

Planning Report

Tract

Planning Permit Application

Wadawurrung Country
107-123 High Street, Belmont

Prepared for 107 High Street Pty Ltd

Acknowledgement of Country

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

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

Our Country, 2022

88 x 119 cm Acrylic on canvas

Original artwork by

Alfred Carter

Gunaikurnai

Overview

Background

Applicant / Owner	107 High Street Pty Ltd
Address	107-123 High Street, Belmont
Lot Description	Lots 1 & 2 PS110417 Lot 1 TP967952J Lot 9 PS014655 Lots 1 & 2 TP518405X

Relevant Planning Provisions

Municipal Planning Strategy	Clause 02.01 – Context Clause 02.03 – Strategic Directions
Planning Policy Framework	Clause 11 – Settlement Clause 12 – Environmental & Landscape Values. Clause 13 – Environmental Risk and Amenity Clause 15 – Built Environment and Heritage Clause 16 – Housing Clause 17 – Economic Development Clause 18 - Transport Clause 19 – Infrastructure
Zone	Clause 32.08 – General Residential Zone – Schedule 4 Clause 34.01 – Commercial 1 Zone
Overlays	N/A
Particular Provisions	Clause 53.05 - Signs Clause 52.06 – Car Parking Clause 52.34 – Bicycle Facilities Clause 52.37 – Canopy Cover Clause 53.18 - Stormwater Management in Urban Development Clause 55 – Two or more Dwellings on a Lot and Residential Buildings Clause 58 – Apartment Developments
Strategic Planning Documents	G21 Regional Growth Plan City of Greater Geelong Settlement Strategy City of Greater Geelong Retail Strategy Central Geelong Framework Plan Plan for Victoria

Permit Application Details

Description of Proposal	A mixed use development comprising apartments, retail, medical centre and gymnasium within a multi storey building, and the development of 5 townhouses.
Permit Requirement	<ul style="list-style-type: none">• Pursuant to Clause 32.08-7 (GRZ), a permit is required to construct two or more dwellings on a lot.• Pursuant to Clause 34.01-3 (C1Z), a permit is required to construct or carry out works.• Pursuant to Clause 34.01-1 (C1Z), a permit is required for the use of a dwelling (Section 2 Use).• Pursuant to Clause 34.01-1 (C1Z), a permit is required for the use of a Restricted Recreation Facility (Section 2 Use).• Pursuant to Clause 52.06-3 (Car Parking), a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.• Pursuant to Clause 52.37-2 (Canopy Cover), a permit is required to remove, destroy or lop a canopy tree in the General Residential Zone.

Quality Assurance

Planning Report

Planning Permit Application
Wadawurrung Country
107-123 High Street, Belmont

Project Number
318-0187-02

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	18/07/2025	Town Planning Report – DFP Submission	Nick James	Claire Whelan	Nick Clements
01	22/12/2025	Town Planning Report – DTP Submission	Nick James	Claire Whelan	Claire Whelan

Disclaimer

This report was prepared by Tract Consultants Pty Ltd (Tract) for the specific purpose identified in this report. This report should not be used or relied on for any other purpose.

This report may have also been prepared within limited parameters and within a limited scope, which will be set out in the report. The reader must take into account those parameters when considering whether it is reasonable to rely on this report.

In preparing this report, Tract may have relied upon information provided by other parties. Tract accepts no responsibility for (or for checking) to the accuracy, completeness or currency of information provided by those parties.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and the information reviewed at the date of preparation of the report. Tract has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

No part of this report, its attachments or appendices may be reproduced by any process without the written consent of Tract.

Contents

1	Executive Summary	8
2	Introduction	9
2.1	Background	9
2.2	Limitations	11
2.3	Report Structure	11
3	Site & Surrounds	12
3.1	Title Particulars	12
3.2	Site Analysis	13
3.3	Site Context	14
4	Proposal	17
4.1	Overview	17
4.2	Planning Permit Triggers	17
4.3	Staging	18
4.4	Landscape and Public Realm Upgrades	19
4.5	Mixed Use Building	20
4.6	Townhouses	22
4.7	Ongoing Maintenance and Ownership Arrangements	23
4.8	Environmentally Sustainable Design	24
4.9	Waste	25
5	Planning Provisions	26
5.1	Municipal Planning Strategy	26
5.2	Planning Policy	28
5.3	Zoning Provisions	31
5.4	Overlays	33
5.5	Particular Provisions	33

5.6	Strategic Planning Considerations	37
5.7	Other Planning Considerations	40
6	Planning Assessment	41
7	Conclusion	56
Appendices		57

Figures

Figure 1 - Site Aerial	14
Figure 2 - Context Plan	16
Figure 3 Lat Studios Planting Intent	20
Figure 4 - Artistic Render from High Street	22
Figure 5 - Waterloo Street Townhouses (south east)	23
Figure 6 - Ongoing Land Ownership and Management (Red = Public, Blue = Private)	24
Figure 7 - Housing and settlement framework plan	27
Figure 8 - Belmont IHDA Map	30
Figure 9- Zone Plan	33
Figure 10 - Identified Planned Growth - G21 Regional Growth Plan	38
Figure 11 - City of Greater Geelong Settlement Strategy Density Targets	39

1 Executive Summary

This report has been prepared by Tract Consultants Pty Ltd upon the instructions of 107 High Street Pty Ltd, a subsidiary of Up Property to accompany a planning permit application for the development of a mixed used building comprising of dwellings (apartments and townhouses), retail, medical centre and gymnasium at 107-123 High Street, Belmont (the 'Site').

The Site presents an excellent opportunity to provide additional housing, whilst also improving the public realm and increasing tree canopy cover. The architectural design of the building will set a high standard for future development within the High Street Activity Centre. The proposed apartments are designed to provide a high level of internal amenity for future residents within a compact footprint and feature a generous provision of communal open space.

Up Property in conjunction with Clarke Hopkins Clarke Architects (CHC), LAT Studios and the wider project team have developed a design solution which transforms the Site and celebrates Belmont as a sort after inner-suburb of Geelong.

Key features of the development include:

- The provision of 116 apartment style dwellings and 5 townhouse dwellings within an established commercial activity centre that will provide a more affordable housing option and make a significant contribution to meeting the housing needs of Geelong.
- The provision of a minimum affordable housing contribution of 10%, in line with the Development Facilitation Program eligibility criteria.
- Provision of a new pedestrian connection within the Site, providing a landscaped connection between the High Street, Waterloo Street and Glenara Court.
- A series of public realm upgrades to Waterloo Street, the Glenara Court pocket park, Wyuna Parade and High Street to increase canopy cover, provide seating, improve walkability and encourage public interaction.
- A mix of commercial uses along High Street to ensure activation and contribute to the continued commercial viability of the main street and commercial spine of Belmont.
- Improved ecological conditions through indigenous Planting both within the Site and the surrounding public realm.

The application is made in accordance with Clause 53.23 (Significant Residential Development with Affordable Housing) of the Greater Geelong Planning Scheme. The application is proposed via the Development Facilitation Program (DFP), and the Minister for Planning is the Responsible Authority for matters where Clause 53.23 applies.

The proposal triggers the following planning permit requirements under the provisions of the Greater Geelong Scheme:

- Pursuant to Clause 32.08-7 (GRZ), a permit is required to construct two or more dwellings on a lot.
- Pursuant to Clause 34.01-3 (C1Z), a permit is required to construct or carry out works.
- Pursuant to Clause 34.01-1 (C1Z), a permit is required for the use of a dwelling (Section 2 Use).
- Pursuant to Clause 34.01-1 (C1Z), a permit is required for the use of a Restricted Recreation Facility (Section 2 Use).
- Pursuant to Clause 52.06-3 (Car Parking), a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.
- Pursuant to Clause 52.37-2 (Canopy Cover), a permit is required to remove, destroy or lop a canopy tree in the General Residential Zone.

Having reviewed the proposal with respect to the Greater Geelong Planning Scheme, relevant strategic plans and other planning considerations, it is the conclusion of this report that the proposal is consistent with both state and local planning policy. As such, this report recommends and requests that the Minister for Planning issue a permit for the proposal.

2 Introduction

2.1 Background

The proposed development has undergone a comprehensive design review process in collaboration with key stakeholders, including the Department of Transport and Planning, the City of Greater Geelong, and the Office of the Victorian Government Architect.

In October 2024, the project team presented a high level, massing diagram as a starting point for discussions. The plan was derived with consideration of key amenity impacts, such as overshadowing, and with a view to maximise the development potential of the site in order to provide a greater contribution of affordable housing and maximise public benefit. Following feedback from the OVGA and DTP, the design was refined and reduced in overall scale and building height.

In March 2025, the project team presented the proposal to the City of Greater Geelong, who provided in principal support for the project.

Following the Council's review and consideration of the Urban Context Report and Architectural Drawings, the Council issued their memorandum on 19 March 2025, summarised below:

Strategic Context

- The proposal presents a strong urban outcome for High Street, aligning well with the area's evolving character.
- This project has the potential to set a benchmark and act as a catalyst for future high-quality development in Belmont.
- Based on the plans presented, we are generally supportive of the proposal and its contribution to the precinct.

Design and Streetscape Integration

- As a landmark 7-storey development, the building will be highly visible from nearby streets (e.g. Herd Street, Settlement Road etc.). The design should ensure high-quality materials and aesthetics that contribute positively to the skyline.
- The proposed townhouses feature side fences along Waterloo Street, which reduces street engagement. A design update is recommended to improve passive surveillance and activation.
- Waterloo Street – The inactive, blank concrete façade along Waterloo Street is not supported. Enhancing articulation and incorporating active uses or visual interest is encouraged. Additionally, it would be helpful to confirm whether a footpath is planned on the north side of Waterloo Street to ensure a continuous pedestrian connection.

Public Realm and Landscape

- Very supportive of setbacks in the built form to allow for greening and softening.
- Explore opportunity for more canopy within Waterloo Street – potentially deciduous because of southern aspect.
- Potential to soften the Waterloo Street back of house with vegetation – i.e. climbers or the like.
- Noting that a streetscape plan[s] that addresses the particular needs of each interface will be needed.

Engineering – Traffic

- *No major concerns about the potential 'loss' of some car spaces. There are currently three kerb laybacks that provide vehicle access to these lots. This equates to about six car spaces that would otherwise be in place.*
- *A loss of car spaces for access to the private laneway would be made up elsewhere as the existing kerb laybacks will be reinstated to barrier kerb and car spaces provided. There may end up being no net loss of these car spaces and this needs to be achieved in the design response.*

In May 2025, Up Property, CHC Architects, Lat Studios and Tract met with the Department of Transport and Planning (DTP) to workshop the proposal and finesse the details of the design.

The following matters were requested by Development Facilitation Team following the meeting:

Built-form grain and scale

- A finer grain scale is sought on site. The 80 metre building width limits permeability of the urban block and produces a massing outcome that is inconsistent with the prevailing streetscape. Opportunities to address this include:
 - Introducing a through-block link; or
 - Designing the building to read as two distinct built forms by introducing a stronger visual and vertical break along the High Street interface.

Public benefit – Public realm upgrades

- Further public realm benefits within the site boundary are sought to assist in justifying the proposed height. These could include public realm upgrades, new open spaces, through block links, and community uses.
- The inclusion of a generous, landscaped open space with increased canopy tree planting may assist in softening the perceived bulk and massing of the development.

Public benefit – Affordable housing

- Further clarity on the amount of affordable housing being provided within the proposal will also assist DTP in determining the appropriateness of the proposed built form.

A response to these items was provided on 3 June 2025, a summary of this response is provided below:

Built Form Grain & Scale

- The width of individual tenancies varies between 10m and 17m, which reflects the rhythm of existing commercial frontages along High Street.
- The ground floor façade to High Street has been broken into two sections through the incorporation of a recessed entry, one approximately 20m and the other 40m in width. At upper levels, there is a 10m separation between the two proposed tower elements.

Public Benefit – Public Realm & Affordable Housing

- Nine proposed public realm improvements, including but not limited to:
 - In total, upgrades are proposed to approximately 1611sqm of land outside of the subject site. The upgrades include new garden beds, seating, footpaths and the Glenara Court Pocket parks. This calculation excludes road pavement and the wombat crossings.
 - 251sqm of land within the site is proposed to be provided as part of a landscaped a pedestrian link which will form part of the public realm.
 - A new landscaped seating / rest area has been included on the corner of High Street and Wyuna Parade to provide a moment for public interaction and pause within the site. The location responds to the site's solar aspect.
 - Upgrades to Waterloo Street will redesign this space from a 'back of house' car park character to a pedestrian and cyclist friendly, landscaped streetscape.
 - Upgrades to the Glenara Court pocket park to provide a useable and welcoming green space immediately adjacent to the High Street Activity Centre.
 - Forty-five (45) new Canopy trees are proposed to be planted outside of the site boundary within the public realm.
 - Nine (9) new canopy trees are proposed within the site boundary.
- A 10% contribution to affordable housing is proposed, consistent with Clause 52.23.

2.2 Limitations

This report has considered the following documents:

- Greater Geelong Planning Scheme as of December 2025
- Certificates of Title, dated 8 December 2025
- G21 Regional Growth Plan (2013)
- City of Greater Geelong – Settlement Strategy (2020)
- Greater Geelong Retail Strategy (2020)
- Plan for Victoria

A number of technical studies and materials have been prepared in support of the proposed development and are submitted alongside this permit application. This report should be read in conjunction with:

- Architectural Drawings prepared by CHC.
- A Site Survey Plan prepared by Swanson Surveying.
- Urban Design Response prepared by LAT Studio.
- Landscape Concept prepared by LAT Studio.
- Sustainability Management Plan prepared SDC.
- Traffic Impact Assessment prepared by Traffix Group.
- Waste Management Plan prepared by Traffix Group.
- A Tree Impact Assessment prepared by Tree Care Consulting.
- A Preliminary Site Investigation prepared by Senversa.
- A Wind Impact Assessment prepared by Vipac.

2.3 Report Structure

This report provides an overview of the Site and its surrounds (Chapter 3) as a contextual basis to introduce and detail the proposed Development Application (Chapter 4).

Relevant planning policies and strategic documents are detailed (Chapter 5) to establish a framework for the strategic assessment of the Development Application and consideration of key planning issues (Chapter 6).

This informs the conclusions and recommendations of this report (Chapter 7).

3 Site & Surrounds

3.1 Title Particulars

The Site comprises of 6 land parcels which are formally identified as follows:

- Lot 9 on Plan of Subdivision 014655.
- Lot 1 on Plan of Subdivision 110417.
- Lot 1 & Lot 2 on Title Plan 967952J
- Lot 1 & 2 on Title Plan 518405X.

A review of the Certificate of Title indicates that the parcels are impacted by the following encumbrances:

Title	Easements	Agreements & Caveats
Lot 9 on Plan of Subdivision 014655 (Corner of Wyuna Parade and Waterloo Streets)	No easements are present on title.	The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.
Lot 1 & 2 Plan of Subdivision 110417 (107-121 High Street)	No easements are present on title. Easement R-1 – is situated outside the north east corner of the Site includes the provision for way and drainage.	The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.
Lot 1 on Title Plan 967952J (Corner of Glenara Court and Waterloo Streets)	E-1 – a 1.83m drainage easement, traversing the northern boundary of the Site.	The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.
Lot 1 & 2 on Title Plan 518405X (123 High Street)	E-1 – Carriageway easement created by F56785. Note: An application to extinguish the easement by merger has been lodged for the removal of this easement.	The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.

Table 1 - Title Review

The Site is not impacted by any further encumbering easements, covenants, caveats or restrictions under Section 173 of the Planning and Environment Act 1987 or the Subdivision Act 1988.

For the purposes of Section 48 of the Planning and Environment Act 1987, the registered proprietor for all properties is 107 High Street Pty Ltd.

3.2 Site Analysis

The Site is located at 107-123 High Street, Belmont and comprises of six land parcels, two of which are separated by Waterloo Street.

The Site comprises three property addresses. Each parcel is described in further detail below:

107-113 High Street

- The primary land holding comprises Lot 1 on Plan of Subdivision 110417 located on the corner of High Street and Wyuna Parade and includes a total area of 1,568sqm. This property forms part of the Food Factory (supermarket) site.
- The secondary land holding comprises Lot 9 on Plan of Subdivision 014655 and is located behind the above property and separated by Waterloo Street. The secondary site is vacant and is used informally for car parking. The Site is approximately 675 sqm in total land area and includes a 15m frontage to Wyuna Parade.

119-121 High Street

- The primary land holding comprises Lot 2 on Plan of Subdivision 110417 and fronts High Street. This parcel is approximately 1,583sqm in area and forms part of the Food Factory (supermarket) site and Bicycle Centre.
- The secondary land holding is Lot 1 on Title Plan 967952J and located on the opposite side of Waterloo Street. The secondary site is largely vacant and is primarily used for at-grade car parking. The Site is approximately 705 sqm in total land area and includes a 21m frontage to the pocket park at the end of Glenara Court.

123 High Street

- Located directly to the south of 119-121 High Street, 123 High Street comprises of two land parcels identified as Lot 1 & 2 on Title Plan 518405X. The Site is approximately 439sqm in total land area and is occupied by an Indian Grocer. The built form is setback to the High Street frontage and adjoining buildings by 15-metres.

In total, the Site is approximately 4,983 sqm in total land area and includes an 77m frontage to High Street.



Figure 1 - Site Aerial

3.3 Site Context

The Site is located within Belmont, approximately 6 kilometres south of central Geelong, 5 kilometres north-east of Waurm Ponds, and 16 kilometres north of Torquay. Belmont is a well-established inner suburb of Geelong, bounded by the Barwon River and the riverside Belmont Common to the north and east, and by Highton to the west. The area is rich in community amenities, including schools, recreational spaces such as Belmont Common and Belmont Golf Course, the Belmont Market, and direct access to the scenic Barwon River, contributing to a high level of local amenity and liveability.

The subject Site is positioned within the High Street Activity Centre, which serves as Belmont's primary commercial and transport corridor. Historically, High Street began as a modest shopping area until the establishment of a grocery store in 1936, which later evolved into a supermarket and spurred further retail development. Significant growth occurred during the 1970s, coinciding with increased traffic volumes—particularly heavy vehicles—placing pressure on the amenity of the shopping precinct. Today, the High Street retail strip extends from Barwon Heads Road to Roslyn Road and remains a vital commercial spine for the suburb.

High Street functions as Belmont's main thoroughfare, connecting central Geelong to Colac and the Great Ocean Road region via a four-lane bridge over the Barwon River. The suburb is well-served by public transport, with multiple bus routes linking Belmont to surrounding areas including Highton, Grovedale, Waurm Ponds, and the Geelong CBD and train station.

High Street includes a mixed subdivision pattern and varied lots sizes. Larger lots tend to include at grade parking as supporting commercial uses, including supermarkets and larger food and drink venues, whilst smaller tenancies tend to have no or little park and be situated will zero street setback.

The Site is located within the High Street Sub-Regional Activity Centre, as identified in the City of Greater Geelong's Retail Strategy. These centres are defined as major retail hubs serving broad catchments, typically anchored by discount department stores, supermarkets, mini majors, and a mix of specialty retailers. The designation underscores the Site's strategic importance and its potential to support a diverse range of uses that contribute to the vitality and economic

sustainability of the wider Belmont area. Sub-regional activity centres are second tier within the hierarchy of activity centres, with Central Geelong being the only higher order Activity Centre.

In terms of direct interfaces, the Site is bounded by the following:

- **North** – To the north of the Site, the Site adjoins Wyuna Parade. Wyuna Parade is a local residential street which provides a lane of traffic in each direction and can accommodate on street car parking. Wyuna Parade is set within a road reserve of approximately 20-metres and connects Francis Street, Herd Road to High Street.
- **South** – To the south of the Site, the Site adjoins 125 High Street. The Site comprises an at-grade Council owned, public car park.
- **West** – The Site shares a direct interface with High Street. High Street is a key connector road for Geelong as it connects Moorabool Street to Colac Road and the Geelong Ring Road. High Street includes two lanes of traffic in each direction and on street parking. A zebra pedestrian crossing exists directly in front of the subject site.
- **East** – To the east, the Site adjoins the following properties:
 - 8 Glenara Court, a single storey post war dwelling with a brick façade and tiled hipped roof form. The site includes private open space to the north of the dwelling, and vehicle access and garages adjacent to the subject site.
 - 4 Wyuna Parade, a two storey dwelling with a white weatherboard façade and tiled gable roof. The site is enclosed by a timber picket fence with planted vegetation following the boundaries of the site. The private open space is located to the rear (south) of the dwelling and includes a large outbuilding.



Figure 2 - Context Plan

4 Proposal

4.1 Overview

This application seeks planning approval for use and development associated with a mixed-use multi-storey building and five townhouses on the land at 107-123 High Street, Belmont.

The Site offers a prime opportunity to deliver a truly mixed-use development that enhances the public realm and strengthens urban connectivity. The architectural design aims to establish a distinctive landmark that thoughtfully integrates with the existing and future character of Belmont.

The proposed development has undergone a rigorous and iterative design process and is informed by a suite of technical assessment to ensure the proposal is responsive to key site constraints and considerations such as shadowing, traffic and wind.

