/barrier to stop vehicles driving through the carparks.</i>	Noted, this has been added to the plans.