Key details of the proposal include:

- The provision of 116 apartment style dwellings and 5 townhouse dwellings within an established commercial activity centre that will provide a more affordable housing option and make a significant contribution to meeting the housing needs of Geelong.
- A 10% contribution to affordable housing is proposed, consistent with Clause 52.23.
- A new pedestrian connection from High Street to the pocket park at the end of Glenara Court. Providing an opportunity to bring off-site amenity and landscaping on to the Site. Landscaping within the site also activates and differentiates the site from much of the hard edged commercial interface.
- The proposal includes five well-designed, townhouses that serve as a sensitive transition between the taller built form on High Street and the established residential character of Belmont. These townhouses provide a considered buffer, respecting the existing urban pattern whilst providing a modest increase in density and thoughtful landscaping.
- Apartments that are generous in size, providing ample space within kitchens, living areas, bedrooms and bathroom for everyday living. All Apartments meet or exceed the functional layout requirements of the better apartment design standards
- The proposal offers significant communal amenities for future residents, including large open space areas that are well landscaped, and provide opportunities for leisure, recreational and entertainment activities. The proposed gym, medical centre and retail offering will also contribute to servicing the day to day needs of residents.
- The proposed development places strong emphasis on the role and character of High Street as a main street with active retail uses at ground floor level.
- The provision of five separate retail tenancies at ground level reinstates a fine grain response.
- A strong commitment to environmental sustainability with a pedestrian orientated development which will facilitate the use of public and active transport modes, provide significant new landscaping and target an average 7-star NatHERS Rating.

The proposal represents a substantial investment in the local area and is poised to act as a key catalyst for the revitalisation of this section of High Street, Belmont. By introducing high-quality design, diverse uses, and improved public amenity, the development will stimulate economic activity, attract further investment, and contribute to the ongoing transformation of the precinct into a vibrant and contemporary urban destination.

4.2 Planning Permit Triggers

The proposal triggers the following planning permit requirements under the provisions of the Greater Geelong Scheme:

- Pursuant to Clause 32.08-7 (GRZ), a permit is required to construct two or more dwellings on a lot.
- Pursuant to Clause 34.01-3 (C1Z), a permit is required to construct or carry out works.

- Pursuant to Clause 34.01-1 (C1Z), a permit is required for the use of a dwelling (Section 2 Use).
- Pursuant to Clause 34.01-1 (C1Z), a permit is required for the use of a Restricted Recreation Facility (Section 2 Use).
- Pursuant to Clause 52.06-3 (Car Parking), a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.
- Pursuant to Clause 52.37-2 (Canopy Cover), a permit is required to remove, destroy or lop a canopy tree in the General Residential Zone.

4.3 Staging

The proposal has been designed in a manner which delivers the mixed use apartment development, affordable housing and all public realm upgrades within Stage 1 while the five townhouses form a separate stage, allowing the opportunity for these to be delivered at a later date.

This sequencing allows the project to respond flexibly to market demand, manage resources effectively, and minimise disruption during construction, while ensuring a steady progression toward full site activation.

Please refer to below tables for details regarding staging:

Stage 1

Development Information – Stage 1

Total Site Area		4,983sqm
Mixed Use Apartment Building Stage 1	Basements	<ul style="list-style-type: none"> • Gym lobby & residential lobby. • 54 x car parks (including 42 residential car parking spaces, 7 tenancy spaces and 5 gym car parking spaces) • Building services, including lift pit, residential waste room, storage, substation.
	Ground Floor	<ul style="list-style-type: none"> • End of Trip facilities • Retail tenancy 1 and 2, gym lobby and residential lobby. • 7 motorbike parking spaces. • 53 bike spaces.
	Level 1	<ul style="list-style-type: none"> • Gym/wellness amenities • 5 x one-bedroom apartment • 8 x two-bedroom apartment
	Levels 2-7	<ul style="list-style-type: none"> • 38 x one-bedroom apartment • 63 x two -bedroom apartment • 2 x three-bedroom apartment

Table 2 - Stage 1 program

Stage 2 Development Information – Stage 2

Townhouse Dwellings

- 1 x three bed and 4 x four bedroom dwellings.
- One double car garage per dwelling.
- One bike parking space per dwelling.

Table 3 - Stage 2 Program

4.4 Landscape and Public Realm Upgrades

This application is accompanied by a Landscape Plan prepared by LAT Studios.

The landscape concept extends beyond the site boundaries to the surrounding public realm for the benefit of all residents in and visitors to the neighbourhood. The proposed landscape design will utilise material and planting palettes to link the development to its context in Geelong. A range of natural materials have been chosen to assist in ensuring that the spaces acknowledge Belmont and its connectivity to the Barwon River and the Bellarine Peninsula.

The proposed communal spaces and green links will be key spaces for residents to engage with each other and the natural environment. Each terrace space to provide residents with varied uses and 'moments', ranging from active recreation and play to quiet relaxation.

The landscape concept design includes the following key components:

- **Street Interface** – The ground level street interfaces have been designed to revitalise the streetscape and provide new canopy planting along High Street, Wyuna Parade and Glenara Court. Dense understorey planting and canopy trees along streetscape interfaces will soften the building edges and produce intimate seating nodes. The design seeks to create a vibrant and green public space which enhances usability, safety and pedestrian movement. Additional upgrades to Waterloo Street and Wyuna Parade aim to create a more walkable, connected Site defined by canopy cover and urban greening.
- **Green Pedestrian Link & Pocket Park** – The proposed southern boundary of the Site is envisioned to be a green pedestrian link, promoting pedestrian movement and social engagement from Glenara Court to High Street. The planting palette draws on a mix of native and endemic species selected for their resilience in streetscape conditions and their recognisable association with the Bellarine Peninsula. This approach supports local biodiversity, enhances place identity. The green pedestrian link promotes connection to the proposed pocket park within Glenara Court. The park proposed to offer a playful moment of immersion in the landscape. The park features consolidated areas of planting and new canopy trees, enhancing comfort, biodiversity, and visual appeal.
- **Level 1 (Communal Terrace)** - The Level 1 terrace is proposed to be a communal, flexible open space. The terrace will feature a large amount of open green space to facilitate active recreation. The terrace will be surrounded by raised planters which will provide screening to the communal terrace and the neighbouring private terraces. Gently curved raised planters and timber bench seats will create an inviting space for residents to sit and socialise.
- **Typical Balconies & Terraces** – The terrace garden design contributes to urban greening and site biodiversity objectives. These spaces provide residents with garden space and vegetative screening from neighbouring residences with planting thoughtfully integrated to respond to the varied interface conditions of each terrace, enhancing privacy and outlook.



4.5 Mixed Use Building

This Section of the report should be read in conjunction with the Urban Context and Design Analysis Report, as well as Development Plans, prepared by Clarke Hopkins Clarke.

The building and landscape design aim to deliver a high-quality pedestrian experience that maximises opportunities to activate the Site’s key public realm interfaces.

The proposal will deliver a genuine mixed-use development that has been refined to respond to both policy objectives and local needs. A summary of the nature and operation of all land use elements is set out below.

Apartments

The proposed development seeks to deliver 116 apartments comprising a mix of one, two and three bedroom dwellings within a mixed use building fronting High Street. The building includes two ‘tower’ elements of seven and eight storeys.

The proposed apartments are designed to provide a high level of internal amenity for future residents and feature a generous provision of private open space and substantial, functional internal living areas. A comprehensive assessment of the proposed residential dwellings against the provisions of Clause 58 (Better Apartment Design Standards) is provided at **Appendix B – Clause 58 Assessment**.

There are 118 car parking spaces provided for use by the residential dwellings, with residents also benefitting from convenient access to public transport, services and amenities, as well as a generous supply of dedicated bicycle parking spaces at ground floor level.

Retail Premises & Commercial Uses

The proposal places a strong emphasis on retail programming as a key driver of ground-level activation. By thoughtfully integrating retail uses along the High Street frontage, the development enhances the pedestrian experience and contributes to a lively streetscape. This approach supports walkability by encouraging foot traffic, fostering social interaction, and promoting a sense of place. The design ensures that the ground floor is not only functional but also visually appealing and accessible.

Whilst specific land uses for retail tenancies 1 – 4 are not yet known, the proposal includes the following details to assist with assessment.

Use	Area (Sqm)	Staff on site at any one time	Hours of operation
Retail Tenancy 1	122	4	9 to 5pm
Retail Tenancy 2	106	4	9 to 5pm
Retail Tenancy 3	115	4	9 to 5pm
Retail Tenancy 4	176	4	9 to 5pm
Medical	287	8 (4 practitioners + 4 support staff)	8:30am to 6:30pm
Gym	412	4	6am to 10pm

Table 4 - Land Use Table

The ground floor layout provides commercial uses to High Street, Wyuna Parade, and the proposed pedestrian link to ensure activation and passive surveillance along each of these interfaces. Residential lobbies are clearly delineated.

Built Form and Massing

The proposal is of a high architectural quality and responds to both the existing and future context surrounding the Site. The design will set a new standard of development in High Street and contribute to the regeneration of the Activity Centre.

The proposal incorporates a two-storey podium that is anchored to the site boundaries, establishing a strong street-level presence.

Above the podium, the built form is split into two distinct towers which includes a building separation of 10-metres. The northern tower is approximately 29 metres in height and includes 7-8 storeys, in response to the slope of the land. The southern tower is lower in height, reaching a height of 23 metres and 7 storeys in height. The recessed nature of the tower provides a degree of articulation and reflects the fine-grain conditions of the existing streetscape and immediate surrounds.

Materiality

The towers feature a carefully curated material palette comprising red brick, cement render, bronze accents, and white finishes. This combination has been thoughtfully selected to ensure the building integrates seamlessly with the existing character of the High Street interface.

The intent of the building's material response is to provide considered references to the landscape features of Geelong and the broader Bellarine Peninsula. This results in the delivery of an outcome which emphasises natural textures and earthy tones.

Access & Car Parking

The proposal provides one key vehicle access point to the Site, which is located at Waterloo Street. The number of access points has been minimised as far as practicable and located to the east of the Site to limit impacts to the active frontage.

The proposed development incorporates a total of 150 car parking spaces within two levels of basement on-site. The car parking within the basement and is well-concealed to the rear of the Site.

Each use of the development is afforded with the following car parking allocation:

- One-bedroom dwellings (43) – 43 spaces
- Two-bedroom dwellings (71) – 71 spaces
- Three bedroom dwellings (6 incl. townhouses) – 8 spaces
- Four bedrooms dwellings (1 townhouse) – 4 spaces
- Shop – 7 spaces
- Medical Centre – 8 spaces
- Gym – 5 spaces

One disabled car space is proposed within the development, located at ground floor level in the medical car parking area.

A total of 152 secure bicycle spaces are provided within the Site. The Site has access to alternative modes of transport in proximity including public transport, cycling facilities and a high level of walkability to nearby everyday destinations, which reduce the reliance on private vehicle travel.

Architectural Intent

Clarke Hopkins Clarke have developed a high-quality architectural response for the Site, adopting two cohesive tower forms above a podium, creating a vertical village with views of podium level landscaping.

The architectural intent of the proposal is drawn from a set of principles that guided the design process of Clarke Hopkins Clarke:

- *Landscape inspires architecture.*
- *Nature creates materials.*
- *History creates connections.*
- *Communities create opportunities.*
- *Country provides purpose.*

The built form connect with the High Street interface by grounding of the podium levels to the site's front boundary. Breaking the upper building mass through the provision of two towers provides an appropriate response for a site of this

size. opportunities for building identification and multiple entry points. separate entrances for each tower create a more local feel for residents, providing and improved sense of community with the development.



Figure 4 - Artistic Render from High Street

4.6 Townhouses

Built Form & Layout

The proposal includes the development of five architecturally designed townhouse dwellings positioned on the opposite side of Waterloo Street. Strategically located, the townhouses facilitate a gentle and considered transition from the more traditional residential context to the proposed mixed-use building fronting High Street.

With frontages to both Glenara Court and Wyuna Parade, the townhouses are designed to harmonise with the existing urban fabric while introducing a contemporary architectural language. Their scale, form, and materiality reflect a respectful approach to the surrounding neighbourhood, offering a modern yet contextually responsive addition to the streetscape.

The dwellings range from two to three storeys in height and include a rear access lane way accessed via Waterloo Street to ensure the quiet streetscapes of Wyuna Parade and Glenara Court are preserved. The use of gabled roof forms provides a reference to the domestic scale and vernacular of the local area while a contemporary material palette helps to provide a transition to the commercial character of the adjacent Activity Centre.

The layout provides sufficient space for landscaping within both front and rear gardens as well as along the Waterloo Street interface. The overall garden area provided equates to 39% of the 1393sqm townhouse site, and site coverage and permeability equate to 49% and 31% respectively.

Secluded private open space in the form of rear gardens provide opportunities for outdoor dining, play, or quiet retreat, with a material palette that complements the architecture and supports year-round use.

Materiality

The proposal utilises a highly refined palette of materials and finishes have been carefully selected to reference the surrounding character and materiality of nearby buildings while delivering a bespoke outcome for Belmont. The proposal utilises a contemporary architectural language which is distinguishable yet sympathetic when viewed from the public realm.

The material schedule features a blend of bronze accents, horizontal metal cladding, brickwork, Colorbond roofing sheets, and cement-based finishes. These materials contribute to a cohesive and visually appealing design that balances modernity with neighbourhood character.

Car Parking and Vehicle Access

Vehicle access for the five townhouses is facilitated via a dedicated rear laneway that connects directly to Waterloo Street, ensuring convenient vehicle access. Each townhouse is provided with a private double car garage, measuring 6 metres by 5.5 metres internally, providing ample space for two vehicles.

These garages are seamlessly integrated with the rear of each dwelling and are positioned to adjoin the 8-metre-wide laneway, allowing for smooth vehicular manoeuvring and efficient access. The laneway design enhances functionality of the development by reducing street-facing garage exposure and limiting traffic congestion with the local street.



Figure 5 - Waterloo Street Townhouses (south east)

4.7 Ongoing Maintenance and Ownership Arrangements

The proposal aims to deliver a series of upgrades across the Site and surrounding area, including land within both public and private ownership, enabling a development that integrates seamlessly with the wider Belmont neighbourhood. These improvements are designed to enhance connectivity, functionality, and amenity, ensuring the development complements the existing urban fabric.

As illustrated in Figure 6, the areas shown in red identify areas of works proposed on Council owned land, where ongoing maintenance and management will be the responsibility of the City of Greater Geelong. Conversely, the areas outlined in blue represent privately owned land that will fall under private management via a Body Corporate arrangement. All public land upgraded by the Applicant will be done in consultation with the City of Greater Geelong and returned to Council following the prescribed handover period, ensuring continuity of public access and maintenance responsibilities.

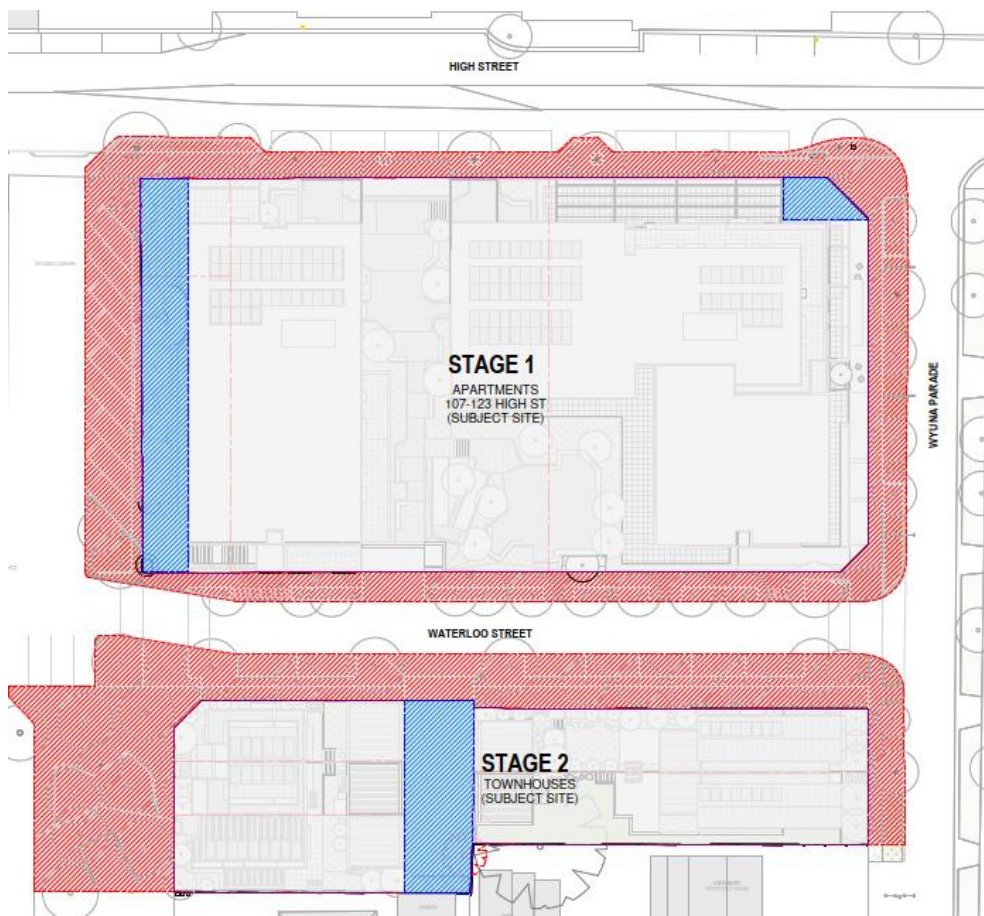


Figure 6 - Ongoing Land Ownership and Management (Red = Public, Blue = Private)

4.8 Environmentally Sustainable Design

The proposal has been designed to achieve the following sustainable design performance outcomes when assessed against industry benchmarking tools:

- The proposal achieves a total BESS score of 62% with no mandatory category (IEQ, Energy, Water, Stormwater) below 50%.
- The proposal achieves a 7 Star average NatHERS Energy Rating result, with no dwelling to exceed the maximum cooling load of 22 MJ/m².

This is achieved through the following key sustainable design initiatives which have been incorporated into the design of the proposed building:

- The provision of bicycle parking spaces for visitors and residents.
- Water efficient fittings and fixtures are applied throughout.
- The use of high embodied energy material finishes is minimised in the design.
- 97% of living areas and bedrooms of the residential apartments are designed to achieve natural ventilation through the provision of openable windows/sliding doors.
- All bedrooms of the apartments and townhouses will have access to daylight through an external window.

- All dwellings will be fitted with double glazed windows, and/or double-glazed low-e windows. This will bring multiple benefits to the townhouses and apartments, such as better acoustic insulation and better thermal performance.
- Landscaping in garden beds and terrace planter boxes will be drought tolerant and will include mulch and soil wetting agents to reduce the potable water which will be required to water these garden areas in future.
- Rainwater will be harvested from Levels 5-7's non-trafficable roof areas and diverted to a 40kL rainwater tank(s). The stored water will be used for toilet flushing of the gym, medical centre and tenancy Units 1 to 4.
- Runoff from all terrace areas on Level 1 will be diverted to a raingarden(s) with a minimum area of 25m². The raingarden(s) will be located on the ground floor for ease of access and maintenance.

Refer to the accompanying **Sustainable Management Plan**, prepared by Sustainable Development Consultants for further details.

4.9 Waste

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development. More specific waste management strategies for the proposal are set out below (adapted from section 3.2 of the Waste Management Plan):

- Immediate smaller bins within individual dwellings and café tenancies for temporary storage of garbage and recyclable waste prior to transferring to the Mobile Garbage Bins (MGB's),
- A dual chute system for garbage and commingled recyclable waste at each residential level,
- Mobile garbage bins for residential and commercial uses within the respective waste storage areas at ground and basement level 1, and
- Manual transfer of FOGO, glass, e-waste and hard waste within the shared residential waste storage area at northern and southern basement level

A detailed breakdown of expected waste generation for both the commercial and residential components of the proposal is set out in section 4 of the accompanying Waste Management Plan. Consideration has also been given to hard waste and e-waste.

The proposed bin storage rooms are conveniently located and have been sized to accommodate the bin provision/specifications required for the expected waste generation as set out in section 3.5.1 of the accompanying Waste Management Plan.

Refer to the accompanying **Waste Management Plan**, prepared by Traffix Group for further details.

5 Planning Provisions

The Site is located within the City of Greater Geelong and is subject to the provisions and controls of the Greater Geelong Planning Scheme. This section details zone and overlay controls, as well as state and local policies.

5.1 Municipal Planning Strategy

The Municipal Planning Strategy (MPS) sets the basis for the local content in the planning scheme and builds on policy directions set out in the PPF. Strategic directions within the MPS are the high-level policy intentions for the municipality that provide the basis for matters that are implemented through more detailed policy. The MPS also incorporates strategic framework plans which provide a spatial representation of the key strategic directions for the municipality. The following clauses are relevant to this proposal.

Clause 02.01 – Context

Clause 02.01 acknowledges that the City of Greater Geelong is Victoria's largest regional municipality. Geelong functions as the primary service and employment hub for the G21 region. The municipality includes a range of unique attractors including diverse flora and fauna, the rural economy, heritage significance and significant transport infrastructure.

Clause 02.03 – Strategic Directions

Strategic directions are the high-level policy intentions for the municipality that provide the basis for matters that are implemented through more detailed policy or planning controls.

The following strategic directions are relevant to the Site and proposal:

- **Clause 02.03-1 – Settlement** – states that Geelong is expected to grow by an additional 152,000 people by 2036 based on an average growth rate of 2.5 per cent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth. Council envisages that infill development will increasingly deliver housing for Geelong's growing population and should be encouraged in areas with access to infrastructure, goods and services.

Of relevance to this proposal, the strategic directions outlined for settlement are to:

- *Direct and contain growth within identified locations across the municipality.*
- *Maintain the unique identity of Greater Geelong and its townships.*
- *Locate and design urban areas to mitigate the potential impacts of climate change.*

- **Clause 02.03-5 – Built environment and sustainability** – seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. It encourages sustainable and healthy development that will benefit and improve the community's quality of life. Clause 02.03-5 also acknowledges the pre- and post-contact heritage significance of the municipality.

Of relevance to this proposal, the strategic directions outlined for built environment and sustainability are to:

- *Ensure that development enhances Geelong's sense of place and identity.*
- *Support the design and provision of healthy, walkable neighbourhoods.*
- *Encourage environmentally sustainable design in all development.*
- *Encourage all development to provide high quality urban design and landscaping.*
- *Conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.*

- **Clause 02.03-6 – Housing** – highlights the importance of increasing the diversity of the City’s housing stock to cater for the growing trend of smaller households, the need for affordable housing, ageing in place and low maintenance housing and a strong demand for housing in high amenity locations.

Of relevance to this proposal, the strategic directions outlined for housing are to:

- Facilitate infill development to increase its housing supply contribution.
- Ensure housing diversity is achieved in established and growth area communities.
- Increase the level of affordable and social housing in Geelong.

Clause 02.04 – Strategic Framework Plans

Clause 02.04 includes Greater Geelong’s Strategic Framework Plans, including the housing and settlement framework plan, which identifies the Site as being within an ‘Increased Housing Diversity Area’ where increased dwelling density is preferred.

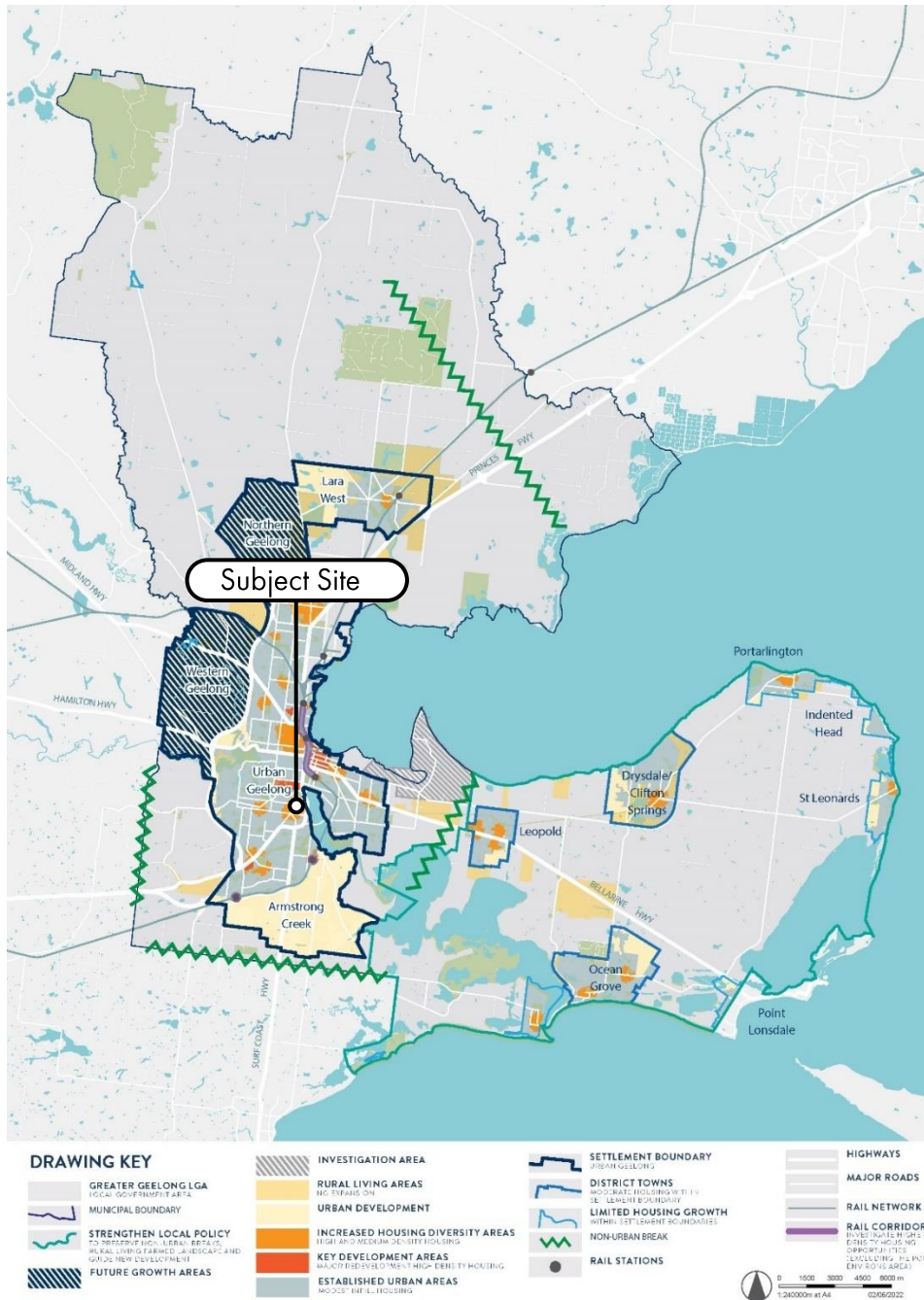


Figure 7 - Housing and settlement framework plan

5.2 Planning Policy

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to this proposal are set out below.

Clause 11 – Settlement

Clause 11 seeks to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 11.01-1S – Settlement** – aims to focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga. It is policy to direct growth into existing settlements and capitalise on opportunities for urban renewal and infill redevelopment.
- **Clause 11.01-1R – Settlement – Geelong G21** – seeks to support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria’s second city. This is to be achieved (in part) by supporting growth with a focus on identified infill housing opportunity areas.
- **Clause 11.01-1L-01 – Settlement – Greater Geelong** – aims to direct the majority of future housing needs to urban Geelong (including urban infill).

Clause 12 – Environmental & Landscape Values

Clause 12 states that planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

- **Clause 12.06-1S – Urban Forests** seeks to ensure projects contribute to achieving an overall 30 per cent tree canopy target for urban areas.

Clause 13- Environmental Risks & Amenity

Clause 13 states that planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach. Additionally, planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.

- **Clause 13.05-1S – Noise Management** seeks to ensure that development is not prejudiced, and community amenity and human health is not adversely impacted by noise emissions.
- **Clause 13.07-1S – Land Use Compatibility** aims to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Clause 15 – Built Environment and Heritage

Clause 15 states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods. Furthermore, planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 15.01-1S – Urban design** – aims to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. It is policy to require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- **Clause 15.01-2S – Building design** – seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- **Clause 15.01-2L – Environmentally sustainable design** – seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation. For proposals comprising 10 or more dwellings, policy guidelines seek a Sustainability Management Plan (including an assessment using BESS, STORM, Green star, MUSIC or other methods) and a Green Travel Plan

- **Clause 15.01-5S – Neighbourhood character** – aims to recognise, support and protect neighbourhood character, cultural identity, and sense of place. It is policy to support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- **Clause 15.01-5L – Neighbourhood character** – seek to manage the impact of urban change on existing neighbourhoods and protect areas with a significant garden character.
- **Clause 15.03-1L** sets out the following local policies for land within the Heritage Overlay (selected for relevance):
 - Retain and conserve significant and contributory heritage places.
 - Discourage demolition of buildings or other elements that are significant or contributory to a heritage place unless it:
 - Will contribute to the long-term conservation of the fabric of the part of the building being retained.
 - Involves the removal of later unsympathetic modifications.
 - Will enhance the heritage significance of the place.
 - Design and site development, including external alterations of buildings, to make a positive contribution to the significance of the heritage place.
 - Design development in heritage areas to provide a contemporary interpretation that relates to the location, bulk, form and materials of existing or neighbouring significant heritage places

Clause 16 – Housing

Clause 16 states that planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure. It should also ensure the long-term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 16.01-1S – Housing supply** – seeks to facilitate well-located, integrated and diverse housing that meets community needs.
- **Clause 16.01-1R – Infill housing – Geelong G21** – seeks to facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.
- **Clause 16.01L-02 – Increased housing diversity areas** – seeks to maximise opportunities for housing in IHDA by accommodating higher density housing in the activity centres consistent with their primary commercial and retail role.



Figure 8 - Belmont IHDA Map

- **Clause 16.01-2S – Housing affordability** – aims to deliver more affordable housing closer to jobs, transport and services.

Clause 17 – Economic Development

Clause 17 seeks to foster a strong and innovative economy, where all sectors are critical to economic prosperity. Specifically, planning is to encourage growth by providing land, facilitating decisions and resolving land use conflicts so that each region may build on its strengths and achieve its economic potential. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 17.01-1S – Diversified economy** – aims to strengthen and diversify the economy.
- **Clause 17.02-1S – Business** – aims to encourage development that meets the community’s needs for retail, entertainment, office and other commercial services. This includes:
 - *Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.*
 - *Locate commercial facilities in existing or planned activity centres.*
 - *Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.*
 - *Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.*

Clause 18 – Land Use and Transport

Clause 18 states that planning should ensure a safe, integrated and sustainable transport system that provides access to social and economic opportunities to support individual and community wellbeing and actively contributes to environmental sustainability. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 18.01-3S – Sustainable and Safe Transport** – seeks to facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.
- **Clause 18.02-1S – Walking** – seeks to facilitate an efficient and safe walking network and increase the proportion of trips made by walking.
- **Clause 18.02-2S – Cycling** – seeks to facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.

Clause 19 – Infrastructure

Clause 19 states that planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure. Planning should facilitate the efficient use of existing infrastructure and human services. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 19.03-3S – Integrated water management** – seeks to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.
- **Clause 19.03-3L – Integrated water management** – seeks to encourage all development to incorporate Water Sensitive Urban Design principles and the planting of low water use vegetation, particularly indigenous vegetation.

5.3 Zoning Provisions

Clause 34.01 Commercial 1 Zone - (C1Z)

The Commercial 1 Zone (C1Z) is intended to create a vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. The C1Z is applied to properties fronting onto High Street. Specifically, the purpose of the C1Z is:

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

The following planning permit triggers apply to the land in the C1Z:

- Pursuant to Clause 34.01-1, a permit is required for the use of the land as 'accommodation' (inc. dwelling) where the frontage at ground floor level exceeds 2m in width.
- Pursuant to 34.01-4, a permit is required to construct a building or carry out works.
- Pursuant to Clause 34.01-1, a permit is required for the use of a Restricted Recreation Facility (Section 2 Use).

Clause 32.08 General Residential Zone - Schedule 4 (GRZ4)

The five residential townhouses are subject to the provisions of the GRZ4.

Specifically, the purpose of the GRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Schedule 4

Schedule 4 relates to 'Urban Increased Housing Diversity Areas' and varies the requirements of Clause 55 relating to street setbacks, site coverage and private open space. Schedule 4 also includes the following additional Decision Guideline:

- *The requirements of Clause 16.01-1L-02 in relation to the siting, height, scale materials and form of proposed buildings are decision guidelines for an application under Clause 32.08.*

Minimum street setback

GRZ4 seeks front setbacks to be the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser. Side street setback requirements specified in the table to Standard B2-1 continue to apply.

As the site is located on a corner, a 4m set back is required to Dwelling frontages to Glenara Court and Wyuna Parade, and a 2m side setback is required to Waterloo Street.

The proposal incorporates the following minimum setbacks:

- 3m to Wyuna Parade
- 1.85m to Glenara Court
- 0.8m-1m to Waterloo Street

As such, a variation to Standard B2-1 is sought.

Private Open Space

Each dwelling is provided with private open space in the form of a front garden, rear garden and balcony at areas and dimensions which meet the requirements of this standard B3-5. Specifically:

- Townhouse 1 – 27sqm
- Townhouse 2 – 64sqm
- Townhouse 3 – 35sqm
- Townhouse 4 – 110sqm
- Townhouse 5 – 173sqm

Each private open space has convenient access to a living room or habitable room. In addition, the dwellings will have direct access to the upgraded public open space within Glenara Court.

Buildings and Works

Pursuant to Clause 32.09-6, a permit is required to construct two or more dwellings on a lot.

A development must meet the requirements of Clause 55. An assessment against the objectives and standards of Clause 55 is provided at **Appendix B**.

Pursuant to Clause 32.08-11, a building must not be constructed for use as a dwelling or residential building that:

- Exceeds the maximum building height of 11 metres; and
- Contains more than 3 storeys at any point.

The proposed does not exceed the maximum height of 3 storeys or 11 metres.

Garden Area

Pursuant to Clause 32.08-4, an application to construct or extend a dwelling or residential building on a lot above 650sqm in area must provide a minimum garden area of 35% of the total lot area.

The proposal includes 554sqm set aside as garden area which equates to approximately 39% of the total lot area.



Figure 9- Zone Plan

5.4 Overlays

No overlays apply to the Site.

5.5 Particular Provisions

Particular provisions within the Greater Geelong Planning Scheme apply to certain kinds of use or activity on any land subject to the Planning Scheme. The below particular provisions are relevant to the Site and proposal.

Clause 52.05 – Signs

Clause 52.05 seeks to regulate the development of land for signs and ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.

Each zone signage control is detailed below:

Commercial 1 Zone

The C1Z is a Category 1 sign control area.

Category 1 sign control areas are commercial areas with the minimum limitation on signage. Its purpose is to *'provide for identification and promotion signs and signs that add vitality and colour to commercial areas.'*

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 once tenants are confirmed, and the dedicative locations are provided on a contextual basis only.

General Residential Zone

The GRZ is a category 3 sign control area.

Category 3 sign control areas are residential areas that seek to ensure signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

No signage is proposed within the GRZ land.

Clause 52.06 – Car Parking

Clause 52.06 seeks to ensure an appropriate number of car parking spaces are provided to suit the nature of the land use and its location. It also provides design requirements for car parking provision.

On 18 December 2025, Clause 52.06 was updated. The updates to the Clause include new car parking rates. Transitional provisions allow for an application lodged within 6 months of the Clause update to be assessed against the lower of the old and new parking rates. In this case, the older parking rates provide a lesser rate for the residential and medical centre uses, and therefore the assessment has utilised those rates. There was no change to the rate for a shop or gym. It is noted there is no requirements to provide residential visitor spaces under the new provisions.

The clause specifies minimum car parking rates for a range of land uses. The following rates have been identified that are of relevance to the proposal:

Use	Size/No. of Dwellings	Statutory Rate	Parking Required	Parking Provision	Surplus/Shortfall
One-bed dwelling	43	1 space per one/two-bedroom dwelling	43	43	0
Two-bed dwelling	71	1 space per one/two-bedroom dwelling	71	71	0
Three-bed dwelling	6	2 spaces per three or more-bedroom dwelling	12	12	0
Four-bedroom dwelling (TH)	1	2 spaces per three or more-bedroom dwelling	2	2	0
Surplus	-	-	-	2	+2
Residential Visitors	121	For visitors to every 5 dwellings for developments of 5 or more dwellings	24	0	-24
Shop	618sqm	4.0 spaces per 100sqm LFA	24	7	-17
Medical Centre	4 practitioners	5 spaces to the first practitioner, and 3 space to every practitioner thereafter	14	8	-6

Gym	543sqm	Car parking 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

Table 5 - Car Parking Rates

Based on the above, the development meets the car parking requirements for residents, while having a shortfall of 24 visitor spaces, 17 shop spaces and 6 medical centre spaces, plus any car parking required for the gym. In addition, it is noted a reduction in public parking will result from the proposed upgrades to Waterloo Street.

Accordingly, a car parking reduction is required under Clause 52.06-07.

Clause 52.34 – Bicycle Parking

Clause 52.34 seeks to encourage cycling as a mode of transport and provide secure, accessible and convenient bicycle spaces.

The proposal a total of 152 secure bicycle spaces within the basement and ground floor. The provision of 152 bicycle spaces exceeds the bicycle parking provision requirements of Clause 52.34, which requires the provision of a total of 45 bicycle spaces.

All bicycle parking is also provided in accordance with the design requirements of AS2890.3-2015, and we consider the bicycle parking layout acceptable.

Refer to the accompanying **Traffic Impact Assessment**, prepared by Traffix for further detail.

Clause 53.18 – Stormwater Management in Urban Development

Clause 53.18 seeks to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

There are 3 key elements to be met under Clause 53.18:

- *Stormwater management objectives and standards for subdivision.*
- *Stormwater management objectives and standards for buildings and works.*
- *Site management objectives and standards for site management prior to and during the construction period.*

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

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

Clause 53.23 - Significant Residential Development with Affordable Housing

Clause 53.23 seeks to facilitate development that provides a significant level of housing and includes affordable housing. The purpose of Clause 53.23 is:

- *To facilitate residential development that includes affordable housing to meet existing and future needs.*
- *To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.*
- *To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.*
- *To facilitate residential development with high quality urban design, architecture and landscape architecture.*
- *To provide opportunities for non-residential use and development in association with residential development.*

Pursuant to Clause 53.23-1, this clause applies to an application under any provision of the planning scheme if the application includes the use or development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) and satisfies the condition corresponding to a category in Table 1.

The proposal falls under Category 1 of Table 1 which specifies the following eligibility criteria:

The estimated cost of the development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) as specified in the quantity surveyor report required under clause 53.23-3 must be at least:

- \$50 million if any part of the land is in metropolitan Melbourne; or
- \$15 million if the land is not in metropolitan Melbourne.

At least 10% of the total number of dwellings in the development must be affordable housing, or alternatively this condition may be met via an alternative mechanism for the provision of affordable housing specified in the agreement under section 173 of the Act referred to in clause 53.23-4.

Must have written advice from the Chief Executive Officer, Invest Victoria confirming the likely financial feasibility of the proposal.

The proposal meets the above criteria.

Clause 52.37 – Canopy Trees

Clause 52.37 seeks to protect and enhance canopy tree cover to support greener and cooler residential areas and ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.

Under this Clause, a permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.

The proposed townhouses are located in the General Residential Zone and require the removal of one canopy tree along the south-eastern boundary of the Site. As a result, a planning permit is required subject to the provisions of Clause 52.37-2.

The clause seeks 20% of the Townhouse site to be tree canopy, equating to 278sqm. The proposal provides 275sqm of canopy cover, equating to 19.74%.

The proposal is in accordance with canopy requirements of Clause 52.37-3.

Refer to the Landscape Masterplan, prepared by Lat Studios and Tree Impact Assessment, prepared by Tree Care Consulting.

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

Clause 55 seeks to achieve residential development that respects the existing neighbourhood character, or which contributes to a preferred neighbourhood character. It also attempts to encourage residential development that provides reasonable standards of amenity for existing and new residents.

The provisions of Clause 55 apply to an application to construct two or more dwellings on a lot in the General Residential Zone. Clause 55 specifies 'Objectives', describing the desired outcome to be achieved and 'Standards', containing the requirements to meet the objective. A standard should normally be met, however, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered. Where a Standard is met, the proposal is deemed to comply with the overarching objective.

Clause 55 applies to developments up to and including three storeys.

A comprehensive assessment of the proposed townhouses against the relevant objectives and standards of Clause 55 is provided at **Appendix A** to this report.

Clause 58 – Apartment Developments

Clause 58 applies to apartment development and seeks to encourage development that is responsive to the site and the surrounding area and provides reasonable standards of amenity for existing and new residents.

Clause 58 specifies 'Objectives', describing the desired outcome to be achieved and 'Standards', containing the requirements to meet the Objective. A standard should normally be met. However, if the Responsible Authority is satisfied that an alternative design solution meets the Objective, the alternative design solution may be considered.

Clause 58 specifies objectives and standards in relation to:

- Urban Context
- Site Layout
- Amenity Impacts
- On-Site Amenity and Facilities
- Detailed Design
- Internal Amenity

An assessment of the proposal against the objectives and standards of Clause 58 is provided at **Appendix B – Clause 58 Assessment**.

5.6 Strategic Planning Considerations

The *Greater Geelong Planning Scheme* contains a range of background documents that are referenced throughout the Greater Geelong Planning Scheme and operate to provide contextual information for a policy provision and assist the understanding of the planning scheme. However, these documents do not form part of the planning scheme and must not be directly relied on for decision making.

The following documents are relevant to the Site and proposal:

- Incorporated documents (Clause 72.04):
 - N/A
- Background documents (Clause 72.08):
 - *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).
 - *City of Greater Geelong Housing Diversity Strategy* (David Lock Associates and City of Greater Geelong, 2007)
 - *City of Greater Geelong Settlement Strategy* (City of Greater Geelong, August 2020)
 - *City of Greater Geelong Retail Strategy (2020)*
 - Plan for Victoria

G21 Regional Growth Plan (2013)

The G21 Regional Growth Plan (the 'Growth Plan') is intended to manage growth and land use pressures to 2050 in the G21 region (comprising the local government areas of Greater Geelong, Surf Coast Shire, Golden Plains Shire, Colac Otway Shire and Borough of Queenscliff). It pulls together the strategic land use and growth planning already completed across the region and builds on this to identify where future residential and employment growth will occur and the critical infrastructure required to support it.

The Growth Plan sets out the following vision for the region:

'The Geelong region is Australia's most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy'

The Growth Plan plans for a future population of 500,000 and beyond and identifies targeted areas to cater for additional population growth to 500,000 and longer-term growth areas if the region's growth becomes more rapid. The Site is identified within urban Geelong which is designated for infill housing opportunities.

To support this vision, the Growth Plan outlines various strategic directions and policies, the following of which are relevant to the Site and proposal:

- *Establish 40% of new dwellings through urban infill at average densities of 20 dwellings per hectare in urban Geelong, regional activity centres and areas with good access to services and public transport by 2031.*
- *Promote and facilitate urban renewal and major infill sites in identified centres and precincts.*

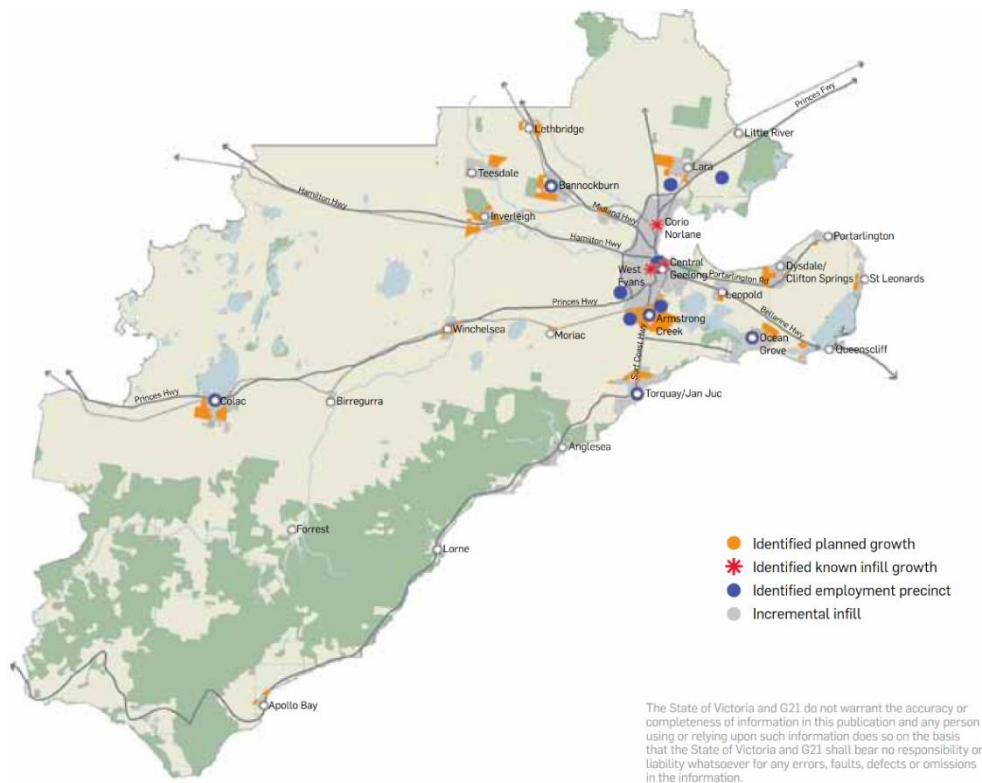


Figure 10 - Identified Planned Growth - G21 Regional Growth Plan

The City of Greater Geelong Settlement Strategy (2020)

The City of Greater Geelong Settlement Strategy (the ‘Settlement Strategy’) provides a planning framework to guide decision making and investment around settlement planning and housing provision in Greater Geelong to 2036.

The Settlement Strategy provides an overview of population and housing trends, issues and community aspirations and recommendations to support housing for a growing population while safeguarding Geelong’s lifestyle and environmental values.

The following key principles and directions are considered relevant in the assessment of the proposal:

- Provide clear strategic direction on the spatial distribution of residential growth in Greater Geelong.
- Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).
- Ensure housing diversity is achieved in existing and growth area communities.
- Continue to implement and build upon the Housing Diversity Strategy to increase housing diversity in existing communities.
- Increase the role of urban consolidation as part of Geelong’s overall housing supply.
- Facilitate infill development to increase its housing supply contribution to 50 per cent, by 2047.
- Support the population target of 10,000 people by 2026 in Central Geelong through increased residential development.
- Manage the impact of increased housing densities on neighbourhoods.

The Settlement Strategy is guided by the Greater Geelong Housing Framework Plan, which identifies the Site as being within an established urban area for which modest infill housing is identified. Within the strategy, Council forecasts a growing demand for infill development as land values rise, travel times from broad-hectare developments lengthen and greater investment is directed towards increased amenity, services and infrastructure within established urban areas. Furthermore, a housing analysis undertaken as part of the *G21 Regional Growth Plan* has identified that there is capacity within established urban areas for an additional 80,000 dwellings.

For reference, the Settlement Strategy defines density categories at Table 6 which is replicated below. Within the meaning of the Settlement Strategy, the proposal therefore comprises 'high density' development by virtue of the proposed lot sizes and attached built form.

HOUSING AND DENSITY			
High density	Individual dwelling density is less than 150 sqm. Commonly walk-up flats and apartments	Low density suburban	Greater than 750 sqm considered large lots, but still within suburban and township areas
Medium density	Individual dwelling density is between 150 to 250 sqm. Commonly attached one or two story units	Rural residential	Includes all dwellings located on land that is zoned low density residential (ldrz) or rural living (rlz)
Compact suburban dwellings	Individual dwellings 250 sqm to 400 sqm. Considered small suburban lots, but with detached dwellings	Rural residential	Includes all dwellings located on land that is zoned rural conservation (rcz)
Suburban dwellings	Suburban dwellings 400 sqm to 750 sqm	Farm	Includes all dwellings located on land that is zoned farm (fz)

Figure 11 - City of Greater Geelong Settlement Strategy Density Targets

City of Greater Geelong Housing Diversity Strategy (2007)

The Housing Diversity Strategy (2007) was prepared by the City of Greater Geelong to guide the future development of medium density housing in the City's established residential areas.

The Housing Diversity Strategy aims to:

- Provide for the development of a range of housing types and densities in the City of Greater Geelong, to meet the City's existing and future housing needs.
- Provide certainty to the existing and future community with regards to where different housing types and densities will be generally supported or discouraged by Council; and
- Provide for the development of a sustainable overall urban structure in the City of Greater Geelong.

The strategy recognises a range of housing types that generally fall into the following categories:

- **Conventional housing** - single detached dwellings on lots generally ranging between 500 and 1,000 square metres (sqm). The development of an area for conventional housing generally results in a gross residential density of 10 – 15 dwellings per hectare
- **Medium density housing** - the provision of 2 or more detached or attached dwellings, townhouses or apartments on a site below four stories. The development of an area for medium density housing generally results in a gross residential density of 20 – 40 dwellings per hectare.
- **Higher density housing** - attached townhouses or apartments, usually more than 3 stores in height. The development of an area for high density housing generally results in a gross residential density of more than 40 dwellings per hectare.

The strategy highlights the growing population of Greater Geelong and the need to accommodate this growth. The City's aging population is highlighted as a key group that need to be accommodated now and in the future.

There is an emphasis on reducing urban sprawl by encouraging development in existing urban areas, particularly areas that are well serviced by infrastructure and facilities.

City of Greater Geelong Retail Strategy (2020)

The *City of Greater Geelong Retail Strategy* (the 'Retail Strategy') is intended to guide retail development in the municipality until 2036. The strategy considers current retailing trends, land use and population growth to provide guidance to accommodate additional retail floor space while also maintaining the established hierarchy.

High Street is located within a sub-regional centre which is defined as:

A major retail centre serving a wide catchment, although it is smaller than a regional centre is anchored by one or more discount department stores, supermarkets, mini major and speciality stores. Because of their smaller size, they have fewer higher-order activities, including full-line department stores, and the range of speciality

shopping is less extensive.

Specifically, High Street contains a range of specialty shops, office, retail and hospitality services, and is particularly active at the southern end. It is a major shopping strip located in close proximity to Central Geelong and well-connected to bus services. Contains Belmont Shopping Village (anchored by Coles) to the north and finer grain built form to the south and includes a library and a Kmart (DDS).

The key action identified for High Street is to develop an urban design framework or structure plan for Belmont. The plan should consider; how to accommodate additional floor space, housing options, built form, car parking and streetscape improvements, among other things.

The strategy identifies an additional 20,800 square metres of floor space within this centre by 2036. This is driven by the surrounding residential land, already identified as an increased housing diversity area. The strategy factors in opportunities to increase housing densities around the sub-regional centre and help promote increased activity within the centre.

Victoria's Housing Statement (2023)

Victoria's Housing Statement was released on 20 September 2023. It sets out a series of reforms that aim to deliver greater housing availability and affordability through facilitating the delivery of 80,000 homes per year (including social and affordable housing) and a 're-focus' of residential growth to achieve a greater proportion of dwellings in established urban areas.

In regional cities and rural areas, the targets will also help deliver more new homes in cities and towns to boost key worker and affordable housing. The City of Greater Geelong is proposed to accommodate 139,800 new homes by 2051. It is estimated that 40,000 homes will be in the Northern and Western Geelong Growth Areas, while infill development will focus on central Geelong, Pakington Street North, the former Saleyards Precinct in North Geelong, and South Geelong.

The reform includes the expansion of the eligibility criteria for the *Development Facilitation Program* (DFP) which will apply to residential projects with a development cost of at least \$50m in Metro Melbourne that provide at least 10% affordable housing.

5.7 Other Planning Considerations

City of Greater Geelong - Social Housing Plan 2020-2041

The City of Greater Geelong Social Housing Plan seeks to give effect to the aspiration for an inclusive community which cares for the most vulnerable members.

Across the City of Greater Geelong 3,300 households currently live in social housing, 3.6 per cent of all households. The current estimated demand for social housing is 13,500 new dwellings over 21 years including the replacement of 1,500 existing public dwellings that will come to the end of their economic life.

The Social Housing Plan is built around 5 key goals:

1. Increase the supply of social housing from the current 3% to 7% of total households by 2031, an estimated increase in supply of 6,000 dwellings and to 10% by 2041 (a further 6,000 dwellings).
2. Increase the supply of social housing through the provision of the City's owned land for social housing developments; and a new requirement for all development of the City's owned land to contribute to an increase supply of social housing.
3. Maximise State and Commonwealth investment in new social housing across the city.
4. Amend the City of Greater Geelong Planning Scheme to require the inclusion of social and affordable housing in new developments based on identified need.
5. Complete an 'Urban Refreshment' of areas of high social housing concentration to enhance the utilisation and quality of social housing and increase the liveability and social wellbeing of these areas.

Whilst the proposal does not directly seek to provide social housing, the proposal will provide a 10% contribution to affordable housing consistent with Clause 52.23. The proposal will include a meaningful contribution to meeting the identified needs for social and affordable housing where there is a demonstrated uplift in land value.

6 Planning Assessment

This section of the report has been prepared to provide a response to the key planning considerations and issues relating to the proposal, including the provisions of the Greater Geelong Planning Scheme.

6.1 Does the proposal comply with the requirements of Clause 53.23 (Significant Residential Development with Affordable Housing)?

In accordance with the purpose of Clause 53.23 (Significant Residential Development with Affordable Housing), the proposal will facilitate residential development that includes an affordable housing contribution. Additionally, the high-quality urban design, architectural and landscape design response accords with the purpose of Clause 52.23.

In accordance with the Category 1 application requirements, the estimated cost of development will exceed the \$15 million threshold for land outside metropolitan Melbourne. This has been validated by a quantity surveyors report as part of the application process. Written advice has been obtained from the Chief Executive Officer, Invest Victoria to confirm the likely financial feasibility of the proposal as part of the application process.

Affordable Housing

In accordance with Clause 53.23-4, it is understood that a condition on permit will require a Section 173 Agreement be entered into to ensure the provision of a minimum of 10% affordable housing. Up Property is committed to delivering the minimum 10% affordable housing at the site, in accordance with the DFP guidelines. At this stage of the project, it is difficult to determine the details of the delivery of affordable housing, as this will depend greatly on the timing of the approval and the final design outcome. The following outlines the anticipated process for this

- Initially undertaking an EOI process with CHP providers which Up Property have existing relationships with to understand their requirements and the specific cohort need for the locality.
- Working with a shortlist of CHPs to then explore what partnership models best fit this project, the CHP and the current/anticipated funding rounds (E.g. HAFF).
- It is anticipated that the preferred approach by our CHP partners will be 10% of dwellings sold at a minimum 30% discount to market value. However, the opportunity to provide a greater number of dwellings will be discussed, including an entire building or component. The amount of affordable housing will ultimately depend on the capacity and funding of the CHP.
- Up Property intends to work in partnership with the CHP to secure funding, depending on the timing of funding releases and how this aligns with the approval timeframe of the project.

The ability to provide a cash contribution, in line with DFP guidelines, remains critical, as the timing and availability of CHP funding remains uncertain.

6.2 How is the proposal consistent with the Municipal Planning Strategy and Planning Policy Framework?

The proposal is entirely consistent with the state-wide Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS) by accommodating infill development in urban Geelong that is responsive to established and emerging neighbourhood character, is of design excellence, exceeds ESD standards and contributes to housing affordability.

The following key policy responses are relevant to the assessment of this application:

- The development is in accordance with and responds to Clause 02.03-6 (Housing) and Clause 02.04-3 (Housing and settlement framework plan), the proposed apartment and townhouse development responds to the strategic direction and vision of the PPF by accommodating infill development in urban Geelong that is responsive to established and emerging neighbourhood character. In support of this objective, the proposal consolidates several parcels of underutilised land for a high-quality mixed use development, which will provide net community benefit to High Street. The proposed development contributes to investment and housing growth in a sought-after area of Geelong, reinforcing its role as a major regional centre.
- The proposal will contribute to greater diversity and affordability of housing, providing a range of apartment sizes and typologies within the Site but also diversifying the detached, larger housing typologies which are predominate within the region.
- The proposed development layout will facilitate the construction of dwellings that cater to the diverse needs and budgets of the broader community as well as promoting safe and functional urban design. The layout is designed to be an attractive, safe, and accessible neighbourhood at a density which will foster interaction and community. The target market includes downsizers, young professionals, and families and the design has considered the wants and needs of each of these groups.
- The proposal accords with the objectives of Clause 15 (Built Environment and Heritage) by responding to its surrounding and emerging character, valued built form and contexts. The design outcome proposed is informed by a comprehensive site analysis and intimate understanding of the Site's contexts. The proposal responds to local policy for development in activity centres by locating car parking areas and access to the rear of the Site and providing visually interesting and active street frontages.
- Careful consideration has been made to ensure the development is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions. The building has been designed to achieve the following standards:
 - The proposal achieves a total BESS score of 62% with no mandatory category (IEQ, Energy, Water, Stormwater) below 50%.
 - 7 Star average NatHERS Energy Rating result, with each townhouse meeting a minimum of 7 stars, and each apartment meeting a 6 star minimum and 7 stars average overall.
 - Melbourne STORM rating of 102% demonstrating performance relative to Best Practice Environmental Management Guidelines (Victoria Stormwater Committee, 1999).
- The proposal presents a high-quality design which will set a new standard of development for Belmont, creating a unique sense of place for future residents combined with substantial communal open space. The dwelling design interprets the contemporary emerging architectural language of the surrounding area and provides a respectful response to established neighbourhood character of Belmont.
- Through an emphasis on articulation of the built form and materiality, as well as landscaping, the proposal provides for an attractive design response. CHC has prepared a unique design response which responds to the established residential and commercial areas of Belmont as well as the key technical considerations for the proposal such as traffic, waste and sustainability.
- The proposal incorporates considerable landscaping and tree planting which has been designed to be meaningful and contributory to the landscape character. The landscaping and planting palette prepared by LAT Studios integrates well with the built form proposed and will contribute positively to the experience of the Site both internally and from the public realm. In response to Clause 12.06-1S, the Landscape Plans sets out to provide a stimulating environment responsive to the scale, function and location of the development. Careful consideration of the surrounding context, architecture, Site character and conceptual collaboration with the client, architects and consultant team has contributed to the landscape design solution. The proposal contributes to a net increase of 13.95% of canopy cover, accumulating a total of 695sqm.
- The proposal has been designed to meet Clause 18.02-1S (Walking) and Clause 18.02-2S (Cycling) as the proposal maximises the public realm to ensure pedestrian movement via bicycling or walking through pedestrian friendly enhancements in the streetscape with improved amenity and safety through the introduction of canopy trees, garden beds, and seating.
- The proposal has been designed to meet Clause 19.03-3L (Integrated Water Management) and Clause 19.03-3S (Integrated Water Management) and Clause 53.18 (Stormwater Management in Urban Development) of the Greater Geelong Planning Scheme. The proposal has been designed to ensure that stormwater is managed to

mitigate impacts on the environment, property and public safety and to provide cooling, local habitat and amenity benefits.

6.3 How is the proposal consistent with strategic direction for the Site and wider region?

- The proposal responds to Clause 02.03-1 (Settlement) by providing essential and affordable housing opportunities in a location which is supported by established infrastructure. The proposal will deliver well-considered and sustainable residential growth that incorporates sustainable living principles. The proposal delivers a high-quality design and achieves a high level of amenity for future residents while being appropriate for the Site and neighbourhood.
- The development is in accordance with and responds to Clause 02.03-6 (Housing) and Clause 02.04-3 (Housing and settlement framework plan) by providing an infill development which increases housing supply contribution at a density, mass and scale that is complementary to the location, role and character of the Belmont increased Housing Diversity Area.
- The proposal provides 5 dwellings in the form of townhouses and 116 dwellings in the form of apartments across a consolidated Site. The proposal provides a medium-high density style development that responds to the surrounding urban character and provides an excellent level of amenity for future residents.
- The G21 Regional Growth Plan (2013) is supportive of diverse housing and urban infill outcomes, particularly for Sites that are well-connected to transport, amenities and services. The Growth Plan importantly acknowledges the demands of an increasing population and the role of higher density, incremental infill outcomes in meeting housing needs. The proposal will contribute to targets to achieve 40% of new dwellings through infill development by 2031. In accordance with the Greater Geelong Settlement Strategy (2020) the proposal will contribute directly to infill development and housing choice in urban Geelong, whilst also providing a diversity of housing outcomes across the Site itself. The proposed dwellings can generally be characterised as ‘high density’ due to their apartment style design. This outcome accords with the Site’s designation for infill housing given the Site forms part of an Increased Housing Diversity Area and is directly adjacent to the High Street Sub-Regional Centre meaning it satisfies these strategic objectives.
- The proposal incorporates a diverse residential offering across the Site which will respond to the needs of a variety of household types in a higher-density development format than that currently seen in the surrounding neighbourhood. The proposal will contribute to meeting the Settlement Strategy’s infill housing target of 50 per cent by 2047 across in the broader municipality while also providing well-located and integrated housing that is directly proximate to jobs, services and public transport.

In summary, it is submitted that the proposal will actively enable outcomes sought by key policies and strategic documents. This policy support should weigh heavily in favour of the approval of the proposal.

6.4 How is the proposal consistent with the purpose and provisions of the Commercial 1 Zone and General Residential Zone?

The proposal seeks planning approval for the use of a Dwelling and a Restricted recreation facility and the buildings and works under the provisions of the Commercial 1 Zone (C1Z).

As set out in the table below, the proposal responds to the relevant decision guidelines for the use of land and buildings and works under the provisions of the C1Z.

General

Decision Guideline

Response

The Municipal Planning Strategy and the Planning Policy Framework.

✓ - COMPLIES

As outlined in Section 6.2 above, the proposed development aligns with the strategic objectives for residential growth in Greater Geelong. The proposal unlocks the opportunity for infill residential development on underutilised land with proximate access to

recreational space and everyday amenities. The development is a respectful contemporary contribution to High Street.

The interface with adjoining zones, especially the relationship with residential areas.

✓ - COMPLIES

The Site benefits from including the GRZ land on the opposite side of Waterloo Street, providing the opportunity for suitable transition in scale. The townhouse design aims to facilitate a respectful and seamless transition between the C1Z and the GRZ. This transition minimises overshadowing, protecting the amenity of the neighbouring property, while also reducing the scale of the built form at the interface with the General Residential Zone. In doing so, it ensures the development is respectful to it's the local residential interfaces, including the GRZ further east.

Use

Decision Guideline

Response

The effect that existing uses may have on the proposed use

✓ - COMPLIES

High Street is a key commercial corridor for the south of Geelong; the existing commercial uses will not be detrimental to the proposed residential use.

The commercial portion of the site is effectively an island site with streets or vehicle access on all four sides. The residentially zoned land is accessible from Wyuna Parade and Glenara Court will be of no consequence to the development.

To the south, on the opposite side of Waterloo Street is the High Street KFC located at 127 High Street. KFC operates between 10am-12am and has been operating within a residential context for a number of years and it is not anticipated it would have any unreasonable amenity impact on future residents.

Other surrounding commercial uses are typical of a local activity centre surrounded by residential properties and are not associated with adverse amenity impacts.

The drainage of the land

✓ - COMPLIES

The Site is not impacted by flooding or inundation and there is no local floodplain development plan prepared in respect of the Site and surrounds.

The development also meets the Best Practice standard for Urban Stormwater Quality and is therefore also consistent with the City of Greater Geelong's Stormwater Management objectives. This is achieved through:

- a Melbourne STORM rating of 102% is achieved
-

The availability of and connection to services

✓ - COMPLIES

As a result of the current land uses occurring on Site, the Site is fully serviced.

The effect of traffic to be generated on roads	<p>✓ - COMPLIES</p> <p>The traffic volumes are not expected to have a significant impact on the surrounding road network, which is anticipated to have ample capacity to accommodate the number of trips generated by the proposal. The swept path assessment demonstrates that the relevant design of the vehicle accessways can be completed satisfactorily.</p> <p>The development provides one vehicle access points to the underground basement at Waterloo Street, dispersing traffic movements to and from the Site between the Regent Street and Wyuna Parade. The vehicle access points are sufficiently dimensioned to allow for the movement of traffic in a free-flowing manner. The traffic generated by the proposed development is expected to be easily absorbed by the surrounding road network. The proposal also includes the removal of four existing crossovers. .</p>
---	--

The interim use of those parts of the land not required for the proposed use	N/A
---	-----

Buildings and Works

Decision Guideline	Response
The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport	<p>✓ - COMPLIES</p> <p>The proposals offer a variety of commercial uses on Site with loading bays provided within the basement car park. Larger vehicles will have sufficient space to make deliveries and load and unload.</p> <p>Emergency services will utilise the on-street carparking available and access the Site directly from the street.</p> <p>No public transport routes currently operate on Wyuna Parad or Regent Street, with all bus routes accessed from High Street The proposal avoids vehicle access from High Street and accordingly will not conflict with the existing public transport and services using this street.</p>

The provision of car parking	<p>✓ - COMPLIES</p> <p>The proposed development incorporates a total of 150 car parking spaces on-site. This is delivered primarily within the basement. The car parking within the basement and is well-concealed to the rear of the Site and is fronted by active uses.</p> <p>The development meets the car parking requirements for residents, while having a shortfall of 24 visitor spaces, 17 shop spaces and 6 medical centre spaces, plus any car parking required for the gym.</p> <p>The proposed car parking provision has been supported by the City of Greater Geelong in their preliminary review.</p>
-------------------------------------	--

The storage of rubbish and materials for recycling	<p>✓ - COMPLIES</p> <p>A detailed breakdown of expected waste generation for both the commercial and residential components of the proposal is set out in</p>
---	--

section 4 of the accompanying Waste Management Plan. Consideration has also been given to hard waste and e-waste.

The proposed bin storage rooms are conveniently located and have been sized to accommodate the bin provision/specifications required for the expected waste generation as set out in section 3.5.1 of the accompanying Waste Management Plan.

Defining the responsibility for the maintenance of buildings, landscaping and paved areas

✓ - COMPLIES

The maintenance of communal areas, landscaping and paved areas within the site will be subject to an owner's corporation management arrangement.

Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone

✓ - COMPLIES

As discussed above, the proposed mixed use tower development interfaces within the GRZ, albeit built form is separated by local roads being Waterloo Street and Wyuna Parade.

The nearest residential dwellings to the mixed use tower will be the townhouses proposed as part of this application located at the secondary parcels of 107-113 High Street and 119-121 High Street.

The proposal has been designed to avoid overshadowing and overlooking impacts to the proposed townhouses and established dwellings. These matters are detailed further below:

Overshadowing

As demonstrated within the shadow diagrams prepared by CHC the proposed townhouse dwellings remain unaffected by shadow until 3pm. The remaining SPOS remains unaffected from the shadowing of the development at 3pm.

Overlooking

The proposal has been designed to ensure views into the into the private open space and habitable room windows of the adjoining dwelling are limited.

The proposed development has been carefully designed to preserve privacy within the Site by minimizing direct views into the private open spaces and habitable room windows of individual dwellings. This has been achieved through strategic placement of windows on 1st-7th floors and a recessed built form above the podium which includes a 3 metre setback from the eastern boundary.

The configuration of windows and outdoor open space for dwellings are designed to avoid overlooking opportunities whilst also providing future occupants an outlook and visual connection to the external environment.

The availability of and connection to services

✓ - COMPLIES

As above.

The design of buildings to provide for solar access

✓ - COMPLIES

The design of the development has been influenced by the need to ensure all dwellings are adequately serviced with solar access.

The secluded private open space of each dwelling is oriented to maximise solar access and are conveniently accessible from the living areas. This will provide excellent opportunities for passive recreation, entertainment and leisure.

The objectives, standards and decision guidelines of Clause 54 and Clause 55

✓ - COMPLIES

A comprehensive assessment of the proposal against the objectives and standards of Clause 55 and Clause 58 is provided at Appendix A & B. The proposal has a high level of compliance with both Clauses.

General Residential Zone – Schedule 4 (GRZ4)

As a portion of the Site is also located in the General Residential Zone, Schedule 4 (GRZ4), the below assessment demonstrates the proposal is consistent with the relevant Decision Guidelines of this zone.

Decision Guideline

Response

The Municipal Planning Strategy and the Planning Policy Framework

✓ - COMPLIES

The proposal is aligned with the policies and strategies set out in both the Planning Policy Framework particularly residential policies which support the development of increased residential densities at the Site.

The purpose of this zone

✓ - COMPLIES

The General Residential Zone seeks to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport whilst ensuring development respects the neighbourhood character of the area.

The proposal adheres to the purpose of the zone by providing a dwelling typology that promotes sustainability and cohesiveness. The development will provide five townhouses on a currently vacant property, contributing to housing diversity in a manner which respects the existing character through sensitive design treatments while setting the standard for high density infill housing.

The objectives set out in a schedule to this zone

✓ - COMPLIES

GRZ4 recognises Belmont as an Increased Housing Diversity Area (IHDA) as detailed in Clause 16.01-1L-02 of the Greater Geelong Planning Scheme. The policy seeks to maximise medium density housing in residential areas with more intensive development being located closest to the core of activity centres.

The proposal provides five dwellings on an underutilised parcel of land, facilitating infill development and increasing housing supply. The

proposal provides well-located and integrated housing that is directly proximate to jobs, services and public transport.

The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

✓ - COMPLIES

Following a review of the recent Nearmap aerial imagery, dated 29 October 2025, there are no existing solar energy systems on adjacent dwellings or commercial buildings. The proposal will therefore have no impact upon the existing solar energy systems.

As demonstrated within the overshadowing diagrams, the proposed development will be of no consequence should nearby occupants or residents seek to add solar energy infrastructure in the future.

The requirements of Clause 16.01-1L-02 in relation to the siting, height, scale, materials and form of proposed buildings.

✓ - COMPLIES

Clause 16.01-1L-02 seeks to evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development, while maintain the streetscape character in heritage areas. The proposed townhouses meet the strategies of this Clause in the following ways:

- The proposal provides increases housing density adjacent the High Street Activity Centre.
- The townhouses are a maximum of three storeys in height, with recessed upper levels in accordance with the Building Height Strategies of this Clause.
- The development consolidates titles to increase development potential.
- Car parking is located to the rear of dwellings to minimise visual prominence.
- Vehicle access is consolidated to one point.
- The opportunity for neighbouring properties to redevelop in a similar manner has not been reduced.

to the proposed townhouses have a high level of compliance with the Strategies of Clause 16.01-1L-02.

6.5 Will the proposal offer a reasonable level of amenity for future occupants?

This Section of the Report should be read in conjunction with the Clause 55 and Clause 58 assessment prepared by Tract which accompanies this report. The proposed dwellings have been designed to offer all future residents an exceptional level of amenity. In particular, the following is noted:

Townhouses

- The proposed dwellings have been designed to accommodate families and as such, include generous living areas, bedrooms and areas of secluded private open space.
 - The secluded private open space of each dwelling is oriented to maximise solar access and are conveniently accessible from the living areas. This will provide excellent opportunities for passive recreation, entertainment and leisure.
 - Each dwelling is provided with its own sense of address, easily visible either from the council operated road network or from the proposed internal street to the Site. Shelter is provided to entries and front yards/landscaping allow for a transitional space around the entry.
-

- The proposal is designed with consideration for room depth and height to allow adequate daylight penetration and ensure future occupant health and energy efficiency. All dwellings with single aspect habitable rooms provide compliant room depth dimensions.
- Each dwelling fulfils the minimum internal storage volume, through convenient access to usable and safe storage facilities which comprise bedroom wardrobes, bathroom cupboards, kitchen and laundry areas as well as garage storage.
- The garages are considered to be visually compatible with the development and neighbourhood character, as they have been located to a rear access laneway. The proposal has been designed with highly permeable façades which limits blank walls.
- The dwellings have been designed to reflect a contemporary design that accords with the emerging character of the area. The proposed development delivers a contemporary response to the variety of design elements seen in the surrounding area. The design has a well-articulated façade that lessens the appearance of bulk. The proposed dwellings façade treatment is appropriate and will deliver a high level of visual interest, while responding to the mixed character of the area.

Apartments

- The balconies are oriented to direct outlook towards the surrounding streets and the internal garden space. This is done to minimise the overlooking to neighbouring properties to the east and west. Windows are sized to maximise light and minimise heat gain.
- The proposal includes extensive communal open space with an excellent landscaping response. This unique feature will provide an exceptional level of onsite amenity. Access to green spaces has been shown to improve happiness and overall wellbeing and this feature will allow future residents the opportunity to gather, rest and play on their doorstep. The generous and thoughtful provision of communal spaces and amenities will also foster a sense of community amongst future residents.
- The proposed apartments are designed to provide a high level of internal amenity for future residents and feature a generous provision of private open space, terraces and substantial, functional internal living areas. A range of sizes and configurations are proposed to respond to varying lifestyle requirements.
- The design and layout of the proposed dwellings have maximised opportunities to provide natural ventilation in a manner that will allow occupants to effectively manage operable ventilation devices.

6.6 Will the proposal result in any unreasonable amenity impacts?

The proposed development will not result in any unreasonable amenity impacts to the adjoining commercial or residential uses. Specifically, the following matters are noted:

- The commercial land uses are all contained within the commercially zoned land and will not cause any impacts by way of noise, light or smell.
- The proposal avoids unreasonable overshadowing of neighbouring residential properties. The mixed use building does not cast any additional shadow to private property outside of the subject site at the September equinox, and the shadow cast by the townhouses is within the allowable limits outlined in Clause 55.
- The proposed townhouses are situated between the higher intensity development and the existing residential properties within the GRZ, offering a transition in scale and reducing any perceived amenity impacts on existing dwellings from the mixed use development.
- The mixed use building has been designed to avoid unreasonable overshadowing and overlooking impacts. The building is well separated from existing residential development and does not have any immediate sensitive interfaces.
- Above the podium, the tower's built form is strategically recessed, which not only reduces the visual bulk but also helps to mitigate potential overshadowing impacts on surrounding buildings and public spaces.
- The townhouses have been designed to comply with Clause 55 in relation to key amenity considerations including overlooking, overshadowing and side and rear setbacks.

6.7 Will the proposal offer an acceptable ESD response?

This application is accompanied by a Sustainable Management Plan (SMP) prepared by SDC which addresses sustainability requirements contained at Clause 15.01-2L of the Greater Geelong Planning Scheme.

The SMP provides an assessment using the Built Environment Sustainability Scorecard (BESS) which relates to water, energy, stormwater, IEQ, transport, waste, urban ecology, innovation and management. The proposal achieves a total BESS score of 62% with no mandatory category (IEQ, energy, water, stormwater) below 50%. This represents an improvement over the 'best practice' benchmark of 50% and equates to 'excellence' performance outcomes.

This is achieved through the following key sustainable design initiatives which have been incorporated into the design of the proposed building:

- The provision of bicycle parking spaces for visitors and residents.
- Water efficient fittings and fixtures are applied throughout.
- The use of high embodied energy material finishes is minimised in the design.
- 97% of living areas and bedrooms of the residential apartments are designed to achieve natural ventilation through the provision of openable windows/sliding doors.
- All bedrooms of the apartments and townhouses will have access to daylight through an external window.
- All dwellings will be fitted with double glazed windows, and/or double-glazed low-e windows. This will bring multiple benefits to the townhouses and apartments, such as better acoustic insulation and better thermal performance.
- Landscaping in garden beds and terrace planter boxes will be drought tolerant and will include mulch and soil wetting agents to reduce the potable water which will be required to water these garden areas in future.
- Rainwater will be harvested from Levels 5-7's non-trafficable roof areas and diverted to a 40kL rainwater tank(s). The stored water will be used for toilet flushing of the gym, medical centre and tenancy Units 1 to 4.
- Runoff from all terrace areas on Level 1 will be diverted to a raingarden(s) with a minimum area of 25m². The raingarden(s) will be located on the ground floor for ease of access and maintenance.

The development also meets the Best Practice standard for Urban Stormwater Quality and is therefore also consistent with the City of Greater Geelong's Stormwater Management objectives.

Accordingly, the performance outcomes achieved by the proposed development considered to be appropriate for a development of this scale and are compliant with the relevant planning scheme requirements.

6.8 Does the proposal provide an acceptable outcome with respect to access, waste management, traffic, and car parking?

The accompanying Traffic Engineering Assessment and Waste Management Plan prepared by Traffix confirms the proposal provides an acceptable outcome with respect to access, waste management, traffic and car parking.

Informed by the analysis provided in the Transport Impact Assessment and Waste Management Plan, the following is noted:

Access & Car Parking

The proposal has been designed to meet Clause 52.06 (Car Parking) as the proposal will deliver a safe and efficient car parking layout that does not detract from the functionality of the Site or High Street. The accompanying Transport Impact Assessment confirms the proposal provides an acceptable outcome with respect to car parking, bicycle parking and access design. Informed by the analysis provided in the Transport Impact Assessment, the following is noted:

- The proposal provides a total of 150 car parking spaces within two basement levels.
- The proposal includes the full quota of car parking for each proposed dwelling, in accordance with the provisions of Clause 52.06.
- Notwithstanding, a reduction in parking is sort in relation to the commercial uses and for residential visitors. The total reduction required is for 47 spaces.

- A reduction of on-site car parking is supported under the decision guidelines of Clause 52.06-7 as noted in the accompanying Car Parking Demand Assessment, which indicates:
 - The development meets the car parking requirements for residents, while having a shortfall of 24 visitor spaces, 17 shop spaces and 6 medical centre spaces, plus any car parking required for the gym.
 - The quantum and design of proposed car parking is appropriate for the scale and type of development proposed.
 - The layout of the proposed car parking facilities has been carefully designed to meet the specifications of Clause 52.06 and the relevant Australian Standards with respect to size, spacing and aisle dimensions.
 - The swept path assessment demonstrates that the relevant design of the vehicle accessways and proposed intersection upgrades, can be completed satisfactorily.
 - Parking surveys undertaken show the overflow in short-term and visitor parking demands can be accommodated within the on-street and off-street parking resources surrounding the site.
 - The reduced rate of car parking will encourage active modes of transport and result in less traffic impacts on the surrounding local area.

Traffic Impacts

- The level of traffic expected is moderate and can readily be accommodated by High Street and the surrounding road network.
- The reduced rate of car parking will result in less traffic impacts on the surrounding local area.
- The traffic volumes are not expected to have a significant impact on the surrounding road network, which is anticipated to have ample capacity to accommodate the number of trips generated by the proposal.
- It is expected that High Street and the surrounding intersections will operate similar to the existing conditions with the post development traffic volumes.
- The Site has access to alternative modes of transport in close proximity including public transport, cycling facilities and a high level of walkability to nearby everyday destinations, which reduce the reliance on private vehicle travel.

Bicycle parking

- The provision of 152 bicycle spaces on-site, plus an additional 8 spaces within the Waterloo Street verge satisfies (and exceeds) the bicycle parking provision requirements of Clause 52.34.
- The provision of bicycle parking is considered appropriate for the scale and type of development proposed and supports the proposed waiver of car parking by encourage mode-shift to more sustainable transport options.

Accordingly, it is considered that the development proposal has appropriate provision of on-site car parking and adheres to the provisions of Clause 52.06 and Clause 52.34 and is not expected to create adverse traffic and parking impacts in the precinct.

Waste

The waste management systems of the development comprise of the following components:

- Immediate smaller bins within individual dwellings and café tenancies for temporary storage of garbage and recyclable waste prior to transferring to the Mobile Garbage Bins (MGB's),
- A dual chute system for garbage and commingled recyclable waste at each residential level,
- Mobile garbage bins for residential and commercial uses within the respective waste storage areas at ground and basement level 1, and
- Manual transfer of FOGO, glass, e-waste and hard waste within the shared residential waste storage area at northern and southern basement level
- The preparation of the Waste Management Plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and relevant City of Greater Geelong requirements.

The Waste Management Plan includes swept path diagrams showing the loading bay has been designed to allow for the movements of a 6.4m long mini rear loading waste vehicle.

On this basis, the proposed waste management strategies are entirely appropriate and satisfy planning scheme requirements.

6.9 Does the proposal comply with the requirements of Clause 52.37 (Canopy Trees)?

The proposal includes the removal of one canopy tree. The tree proposed for removal is identified as Tree 10 (Manna Gum) within the Tree Impact Assessment and is recommended for removal by the project arborist as it is epicormic growth and will not be viable long term.

As set out in the table below, the proposal responds to the relevant decision guidelines for the removal and inclusion of canopy trees.

General Guidelines

Decision Guideline	Response
<i>The purpose of the clause 52.37.</i>	<p>The proposal is consistent with the overarching intent of Clause 52.37, which seeks to ensure that development is designed to maximise the retention and long-term health of existing and newly planted canopy trees, while contributing to an overall increase in canopy cover across urban areas.</p> <p>Whilst the proposal results in the removal of one canopy tree, the design of the proposal achieves an estimated overall canopy coverage of 14% across the entire Site, and 11% across the land subject to the GRZ.</p>
<i>The extent to which the existing and new canopy trees contribute to a greener environment and reduce urban heat.</i>	<p>The landscape design has been carefully developed to create a cool, green, and highly walkable environment that enhances amenity and comfort for residents. Given the Applicant proposes to upgrade the public realm, a shaded and pedestrian-friendly setting is essential to support safe and enjoyable day-to-day living.</p> <p>As outlined in the Landscape Master Plan (LMP), the proposal has been designed to include 91 new canopy trees providing significant shading over road pavements and reducing heat absorption. Collectively, this planting strategy ensures the development achieves a lush, green character, mitigates urban heat, and promotes a comfortable and attractive environment for residents and visitors alike.</p>
<i>The existing, proposed or likely future development of the site and adjacent land.</i>	<p>Land immediately to the south is presently occupied by an at-grade car park and KFC. While land to the east is defined by standard residential dwellings.</p> <p>In both locations, the land may be subject to Future development, and any future development would be expected to include a contribution to tree canopy cover in accordance with current policy.</p>
<i>The species, type and growth characteristics of existing and new canopy trees.</i>	<p>As outlined on pages 40-42 of the LMP, the indicative streetscape and site tree planting schedule has been carefully designed to incorporate a diverse range of species. This approach ensures ecological variety and biodiverse outcomes.</p> <p>The planting schedule details the exact species, height and width of each tree at maturity.</p> <p>Please refer to the LMP prepared by Lat Studios.</p>
<i>Whether existing or new canopy tree will adversely impact or be impacted by pedestrian and vehicle access to the site, easements, overhead power cables, buried</i>	<p>The landscape design and associated infrastructure have been carefully coordinated with the provision of services. This integrated approach ensures that the placement of services, paths and built form works harmoniously with the proposed planting strategy, minimizing potential conflicts and safeguarding the long-term health of vegetation. By planning</p>

infrastructure such as sewer pipes, building foundations and other structures.

these elements in tandem, the design anticipates future growth while ensuring that, once the landscape matures, there will be little to no adverse impact on vegetation or canopy coverage.

Any physical constraints, such as topography, soil and drainage conditions which may prevent the planting or growth of the required number of trees.

There are no physical constraints which will impact the growth of the vegetation.

The site includes a rise in gradient from the north-east corner to the south west corner and the proposal has been designed with a well-structured drainage strategy, ensuring the landscaped areas achieve a sufficient volume of water once planted.

The impact of existing or new canopy trees on solar access to windows on the site and any existing solar energy system.

The proposal has been designed to ensure solar access is maintained to all adjoining properties and the impacts of over shadowing are minimal and will not detract from the established vegetation.

Removal of Canopy Trees Guidelines

Decision Guideline

Response

The health and stability of the canopy tree proposed to be removed.

As per the arboriculture impact report prepared by Tree Care Consulting, the health and stability of the tree proposed for removal is not viable for its ongoing retention.

Whether the canopy tree is causing, or at risk of causing, damage to an existing building, works or infrastructure.

Tree 10 poses a risk to the existing boundary fencing as it has been assessed as not being structurally sound.

The number, size and location of the canopy trees to be retained on the site.

No canopy trees within the site boundary will be retained as there are no trees worthy of retention within the Site currently. However, 11 existing street trees outside of the site boundary will be retained.

These trees are located to the eastern, northern and western boundaries of the Site.

If the removal of the canopy tree is associated with the development of the site, whether the proposed development has been sited or designed to minimise the impact on canopy trees.

As discussed above, the landscape design has been designed to maximise new canopy tree planting.

The proposal achieves a 20% canopy cover throughout the townhouse site and 11% across the mixed use site. The landscape planting strategy includes species with a mature spread of 12 metres or greater, delivering a strong visual and environmental presence.

The cumulative impact of reducing existing canopy trees, if canopy trees on the site have been removed, destroyed or lopped within the past 12 months.

No canopy trees have been removed within the last 12 months.

New Canopy Trees Guidelines

Decision Guideline

Response

The suitability of the proposed deep soil areas or planter soil volume or depth. A deep soil area may be shared with other canopy trees and other vegetation where it does not affect the viability of the canopy tree growth.

The proposed deep soil areas and planter soil volumes have been designed to meet the requirements for healthy canopy tree growth. Each designated deep soil zone provides sufficient depth.

Careful species selection, appropriate spacing, and soil health maintain adequate growing conditions for all vegetation within shared zones.

Whether the species of the canopy tree is suited to the soil conditions of the site.

The species chosen are well-adapted to local Geelong and Barwon River conditions and have demonstrated resilience in similar environments, ensuring healthy establishment and long-term growth. In addition, the planting schedule incorporates species diversity to further enhance ecological resilience and adaptability to potential variations in soil characteristics across the Site.

Whether landscaping or design measures are required to provide structural protection of buildings.

No landscape measures are required to provide structural protection of buildings.

6.10 Does the proposal comply with the requirements of Clause 55 (Two or more dwellings on a lot and residential buildings)

In accordance with the purpose of Clause 55, the proposed townhouses will respond to the existing and emerging neighbourhood character and will provide reasonable standards of amenity for existing and new residents.

Specifically, the dwelling design outcome appropriate provides for:

- Neighbourhood Character and Infrastructure.
- Site Layout and Building Massing.
- Amenity Impacts.
- On-site Amenity and Facilities.
- Detailed Design.

The proposal has a high level of compliance with the Standards and Objectives of Clause 55, seeking a variation of only the following standard:

- **Standard B2-1 – Street Setback** - The proposal incorporates a minimum setback of 3 metres to Wyuna Parade, 900mm to Waterloo Street and 1.85 metres to Glenara Court, requiring a variation to Standard B2-1. A narrower front setback is sought it is considered acceptable in this instance, as the design allows for sufficient space for landscaping and provides transition in built form between the commercial character of the High Street activity centre and the more traditional surrounding residential area. Further, the proposed re-imagining of Waterloo Street as a pedestrian friendly environment provides the opportunity to create a new streetscape character.

A comprehensive assessment of the proposal against the objectives and standards of Clause 55 is provided at **Appendix A**.

6.11 Does the proposal comply with the requirements of Clause 58 (Apartment Developments)?

In accordance with the purpose of Clause 58, the proposal encourages apartment development that is responsive to the Site and the surrounding area and provides reasonable standards of amenity for existing and new residents.

The proposal has a high level of compliance with the Standards and Objectives of Clause 58, only seeking a variation of the following Standard:

- **Standard D10 – Landscaping Objectives** – This application is accompanied by a Landscape report prepared by LAT Studios which provides detail on the proposed landscaping including deep soil requirements and canopy tree provision.

The apartment site is 3951sqm in area, generating a requirement for 640sqm of canopy cover and 1.5% of the site area (592sqm) to be deep soil planting. The proposal includes 330sqm of canopy cover (9.17%), and approximately 290sqm of deep soil area within the apartment building, accounting for 8.07% requiring a variation to the Standard.

Maximising landscaping opportunities has been a key consideration throughout the design process. In addition to the above planting proposed within the site boundaries, there are 46 trees proposed in the surrounding public realm and 1723sqm of additional tree canopy cover will be provided as part of the development.

Indigenous and native plant species are proposed to reflect the coastal context of the site and also due to their ability to thrive in local environmental conditions. Materiality of decking and neutral toned paving is also proposed to reference the local coastal context. Small scale paving in the form of brickwork is also proposed to link with the building's facade and reference the Architectural context of Geelong.

Landscape treatments along streetscape interfaces will soften the building edges, produce intimate seating nodes and establish habitat connections through the site into the surrounding environment. Passively irrigated rain gardens along streetscapes can also integrate stormwater management and produce micro-climates suitable for locally endemic estuarine planting.

The landscape strategy for the communal terraced areas has been designed for use as flexible open spaces capable of providing for both passive and active recreation.

On this basis, the proposal is compliant with the requirements of Clause 58.

A comprehensive assessment of the proposal against the objectives and standards of Clause 58 is provided at **Appendix B**.

7 Conclusion

This report has been prepared by Tract Consultants Pty Ltd upon the instructions of 107 High Street Pty Ltd (a subsidiary of Up Property) to accompany a planning permit application for a mixed used development comprising dwellings, retail tenancies, medical centre and gymnasium and five townhouses on the land located at 107-123 High Street, Belmont.

The Site presents an excellent strategic location to provide mixed used development that contributes to housing supply, housing affordability and provides improvements to the public realm, including pedestrian connectivity and urban greening.

The proposed development has a high level of compliance with strategic planning policy, and will have the following positive impacts on the Site and surrounding area:

- The development has been designed around first principles of urban design, with thoughtful consideration of its interaction with the public realm and a number of upgrades to the surrounding streetscapes to ensure a positive design outcome for both existing and future residents.
- The proposal provides a significant contribution to housing supply and will contribute to housing diversity in a location with direct access to jobs and local services.
- The proposal includes improvements to the public realm and landscape architecture upgrades which will increase tree canopy cover, promote walkability through improving pedestrian connectivity and a safer pedestrian experience —encouraging active lifestyles, social interaction, and community wellbeing.
- The proposal includes five well-designed, townhouses that serve as a sensitive transition between the mixed use building on High Street and the established residential character of Belmont. These townhouses provide a considered buffer, respecting the strategic intent for Increased Housing Diversity Areas by contributing positively to the streetscape through high-quality architectural design, appropriate scale, and thoughtful landscaping.
- The commercial uses proposed along High Street at ground and first floor level will contribute to the convenience of the local area, as well as activation of the streetscape and ongoing viability of the High Street Activity Centre.
- Amenity impacts to neighbouring properties have been minimised and a high level of compliance has been achieved with the relevant Standards of Clause 55 and 58, including those relating to overshadowing and overlooking.

As outlined throughout this report, the proposal responds directly to the purpose and intent of the applicable planning controls, policy provisions of the Greater Geelong Planning Scheme and strategic direction contemplated for the Site and surrounding area. For the reasons detailed in this report, we would commend the proposal to DFP and respectfully request the proposal be supported.

Appendices

Appendix A Clause 55 Assessment

Appendix B Clause 58 Assessment

Appendix A Clause 55 Assessment

Clause 55 Assessment

Project Number	318-0187-02
Address	107-123 High Street, Belmont
Plan Reference	<i>Architectural Drawings prepared by Clarke Hopkins Clarke dated December 2025</i>
Date of Assessment	18 December 2025

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the outcome to be achieved in the completed development
- **Standards.** A standard contains the requirements to meet the corresponding objective.
 - If a zone or a schedule to a zone specifies a standard that modifies the standard set out in this clause, the modified standard in the zone or a schedule to the zone applies.*
 - If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.*
 - If the land is included in an overlay, other than a Neighbourhood Character Overlay, and the schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.*
- **Decision Guidelines.** If a standard is not met, the decision guidelines set out the matters that the responsible authority must consider before deciding if the corresponding objective is met.

Requirements

A development must meet all of the applicable objectives contained in this clause.

If a development **meets a standard**:

- The corresponding **objective is deemed to be met**.
- The responsible authority is **not required** to consider the corresponding **decision guidelines**.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Clause 55.01 – Application Requirements

An application to which Clause 55 applies must be accompanied by:

- A site description.
- A design response.
- A written statement outlining which standards are met and which are not met. If a standard is not met the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

Townhouse and Low-Rise Code Compliance Summary Table

Where all the *applicable standards* (shaded in grey) are met, an objector has no right of appeal.

Standard	Is the standard met?	Is the objective met?
Neighbourhood Character		
Standard B2-1 Street setback (Clause 55.02-1)	✗	✓
Standard B2-2 Building height (Clause 55.02-2)	✓	✓
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	✓	✓
Standard B2-4 Walls on boundaries (Clause 55.02-4)	✓	✓
Standard B2-5 Site coverage (Clause 55.02-5)	✓	✓
Standard B2-6 Access (Clause 55.02-6)	✓	✓
Standard B2-7 Tree canopy (Clause 55.02-7)	✓	✓
Standard B2-8 Front fences (Clause 55.02-8)	✓	✓
Liveability		
Standard B3-1 Dwelling diversity (Clause 55.03-1)	✓	✓
Standard B3-2 Parking location (Clause 55.03-2)	✓	✓
Standard B3-3 Street integration (Clause 55.03-3)	✓	✓
Standard B3-4 Entry (Clause 55.03-4)	✓	✓
Standard B3-5 Private open space (Clause 55.03-5)	✓	✓
Standard B3-6 Solar access to open space (Clause 55.03-6)	✓	✓
Standard B3-7 Functional layout (Clause 55.03-7)	✓	✓
Standard B3-8 Room depth (Clause 55.03-8)	✓	✓
Standard B3-9 Daylight to new windows (Clause 55.03-9)	✓	✓
Standard B3-10 Natural ventilation (Clause 55.03-10)	✓	✓
Standard B3-11 Storage (Clause 55.03-11)	✓	✓
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	✓	✓
External Amenity		

Standard B4-1 Daylight to existing windows (Clause 55.04-1)	✓	✓
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	N/A	N/A
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	✓	✓
Standard B4-4 Overlooking (Clause 55.04-4)	✓	✓
Standard B4-5 Internal views (Clause 55.04-5)	✓	✓
Sustainability		
Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	✓	✓
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	✓	✓
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	✓	✓
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	N/A	N/A
Standard B5-5 Waste and recycling (Clause 55.05-5)	✓	✓
Standard B5-6 Noise impacts (Clause 55.05-6)	✓	✓
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	N/A	N/A

Clause 55.02 – Neighbourhood Character

Clause 55.02-1 – Street setback

Objective To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.

Standard B2-1 Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or
- If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.

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.

Table B2-1. Street setback

Development context	Minimum setback from front street	Minimum setback from a side street	Complies?
GRZ4 Variation: All other areas not in a Heritage Overlay.	The same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 4 metres, whichever is the lesser.		No
The site is on a corner.		Front walls of new development fronting the side street of a corner site are 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.	No
		Side walls of new development on a corner site are 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.	

Assessment:

Complies with the Objective

For the purpose of Standard B2-1, a 4 metre setback is required to both Glenara Court and Wyuna Parade in order to meet this Standard, as Schedule 4 to the GRZ varies the required front setback distance.

The proposal incorporates a minimum setback of 3 metres to Wyuna Parade and 1.85 metres to Glenara Court, requiring a variation to Standard B2-1. Side street setbacks to Waterloo Street are between 800mm and 2.2m.

The subject site is a unique situation and context being on the corner of Waterloo Street which effectively operates as a car park and rear lane currently. The proposal includes significant upgrades to this street and improvements to the residential character.

The proposal includes the redevelopment of the neighbouring site on High Street to a mixed-use development of seven to eight storeys. The townhouse dwellings have been designed to provide a suitable transition between this taller and more robust form on High Street and the existing residential area of Belmont. It is therefore considered a variation to this standard is appropriate as the character of the area includes zero lot setbacks in both the existing and future development scenarios. Further, the proposed re-imagining of Waterloo Street as a pedestrian friendly environment provides the opportunity to create a new streetscape character.

A lesser front setback is considered acceptable in this instance, as requiring the townhouses to meet the standard 4-metre setback or greater would result in a poor transition to the adjoining High Street commercial precinct.

Clause 55.02-2 – Building height

Objective To ensure that the height of buildings respond to the existing or preferred neighbourhood character.

Standard B2-2 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.

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.

Assessment:

Complies with Standard B2-2

The General Residential Zone specifies a maximum building height requirement of 11 metres/ 3 storeys.

Townhouse 1, fronting Glenara Court, is two storeys in height and 7.2m.

Townhouses 2 and 3 fronting Glenara Court are three storeys in height (9.8m and 9.2m).-

Townhouses 4 and 5, fronting Wyuna Parade, are two storeys in height (8.5m and 9.7m)

As such, the proposal complies with Standard B7.

Clause 55.02-3 – Side and rear setbacks

Objective To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

Standard B2-3 A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.

Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:

B2-3.1:

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

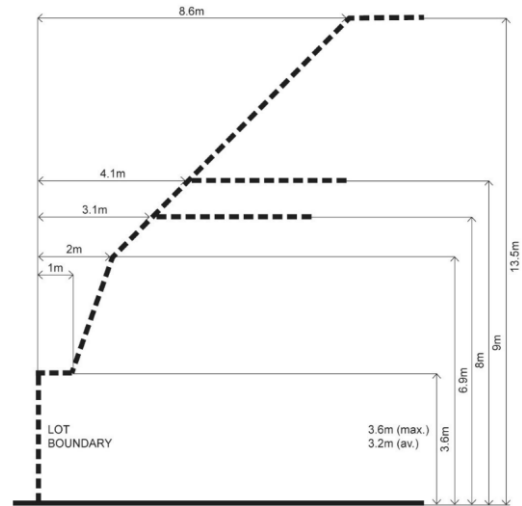


Diagram B2-3.1 Side and rear setbacks

B2-3.2:

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. If the boundary is to the south of the building, the building is setback 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 east.

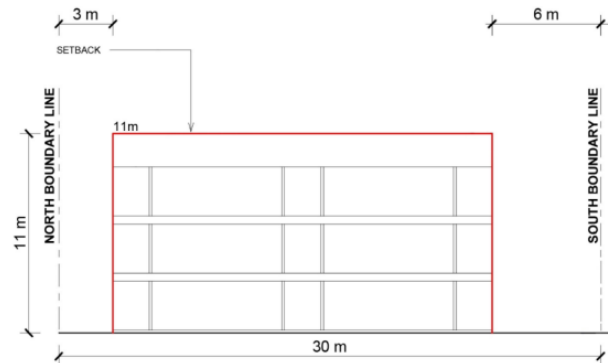


Diagram B2-3.2 Side and rear setbacks

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 side and rear setbacks.

Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may

Assessment:

Complies with the standard

The proposal has been setback from the south-eastern boundary in accordance with this standard. In one location (internal east elevation) there is a minor encroachment, however this is to allow for box guttering and is less than 0.5m meaning it is an allowable encroachment under this standard.

Clause 55.02-4 – Walls on boundaries

Objective

To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.

Standard B2-4 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 a lot does not abut the boundary for a length that exceeds the greater of the following distances:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot; or
- The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.

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.

A building on a boundary includes a building set back up to 200mm from a boundary.

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 does 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.

Assessment:

Complies with Standard B2-4

The proposal includes one wall on boundary for Townhouse 1 located adjacent to 8 Glenara Court. This wall is single storey (3m) and approximately 6.7m in length.

The proposal therefore meets the objective of Clause 55.02-4 and complies with standard B2-4.

Clause 55.02-5 – Site coverage

Objective To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.

Standard B2-5 The site area covered by buildings does not exceed:

- The maximum site coverage specified in a schedule to the zone; or
- If no maximum site coverage is specified in a schedule to the zone 65 per cent in the GRZ.

Assessment:

Complies with Standard B2-5

The proposed site coverage is 49.7 per cent (692sqm). Schedule 4 to the GRZ specifies a maximum site coverage of 70%, therefore, the proposal accords with Standard B2-5.

Clause 55.02-6 – Access

Objective To ensure the number and design of vehicle crossovers responds to the neighbourhood character.

Standard B2-6 The width of accessways or car spaces (other than to a rear lane) does not exceed:

- 33 per cent of the street frontage; or
- 40 per cent of the street frontage if the width of the street frontage is less than 20 metres

The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.

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.

Assessment:

Complies with Standard B2-6

Vehicle access is proposed via a rear laneway connected to Waterloo Street. The access avoids impacting on the existing street tree on Wyuna Parade. Vehicle entrances are consolidated and do not exceed 33% of the site frontages.

The proposal complies with Standard B2-6.

Clause 55.02-7 – Tree canopy

Objectives

To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.

Standard B2-7 Provide a minimum canopy cover of:

- 10% of the site area on sites 1,000sqm or less; or
- 20% of the site area on sites more than 1,000sqm.

Existing trees to be retained meet all of 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 and planter requirements

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep spoil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 m	6 m	12.6 m ²	12 m ² (min. plan dimension 2.5 m)	12 m ³ (min. plan dimension 2.5 m)	0.8 m
B	8 m	8 m	50.3 m ²	49 m ² (min. plan dimension 4.5 m)	28 m ³ (min. plan dimension 4.5 m)	1 m
C	12 m	12 m	113.1 m ²	121 m ² (min. plan dimension 6.5 m)	64 m ³ (min. plan dimension 6.5 m)	1.5 m

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.

Assessment:

Complies with Objective

As demonstrated within the landscape plan prepared by LAT studios, the canopy cover, deep soil plant and provision of trees comfortably meet the Standard and Objective of Clause 55.02-7.

The townhouse site is 1393sqm in area, generating a requirement for 20% tree canopy, or 278.6sqm. The proposal includes the removal of one canopy tree (Manna Gum) which has been given a low arboricultural value and is not suitable for retention.

The proposal incorporates 285sqm of canopy area across the townhouse site, comfortably meeting the minimum 20% canopy cover requirement.

Clause 55.02-8 – Front fences

Objective To encourage front fence design that responds to the existing or preferred neighbourhood character.

Standard B2-8 A front fence with 3 metres of a street is:

- A maximum height specified in a schedule to the zone; or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.

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

Assessment:

Complies with Standard B2-8

The dwellings have been designed with a vertical metal batten fence which lines the frontage to both Wyuna Parade and Glenara Court. The fence height are approximately 1.2-metres in height and therefore comply with Standard B2-8.

Clause 55.03 – Liveability

Clause 55.03-1 – Dwelling diversity

Objective	To encourage a range of dwelling sizes and types in developments of ten or more dwellings.
Standard B3-1	Developments include at least: <ul style="list-style-type: none">• One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.• One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.• One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.

Assessment:

N/A

N/A – the proposal does not exceed 10 or more dwellings.

Clause 55.03-2 – Parking location

Objective	To minimise the impact of vehicular noise within developments on residents.
Standard B3-2	Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: <ul style="list-style-type: none">• 1.5 metres; or• 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• 1 metre where windowsills are at least 1.5 metres above ground level. 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.

Assessment:

Complies with Standard B3-2

All proposed dwellings are each provided with a standalone double garage, strategically positioned at the rear of their respective allotments. This design ensures that the garages are physically separated from the main residential structures, maintaining a minimum distance of 4 metres between any dwelling and its associated garage. This arrangement has been carefully considered to ensure full compliance with Standard B3-2.

Clause 55.03-3 – Street integration

Objective	To integrate the layout of development with the street to support the safety and amenity of residents
Standard B3-3	Where a development fronts a street, a vehicle accessway or abuts public open space: <ul style="list-style-type: none">• Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.

- 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.

Lighting is provided to all external accessways and paths.

Mailboxes are provided for each dwelling and can be communally located.

Assessment:

Complies with Standard B3-3

The dwellings feature rear laneway access, reducing vehicle infrastructure, garages and crossovers within street frontage thereby preserving the aesthetic and pedestrian-friendly character of the streetscape. Passive surveillance is provided through first-floor bedroom views, and all external paths and accessways are well-lit for safety, improving visibility during nighttime hours but also supports safe and convenient movement. The proposal meets the standard in this regard. The rear garages and associated laneway will have good passive surveillance from the apartment building.

Clause 55.03-4 – Entry

Objectives To provide each dwelling, apartment development or residential building with its own sense of identity.
To provide entries with weather protection, safe design, natural light and ventilation.

Standard B3-4 Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings

Each dwelling and each residential building has a ground level entry door that:

- Has a direct line of sight from a street, accessway or shared walkway.
- Is not accessed through a garage.
- 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.

Apartment development and residential building with a shared entry

An apartment development and each residential building has:

- A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway.
- An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building.
- Shared corridors and common areas have at least one source of natural light and natural ventilation.

Assessment:

Complies with Standard B3-4

Each dwelling is provided with its own sense of address, easily identifiable either from external interfaces or from the areas internal to the Site. Shelter is provided to entries and front yards/landscaping allow for a transitional space around the entry. The proposal meets the standard in this regard.

Clause 55.03-5 – Private open space

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

Standard B3-5

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 dimension is 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; or
- A balcony with at least the area and dimensions specified in Table B3-5; 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 dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard.

If a cooling or heating unit is 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 dimensions
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

Assessment:

Complies with Standard B3-5

Schedule 4 to the GRZ varies the Standard of B3-5 to include the following requirements:

- An area of 20 square metres of secluded private open space with a minimum dimension of 3 metres; or
- An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width, or
- A balcony with at least the area and dimensions specified in Table B3-5, or
- An area on a roof of at least 10 square metres, with a dimension of 2 metres width.

Each dwelling is provided with in excess of 20 square metres of secluded private open space with a minimum dimension of 3 metres, located within the rear yard of the dwellings. SPOS areas for each dwelling are detailed below:

TH 1 – 60sqm

TH 2 – 27sqm

TH 3 – 41sqm

TH 4 – 107sqm

TH 5 – 142sqm

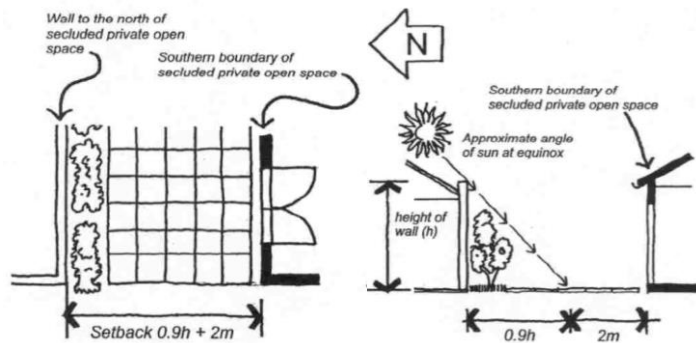
Each private open space has convenient access to a living room or habitable room. In addition, the development will have direct access to existing public open space within Glenara Court pocket park, which is proposed to be upgraded as part of this application.

Clause 55.03-6 – Solar access to open space

Objective To allow solar access into the secluded private open space of new dwellings and residential buildings.

Standard B3-6 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.

Diagram B3-6 Solar access to open space



Assessment:

Complies with Standard B3-6

Secluded private open space has been located to achieve adequate solar access. There are no walls located directly to the north of the secluded private open spaces. Shadow diagrams indicate the SPOS areas will be largely free of overshadowing between 9am and 2pm.

Clause 55.03-7 – Functional layout

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

Standard B3-7 Bedrooms:

- Meet the minimum internal room dimensions specified in Table B3-7.1; and
- Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.

Table B3-7.1 Bedroom dimensions

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

Table B3-7.2 Living area dimensions

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

Assessment:

Complies with Standard B3-7

All of the proposed dwellings include living areas and bedrooms which comply with the above requirements.

All bedrooms provide internal room dimensions in compliance with Standard B3-7, including an additional area to accommodate a wardrobe.

Living areas are designed to meet the minimum internal room dimensions set out under Table B3-7. The Architectural Plans include diagrams which demonstrate comfortable compliance with the minimum internal room dimensions specified for living areas. Refer to plans TP410 - TP414 for further details.

Clause 55.03-8 – Room depth

Objective To allow adequate daylight into single aspect habitable rooms.

Standard B3-8 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.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen; and
- The kitchen is located furthest from the window; and
- 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
- An overhang extends no more than 2m beyond the window of the single aspect habitable room.

In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.

Assessment:

Complies with Standard B3-8

The proposal is designed with consideration for room depth and height to allow adequate daylight penetration and ensure future occupant health and energy efficiency. All dwellings with single aspect habitable rooms provide compliant room depth dimensions and adheres to the Standard B3-8.

Clause 55.03-9 – Daylight to new windows

Objective To allow adequate daylight into new habitable room windows.

Standard B3-9 Dwelling (other than a dwelling in or forming part of an apartment development)

A window in an external wall of the building is provided to all habitable rooms.

Habitable rooms in a dwelling have a window that faces:

- 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
- A verandah provided it is open for at least one third of its perimeter; or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Dwelling in or forming part of an apartment development

A window in an external wall of the building is provided to all habitable rooms.

Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:

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

Assessment:

Complies with Standard B3-9

All windows to habitable rooms have access to daylight in accordance with the requirements of Standard B3-9 as they are each located to face an outdoor space clear to the sky.

As such, Standard B3-9 is met without variation.

Clause 55.03-10 – Natural ventilation

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

Standard B3-10 Dwelling (other than a dwelling in or forming part of an apartment development)

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

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

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

Dwelling in or forming part of an apartment development

At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

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

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

Assessment:

Complies with Standard B3-10

The proposal provides for the natural ventilation of dwellings through the design of the building layout openable windows, doors or other ventilation devices in external walls of the building. The design and layout of the proposed dwellings has maximised opportunities to provide natural ventilation in a manner that will allow occupants to effectively manage operable ventilation devices.

All dwellings have been designed to achieve effective cross ventilation with the minimum and maximum breeze paths stipulated under Standard B3-10. Further, all dwellings within the building are provided operable windows which allow for occupants to effectively manage the natural ventilation of their dwelling.

Therefore, the proposal complies with the requirements of Standard B49.

Clause 55.03-11 – Storage

Objective To provide adequate storage facilities for each dwelling.

Standard B3-11 Dwelling (other than a dwelling in or forming part of an apartment development)

Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.

Dwelling in or forming part of an apartment development

Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.

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

Assessment:**Complies with Standard B3-11**

Each dwelling is provided with adequate internal and external storage facilities that are functional, secure and conveniently accessible.

Each dwellings incorporates internal storage which exceeds the total storage requirements set out under Standard B3-11. The Architectural Plans are annotated to confirm the minimum storage volume for each dwelling type to demonstrate compliance with Standard B3-11. Refer to TP410-414 for further detail.

Clause 55.03-12 – Accessibility for apartment developments

Objective	To ensure the design of dwellings meets the needs of people with limited mobility.	
Standard B3-12	At least 50 per cent of dwellings in or forming part of an apartment development have: <ul style="list-style-type: none"> • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table 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: <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> • A minimum area of 1.2 metres by 1.2 metres. • Located in front of the shower and the toilet. • Clear of the toilet, basin, and door swing. <p>The circulation area for the toilet and shower can overlap</p>	A clear circulation area that is: <ul style="list-style-type: none"> • A minimum width of 1 metre. • The full length of the bathroom and a minimum length of 2.7 metres. • Clear of the toilet and basin. <p>The circulation area can include a shower area</p>

Path to circulation area	A clear path with a minimum width of 900mm from the door opening of 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.

Assessment:

N/A

No apartments are included in the scope of this assessment. The apartments subject to the mixed use development have been assessed pursuant to Clause 58.

Clause 55.04 – External Amenity

Clause 55.04-1 – Daylight to existing windows

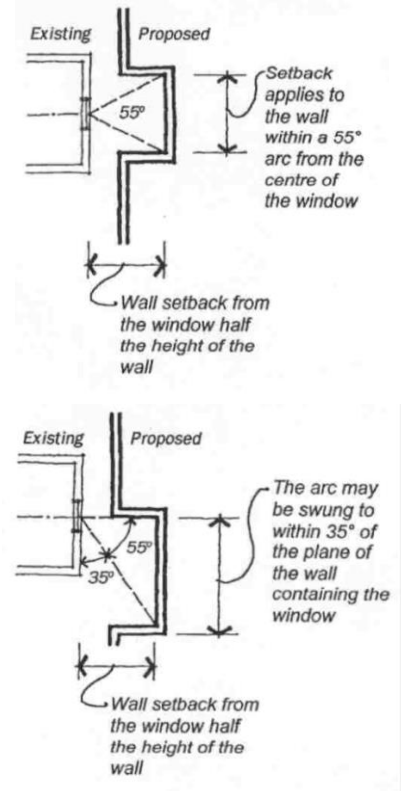
Objective To allow adequate daylight into existing habitable room windows.

Standard B4-1 Buildings opposite an existing habitable room window 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.

Walls or carports more than 3 metres in height opposite an existing habitable room window are 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 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.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram B4-1 Daylight to existing windows



Assessment:

Complies with Standard B4-1

Sufficient setbacks have been provided to all Site boundaries to ensure Standard B4-1 can be met and that all neighbouring windows retain sufficient access to daylight. The nearest neighbouring habitable room windows are set back 4.4m from the proposal, allowing adequate separation in accordance with this standard.

Clause 55.04-2 – Existing north-facing windows

Objective To allow adequate solar access to existing north-facing habitable room windows.

Standard B4-2

Diagram B4-2.1 North-facing windows

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:

- A new building is to be set back from the boundary by at least 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.
- For new buildings that meet the Standard B2-3.2 setback, the building is setback 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 east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.

For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east

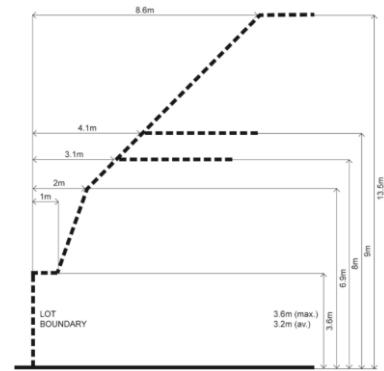
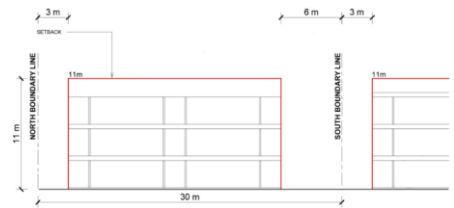


Diagram B4-2.2 North-facing windows



Assessment:

N/A

Not Applicable (no north-facing windows within 3.0m from the boundary)

Clause 55.04-3 – Overshadowing secluded open space

Objective To ensure buildings do not significantly overshadow existing secluded private open space.

Standard B4-03 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 a 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.

If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.

Assessment:

Complies with Standard B4-3

Shadow diagrams have been prepared to demonstrate the shadows cast by the proposed buildings. Sunlight to the minimum of 25 square metres of secluded private open space has been comfortably maintained for both the neighbouring dwellings.

Clause 55.04-4 – Overlooking

Objective To limit views into existing secluded private open space and habitable room windows.

Standard B4-4 In Clause 55.04-4 a habitable room does not include a bedroom.

A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the

Diagram B4-4 Overlooking

secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are 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.

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:

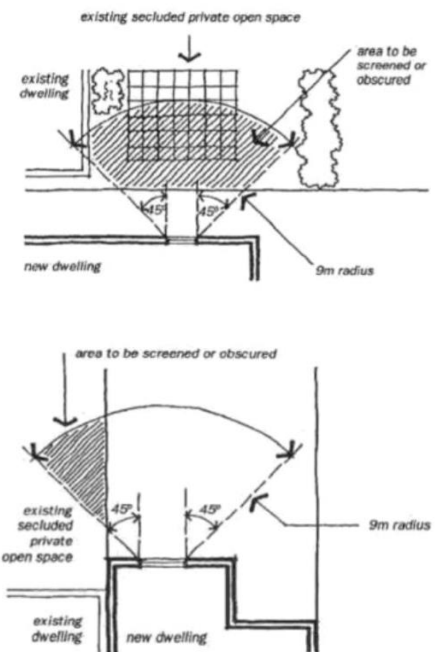
- Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or
- Has sill heights of at least 1.7 metres above floor level; or
- Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

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.

Screens used to obscure a view are:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

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.



Assessment:

Complies with Standard B4-4

The proposed townhouses do not include any habitable room windows (other than bedrooms which do not require screening) with the potential to overlook neighbouring secluded private open space areas. Standard B4-4 is met without variation.

Clause 55.04-05 – Internal views

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

Standard B4-5 In Clause 55.04-5 a habitable room does not include a bedroom. 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:

- Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or
- Has a sill height of at least 1.7 metres above floor level; or

- Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level; or.
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Direct views are measured at a height of 1.7 metres above floor level and within:

- A 45 degree horizontal angle from the edge of the new window or balcony.
- A 45 degree angle in the downward direction.

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.

Assessment:

Complies with Standard B4-5

The proposal has been designed to ensure views into the into the private open space and habitable room windows of other dwellings within the development are limited. This has been achieved through strategic placement of windows, as well as the incorporation of solid building elements that act as visual barriers.

Clause 55.05 – Sustainability

Clause 55.05-1 – Permeability and stormwater management

Objectives	To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling.
-------------------	--

Standard B5-1	The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to: <ul style="list-style-type: none">• Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:<ul style="list-style-type: none">◦ Suspended solids 80% reduction in mean annual load.◦ Total phosphorus and Total Nitrogen 45% reduction in mean annual load.◦ Litter 70% reduction of mean annual load. <p>Note: <i>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.</i></p> <ul style="list-style-type: none">• 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.
----------------------	---

Assessment:

Complies with Standard B5-1

The proposal achieves Site permeability of 30%.

Rainwater will be harvested from the main roof areas of each unit and will be diverted to a 2,000L tank allocation per dwelling (total of 10kL). The stored water will be used for toilet flushing for the entire townhouse development.

The proposed development meets best practice requirements through the initiatives outlined in this report including the use of solar PV, energy efficient systems, rainwater tank(s).

Clause 55.05-2 – Overshadowing domestic solar energy systems

Objective	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.
------------------	---

Standard B5-2	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 metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.
----------------------	---

In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.

Assessment:

Complies with Standard B5-2

The dwellings at 4 Wyuna Parade and 4 Glenara Court currently do not have solar energy systems installed.

Clause 55.05-3 – Rooftop solar energy generation area

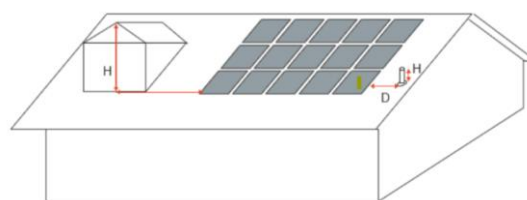
Objective To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

Standard B5-3 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. An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:

- Has a minimum dimension of 1.7 metres.
- Has a minimum area in accordance with Table B5-3.
- Is oriented to the north, west or east.
- Is positioned on the top two thirds of a pitched roof.
- Can be a contiguous area or multiple smaller areas.
- Is free of 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.

This standard does not apply to apartments and residential buildings.

Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area



Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.

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

Assessment:

Complies with Standard B5-3

Each dwelling has been designed to accommodate a 12–20 square metre 3kW solar photovoltaic (PV) array on its respective roof. Additional roof space is also available on both the dwelling and garage to support the future installation of more solar panels if desired.

Clause 55.05-4 – Solar protection to new north-facing windows

Objective To encourage external shading of north facing windows to minimise summer heat gain.

Standard B5-4 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.

Assessment:

Complies with standard

Due to the sites angles orientation, the proposal does not include any north-facing windows. Townhouses 3 & 4 include a fixed shroud to provide external shading to minimise summer heat.

The dwellings minimise reliance on heating and cooling through the provision of double glazing and an appropriate solid-to-glazed ratio along the façade. This is confirmed in the sustainability report.

Clause 55.05-5 – Waste and recycling

Objectives	<p>To ensure dwellings are designed to facilitate waste recycling.</p> <p>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.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</p>
-------------------	---

Standard B5-5 Dwelling (other than a dwelling in or forming part of an apartment development)

The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.

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 metres	1.8 metres
Shared bin storage area for 3 dwellings or less	5.4 square metres	0.8 metres	1.8 metres
Shared bin storage area for 4 or more dwellings	4 square metres plus 1 square metre per dwelling	0.8 metres	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 use 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 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.

Assessment:

Complies with Standard B5-5

This application is accompanied by a Waste Management Plan which demonstrates compliance with Standard B5-5.

The Waste Management Plan prepared by Traffix has outlined the required number of collections, and size of bin storage, for the townhouse building.

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development. More specific waste management strategies for the proposal are set out below:

- Each townhouse has its own set of bins which will be stored within the respective private storage spaces. Waste collection to occur within the rear laneway via a private contractor using a 6.4 m long mini rear loaded waste collection vehicle as required.
- Before collection, residents will be responsible for placing bins to the rear laneway for collection. Bins will be returned immediately after collection has completed.

Refer to the accompanying Waste Management Plan, prepared by Traffix for further details.

Clause 55.05-6 – Noise impacts

Objective To minimise the impact of mechanical plant noise located in the development.

Standard B5-6 Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or 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.

Assessment:

Complies with Standard B5-6

The proposed development is located within an established residential and commercial area, with no direct interfaces to major road reserves, active open space or obnoxious land uses.

Secluded private open space is situated adjacent to that of adjoining allotments to ensure the use of outdoor areas will not unreasonably impact on noise sensitive rooms within each dwelling.

To this accord, the proposal complies with Standard B5-6.

Appendix B Clause 58 Assessment

Clause 58

Better Apartment Design Standards

1.1 Purpose

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

1.2 Requirements

A development:

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

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

For Clause 58.04-1 (Building setback):

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

1.3 Definition

An Apartment is defined in Clause 73.01 as:

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

Clause 58.02 – Neighbourhood Character and Infrastructure

Clause 58.02-1 – Urban Context Objectives

Objectives To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.
To ensure that development responds to the features of the site and the surrounding area.

Achieved

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

Complies with the standard

Clause 58.02-1 – Urban Context Objectives Assessment

Refer to the accompanying **Planning Report** prepared by Tract and **Architectural Package** prepared by Clarke Hopkins Clarke (CHC) for further details.

The proposal responds to the Site's urban context and its strategic setting within the High Street. It responds to the existing physical surroundings and preferred future character in terms of built form, urban character, and activation while also ensuring a development intensity commensurate with High Street.

A full assessment of the Site's design response to the factors outlined above is provided in the accompanying reports.

On this basis, the proposal meets Standard D1 without variation.

Clause 58.02-2 – Residential Policy Objectives

Objectives To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
To support higher density residential development where development can take advantage of public and community infrastructure and services.

Achieved

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

Complies with the standard

Clause 58.02-2 – Residential Policy Objectives Assessment

Refer to the accompanying **Planning Report** prepared by Tract for further details. Specifically, Sections 5 and 6 of the report contains a more detailed assessment of the proposal against the Municipal Planning Strategy (MPF), Planning Policy Framework (PPF).

The Site is well positioned to make full advantage of existing public and community infrastructure and services by virtue of its location within Belmont.

The proposal is consistent with relevant policy for housing as set out in the MPF, PPF, and relevant strategic documentation, and responds to localised housing policy objectives set out under the City of Greater Geelong Settlement Strategy as follows:

- The proposal incorporates a diverse residential offering across the Site which will respond to the needs of a variety of household structures in a high-density development format. The proposal will contribute to meeting the infill housing target of 50 per cent by 2047 across in the broader municipality while also providing well-located and integrated housing that is directly proximate to jobs, services and public transport.
- The residential apartments will cater to retirees and provide a unique downsizing option in a highly connected, well-serviced activity centre which responds to integrated housing policy objectives set out in Clause 16.01-1L-01.
- The proposal will assist in achieving broader municipal targets for infill development to meet 50% of housing supply contributions to 2047.

On this basis, the proposal complies with Standard D2 without variation.

Clause 58.02-3 – Dwelling Diversity Objectives

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

Achieved

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

Complies with the standard

Clause 58.02-3 – Dwelling Diversity Objectives Assessment

The proposal achieves dwelling diversity objectives by providing a range of dwelling sizes and types, including a range of typologies to suit a range of household requirements. Specifically, the proposal will provide a total of 116 dwellings as follows:

- 43 x 1-bedroom apartments.
- 12 x 2-bedroom and 1-bathroom apartments.
- 59 x 2-bedroom and 2-bathroom apartments.
- 2 x 3-bedroom apartments.

Internally, the proposed apartments are designed to provide a high level of internal amenity for future residents and feature a generous provision of private open space, terraces and substantial, functional internal living areas. A range of sizes and configurations are proposed to respond to varying lifestyle requirements.

On this basis, the proposal meets Standard D3 without variation.

Clause 58.02-4 – Infrastructure Objectives

Objectives To ensure development is provided with appropriate utility services and infrastructure.
To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Achieved

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

Complies with the standard

Clause 58.02-4 – Infrastructure Objectives Assessment

The proposed development will be located within Belmont which is an established urban area and well-connected to existing utilities, services and infrastructure. The proposal will not unreasonably overload the capacity of existing utility services and infrastructure, including reticulated services and roads.

As outlined in the accompanying **Transport Impact Assessment** prepared by Traffix, the Site is located within an area with well-established existing road and public transport infrastructure.

To this end, the proposal meets Standard D4 without variation.

Clause 58.02-5 – Integration with the Street Objectives

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

Achieved

Standard D5 Development should be oriented to front existing and proposed streets.
Along street frontage, development should:

- Incorporate pedestrian entries, windows, balconies or other active spaces.
- Limit blank walls.
- Limit high front fencing, unless consistent with the existing urban context.
- Provide low and visually permeable front fences, where proposed.
- Conceal car parking and internal waste collection areas from the street.

Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.

Complies with the standard

Clause 58.02-5 – Integration with the Street Objectives Assessment

The development has been designed to achieve a high level of integration with the street through the location of pedestrian entries and the programming of active land uses at ground floor level. Independent tenancies at ground level encourages pedestrian permeability through the site and creates opportunities to support different types of occupation and activation of space.

The development is oriented to maximise activation of the High Street frontage, whilst providing adequate vehicular access which is provided from a consolidated location at Waterloo Street to the rear of the building. Car parking has been designed to co-locate with building services at ground floor level, in a location which is not visually obtrusive to the either key street frontages.

Whilst the Waterloo Street interface will accommodate the vehicle entry and services. The proposal includes the provision of new street trees, and breeze block brickwork to provide a level of permeability and considered aesthetic response to the necessary 'back of house' element.

The proposal emphasises creating a purposeful pedestrian connection and opening from High Street to the pocket park on Waterloo Street. Providing an opportunity to bring off-site amenity and landscaping on to the site. Landscaping within the site also contributes to streetscape integration by providing a welcoming environment to pedestrians, which will be an improved outcome from the largely hard edged commercial interface along High Street.

On this basis, the proposal complies with Standard D5.

Clause 58.03 – Site Layout

Clause 58.03-1 – Energy Efficiency Objectives

Objectives To achieve and protect energy efficient dwellings and buildings.
To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.
To ensure dwellings achieve adequate thermal efficiency.

Achieved

Standard D6 Buildings should be:

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

Living areas and private open space should be located on the north side of the development, if practicable.
Developments should be designed so that solar access to north-facing windows is optimised.
A dwelling located in a climate zone identified in Table D1 should not exceed the specified maximum NatHERS annual cooling load specified in the following table

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

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

Complies with the standard

Clause 58.03-1 – Energy Efficiency Objectives Assessment

Refer to the accompanying **Sustainable Management Plan** prepared by SDC for further details.

This application is accompanied by a Sustainable Management Plan which demonstrates compliance with Standard D6. All individual apartments have cooling loads of less than 22 MJ/m² and therefore meet the energy efficiency objectives set out for the relevant climate zone (NatHERS Climate Zone 60 Tullamarine).

As far as practicable, living areas and private open space is located on the northern side of the development to maximise solar access, particularly above the street wall.

Therefore, the proposal complies with Standard D6 without variation.

Clause 58.03-2 – Communal Open Space Objective

Objectives To provide communal open space that meets the recreation and amenity needs of residents.
To ensure that communal open space is accessible, practical, attractive, easily maintained.
To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.

Achieved

Standard D7 A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.
If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.
Each area of communal open space should be:

- Accessible to all residents.
- A useable size, shape and dimension.
- Capable of efficient management
- Located to:
 - Provide passive surveillance opportunities, where appropriate.
 - Provide outlook for as many dwellings as practicable.
 - Avoid overlooking into habitable rooms and private open space of new dwellings.
 - Minimise noise impacts to new and existing dwellings.

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

•

Complies with the standard

Clause 58.03-2 – Communal Open Space Objective Assessment

The proposal includes 116 dwellings and therefore requires the provision of 250sqm communal open space in order to meet this Standard, 30sqm of which is to be provided outside. This is provided in the following manner:

- 750 sqm external communal open space at Level 1, above the podium. This area includes a section of balcony along High Street, a section between the two towers and a generous area to the rear of the site which will overlook Waterloo Street. These connected but separate spaces ensure there is communal open space suitable to the different weather conditions and solar access, as well as providing passive surveillance and activation to both High and Waterloo Streets.
- Two internal amenity spaces at Level 1, totalling 133sqm.

On this basis, the proposal complies with Standard D7 without variation.

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

Objectives To allow solar access into communal outdoor open space.

Achieved

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

Complies with the standard

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

As demonstrated in the accompanying shadow study at TP300, over 125sqm of communal outdoor open space will receive sunlight between 1pm and 4pm on the 21st of June which meets the requirements of Standard D8.

Clause 58.03-4 – Safety Objective

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

Achieved

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

Complies with the standard

Clause 58.03-4 – Safety Objective Assessment

At the ground level, the main entrance to the building from High Street which benefits from visibility and passive surveillance along a street with a high level of vehicular and pedestrian activity. Additional pedestrian entrances are provided from Wyuna Parade and the new pedestrian link. There are good lines of sight to each entrance from various aspects of the surrounding public realm.

Internally, access to the apartments is provided via a secure lift lobby to High Street and Wyuna Parade which will ensure private spaces within the context of the broader development and other site functions are protected from public access.

Corridor spaces at each residential level provide good sight lines and all dwelling entrances are visible from at least one other dwelling entrance.

On this basis, the proposal complies with Standard D9 without variation

Clause 58.03-5 – Landscaping Objectives

- Objectives**
- To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.
 - To preserve existing canopy cover and support the provision of new canopy cover.
 - To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

Achieved

- Standard D10**
- Development should retain existing trees and canopy cover
- Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.
- Development should:
- Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.
 - Provide canopy cover through canopy trees that are:
 - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.
 - Consistent with the canopy diameter and height at maturity specified in Table D4.
 - Located in communal outdoor open space or common areas or street frontages.
 - Comprise smaller trees, shrubs and ground cover, including flowering native species.
 - Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
 - Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface 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.

Site Area	Canopy cover	Deep soil
1000 square meters or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 – 1500 square meters	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 – 2500 square meters	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2500 square meters	350 square metres plus 20% of site area above 2,500 square metres	15% of site area

meters or more Include at least 2 Type B trees or 1 Type C tree

Table D2 Canopy cover and deep soil requirements

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

Table D3 Soil requirements for trees

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

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

Table D4 Tree types

Complies with the Objective

Clause 58.03-5 – Landscaping Objectives Assessment

This application is accompanied by a Landscape report prepared by LAT Studios which provides detail on the proposed landscaping including deep soil requirements and canopy tree provision.

The apartment site is 3951sqm in area, generating a requirement for 640sqm of canopy cover and 15% of the site area (592sqm) to be deep soil planting.

The proposal includes 330sqm of canopy cover (9.17%), and approximately 290sqm of deep soil area within the apartment building, accounting for 8.07% requiring a variation to the Standard.

Maximising landscaping opportunities has been a key consideration throughout the design process. In addition to the above planting proposed within the site boundaries, there are 46 trees proposed in the surrounding public realm and 1723sqm of additional tree canopy cover will be provided as part of the development.

Indigenous and native plant species are proposed to reflect the coastal context of the site and also due to their ability to thrive in local environmental conditions. Materiality of decking and neutral toned paving is also proposed to reference the local coastal context. Small scale paving in the form of brickwork is also proposed to link with the building's facade and reference the Architectural context of Geelong.

Landscape treatments along streetscape interfaces will soften the building edges, produce intimate seating nodes and establish habitat connections through the site into the surrounding environment. Passively irrigated rain gardens along streetscapes can also integrate stormwater management and produce micro-climates suitable for locally endemic estuarine planting.

The landscape strategy for the communal terraced areas have been designed for use as flexible open spaces capable of providing for both passive and active recreation.

Refer to the accompanying **Landscape Concept Plans, prepared by LAT Studios** for further details.

Clause 58.03-6 – Access Objective

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

Achieved

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

Complies with the standard

Clause 58.03-6 – Access Objective Assessment

Refer to the accompanying **Traffic Report** prepared by Traffix for full detail.

The apartment building will be accessed via the 7.0m wide direct access to Waterloo Street. Vehicle access has been consolidated in one location off Waterloo Street, which maximises activation along High Street and is an appropriate response.

The proposal complies with Standard D11 without variation.

Clause 58.03-7 – Parking Location Objectives

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

Achieved

Standard D12 Car parking facilities should:

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

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

Complies with the standard

Clause 58.03-7 – Parking Location Objectives Assessment

Refer to the accompanying **Transport Impact Assessment**, prepared by Traffix further details.

The proposal incorporates a total of 116 apartment units which generates a requirement for 118 car parking spaces.

The proposed car parking facilities confined to the basement where it will be located on the same floor with retail car parking spaces and gymnasium car parking spaces. These spaces are clearly delineated and will be easily identifiable.

Car parking spaces are secure, well-ventilated and are conveniently accessed by dedicated lift facilities.

Therefore, the proposal complies with Standard D12 without variation.

Clause 58.03-8 – Integrated Water and Stormwater Management Objectives

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

Achieved

Standard D13 Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.
Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.
The stormwater management system should be:

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

Complies with the standard

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

This application is accompanied by a Sustainable Management Plan which demonstrates compliance with Standard D13.

The Sustainable Management Plan confirms that the proposal achieves a STORM rating of 101%. With the proposed stormwater treatment measures incorporated into the development, the design will meet the minimum performance standards required by BESS.

Runoff from the total catchment area of 1,726m² (Level 5-7 roof areas) will be diverted to rainwater tank(s) with a total effective storage capacity of 40,000L. The stored water will be used for toilet flushing for the tenancy 1-4, café, medical centre, and gym. The toilet demand equivalent to approximately 60 occupants. Overflow from the tank(s) will be diverted to the Legal Point of Discharge (LPD) on site.

On this basis, the proposal complies with Standard D13 without variation.

Refer to the accompanying **Sustainable Management Plan**, prepared by SDC for further details.

Clause 58.04 – Amenity Impacts

Clause 58.04-1 – Building Setback Objectives

Objectives	<p>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.</p> <p>To allow adequate daylight into new dwellings.</p> <p>To limit views into habitable room windows and private open space of new and existing dwellings.</p> <p>To provide a reasonable outlook from new dwellings.</p> <p>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</p>
-------------------	--

Achieved

Standard D14	<p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none">• Ensure adequate daylight into new habitable room windows.• Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.• Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.• Ensure the dwellings are designed to meet the objectives of Clause 58.
---------------------	--

Complies with the standard

Clause 58.04-1 – Building Setback Objectives Assessment

It is noted that as the building adjoins streets on three sides, the only potential future adjoining development is the Council Car Park adjacent to the KFC.

At the upper levels, apartments are setback as follows:

- High Street – 5m
- Wyuna Parade – 4.5m
- KFC/Car Park – 5m
- Waterloo Street – 3m

Within the site, the separation between the two towers is 10m. This will ensure setbacks contribute to apartment amenity by providing access to daylight, sunlight, visual privacy, outlook and ventilation, while also providing opportunities for landscaping. The configuration of windows and outdoor open space for dwellings are designed to avoid overlooking opportunities whilst also providing future occupants an outlook and visual connection to the external environment.

On this basis, the proposal complies with Standard D14 without variation.

Clause 58.04-2 – Internal Views Objective

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

Achieved

Standard D15 Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.

Complies with the standard

Clause 58.04-2 – Internal Views Objective Assessment

The proposal has been designed to ensure views into the into the private open space and habitable room windows from dwellings within the development are limited.

For apartment units on either side of the void between the western and eastern towns, windows have been offset insofar as practicable to prevent views into the adjacent dwelling. A 10m building separation has been provided in addition to orienting the primary outlooks of these apartments away from the central break.

The balconies and windows of adjacent dwellings sit flush with one another to avoid overlooking in most instances.

On this basis, the proposal complies with Standard D15 without variation.

Clause 58.04-3 – Noise Impacts

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

Achieved

Standard D16 Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.
The layout of new dwellings and buildings should minimise noise transmission within the site.
Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.
New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.
Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.
Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.
Note: The noise influence area should be measured from the closest part of the building to the noise source.

Noise Source	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

Table D3 Noise Influence Area

Complies with the standard

Clause 58.04-3 – Noise Impacts Assessment

It is noted that the Site does not technically fall within a Noise Influence Area as defined above, given its separation to land within an industrial zone, freeways or busy roads exceeding 40,000 annual average daily traffic volumes, as well as the centre of railway tracks.

Mechanical plant, lifts, building services, non-residential uses, car parking and communal areas are located to avoid noise impacts to dwellings and noise transmission within the Site.

On this basis, the proposal complies with Standard D16 without variation.

Clause 58.04-4 – Wind Impacts Objective

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

Achieved

Standard D17

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

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

within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.

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

Unsafe

Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.

Comfortable

Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than:

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

Table D6 Wind Conditions

Complies with the standard

Clause 58.04-4 – Wind Impacts Objective Assessment

The proposal complies with this Standard. Refer to the accompanying **Wind Impact Assessment**, prepared by Vipac for further details.

Clause 58.05 – On Site Amenity and Facilities

Clause 58.05-1 – Accessibility Objective

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

Achieved

Standard D18

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

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

Table D7 Bathroom Design

Complies with the standard

Clause 58.05-1 – Accessibility Objective Assessment

Refer to the **Apartment Typologies** at pages TP400 – TP404 of the plans prepared by Clarke Hopkins Clarke, which indicates those apartments which are compliant circulation areas consistent with the standard.

The Clause 58 Report at TP 508 confirms that a total of 82 apartment units achieve the requirements set out under Standard D18 without variation. This equates to 71% of the total number of dwellings which demonstrates compliance with Standard D18.

On this basis, the proposal complies with Standard D18 without variation.

Clause 58.05-2 – Building Entry and Circulation Objectives

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

Achieved

Standard D19 Entries to dwellings and buildings should:

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

The layout and design of buildings should:

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

Complies with the standard

Clause 58.05-2 – Dwelling Entry Objectives Assessment

At the ground level, entrances to the proposed apartment units are provided via a secure lift lobby which will ensure private spaces within the broader development and other site functions are protected from public access.

At each residential level of the proposed development, the entry to each dwelling is easily identifiable, and visible from the communal corridor and at least one other dwelling entry.

The proposed corridors include at least one sought of natural light/ventilation and generally maintain clear sight lines.

Therefore, the proposal complies with Standard D19 without variation.

Clause 58.05-3 – Private Open Space Objective

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

Achieved

Standard D20

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

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

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

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

Orientation of dwelling	Dwelling Type	Minimum Area	Minimum Dimension
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 or more bedroom dwelling	12 square metres	2.4 metres

Table D8 Balcony Size

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

Table D9 Additional living area or bedroom area

Complies with the standard

Clause 58.05-3 – Private Open Space Objective Assessment

Refer to the **Clause 58 Report** and **Architectural Plans** prepared by CHC for full detail.

All proposed dwellings are provided with adequate private open space for the reasonable recreation and service needs of residents. Each dwelling typology proposed satisfies the minimum balcony area and dimension requirements set out under Table D8.

Therefore, the proposal meets Standard D20 without variation.

Clause 58.05-4 – Storage Objective

Objectives To provide adequate storage facilities for each dwelling.

Achieved

Standard D21 Each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

Dwelling Type	Total Minimum Storage Volume	Minimum Storage Volume within the Dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

Table D10 Storage

Complies with the standard

Clause 58.05-4 – Storage Objective Assessment

Refer to the **Clause 58 Report** and **Architectural Plans** prepared by CHC for full detail in relation to proposed storage, specifically TP508.

Each dwelling is provided with adequate storage facilities that are functional, secure, conveniently accessible, and exceeds the requirements set out under Standard D21. The Architectural Plans are annotated to confirm the location of internal storage within each apartment which will be provided with varying types of storage (overhead, under bench and full height storage).

On this basis, the proposal complies with Standard D21 without variation.

Clause 58.06 – Detailed Design

Clause 58.06-1 – Common Property Objectives

Objectives To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
To avoid future management difficulties in areas of common ownership.

Achieved

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

Complies with the standard

Clause 58.06-1 – Common Property Objectives Assessment

Areas which are to form common property within the development, such as hallways and communal open space are clearly delineated and will be managed through a standard body corporation arrangement. Communal areas have been designed to be functional and with consideration of their ongoing management requirements. A plan has been provided as TPO04 which outlines which areas will be managed through the body corporate.

Clause 58.06-2 – Site Services Objectives

Objectives To ensure that site services are accessible and can be installed and maintained.
To ensure that site services and facilities are visually integrated into the building design or landscape.

Achieved

Standard D23 Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.
Meters and utility services should be designed as an integrated component of the building or landscape.
Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.

Complies with the standard

Clause 58.06-2 – Site Services Objectives Assessment

The proposed building incorporates substation, building services and plant equipment that are sufficiently sized and located to allow for effective maintenance. As far as practicable, site services have been co-located to ensure an attractive streetscape presentation is achieved. Services have been located at the rear of the building, fronting Waterloo Street. The proposal includes improvements to the public realm along Waterloo Street, which currently operates as car park and commercial back of house, however this street remains the most logical location for services. The dwellings will be serviced via a mail locker that is situated within the residential lobby. This mail room is located to provide convenient access as required by both Australia Post and residents.

On this basis, the proposal complies with Standard D23 without variation.

Clause 58.06-3 – Waste and Recycling Objectives

Objectives To ensure dwellings are designed to encourage waste recycling.
To ensure that waste and recycling facilities are accessible, adequate and attractive.
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Achieved

Standard D24 Developments should include dedicated areas for:

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

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

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

Complies with the standard

Clause 58.06-3 – Waste and Recycling Objectives Assessment

Refer to the **Waste Management Plan** prepared by Traffix for full detail.

The waste generated by the proposed development will be separated and managed into separate residential and commercial waste streams.

Immediate smaller bins within individual dwellings for temporary storage of garbage, recyclable, FOGO and Glass waste prior to transfer to the Mobile Garbage Bins (MGB's).

Both southern and northern side buildings will include a dual chute system for residents at each building level. Garbage and commingled recycling will be accommodated within the chutes. The southern and northern chutes will terminate into 1, 100L bins within each core of the building at basement level.

Additional shared bins will be provided for FOGO and glass waste within the shared residential waste storage areas provided within the respective northern and southern basement level. This waste will be manually transferred to the waste room which is directly accessible by residents through the lifts/stairs.

Waste collection will be undertaken outside of the peak traffic periods to minimise disruption for carparking users and ensure there is sufficient space within the carpark to exit the site in a forward direction.

Therefore, the proposal complies with Standard D23 without variation.

Clause 58.06-4 – External Walls and Materials Objectives

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

Achieved

Standard D25 External walls should be finished with materials that:

- Do not easily deteriorate or stain.
- Weather well over time.
- Are resilient to the wear and tear from their intended use.

External wall design should facilitate safe and convenient access for maintenance

Complies with the standard

Clause 58.06-4 – External Walls and Materials Objectives Assessment

Refer to the **Architectural Package** prepared by CHC and the **Planning Report** prepared by Tract for full details in relation to materiality.

Inspiration for the materiality of buildings has been derived through understanding Belmont’s historical and current building references, blending the past and present of Belmont through a podium level that blends the robust historical elements with lighter – nature inspired towners. Earthy materials such as textured concrete, metal and brick form some of the key ‘bases’ of material, whilst colour palettes are also earthy, focusing on muted grey and brown tones.

The material finishes are appropriate for the Site’s context and will ensure the building weathers well over time. The robust material selection is appropriate for its intended use and will be resilient to wear and tear.

The external wall design will not impose any maintenance constraints to allow for appropriate upkeep.

Therefore, the proposal complies with Standard D25 without variation.

Clause 58.07 – Internal Amenity

Clause 58.07-1 – Functional Layout Objective

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

Achieved

Standard D26 Bedrooms should:

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

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

Table D11 Bedroom Dimensions

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

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

Table D12 Living Area Dimensions

Complies with the standard

Clause 58.07-1 – Functional Layout Objective Assessment

Refer to the **Clause 58 Report** and **Architectural Plans** prepared by CHC and specifically, **Apartment typologies at TP400 – TP 404 and Clause 58 Report at TP508** for full detail.

The functional layout of each apartment living room and bedrooms will provide internal room dimensions in compliance with Standard D26, including an additional area to accommodate a wardrobe where necessary. The Architectural Plans further include annotations demonstrating compliance with the minimum area and width for living areas.

Therefore, the dwellings are designed to provide functional areas that meet the needs of residents and comply with the internal room dimension requirements of Standard D26 without variation.

Clause 58.07-2 – Room Depth Objective

Objectives To allow adequate daylight into single aspect habitable rooms.

Achieved

Standard D27 Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

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

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

Complies with the standard

Clause 58.07-2 – Room Depth Objective Assessment

Refer to the **Clause 58** Assessment and **Architectural Plans** prepared by CHC and specifically, **Apartment typologies at TP400 – TP 404** which demonstrates compliance of all proposed apartments with the internal room dimensions outlined above.

Where single aspect habitable rooms are proposed, the maximum depth does not exceed 2.5 times the ceiling height of 2.7 metres (i.e., maximum depth of less than 6.75 metres). All habitable room ceiling heights are to be a minimum of 2.7 metres clear.

Therefore, the proposal satisfies Standard D27 without variation.

Clause 58.07-3 – Windows Objective

Objectives To allow adequate daylight into new habitable room windows.

Achieved

Standard D28 Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be:

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

Complies with the standard

Clause 58.07-3 – Windows Objective Assessment

All proposed habitable room windows are located on the external wall of the building.

On this basis, the proposal complies with Standard D28 without variation.

Clause 58.07-4 – Natural Ventilation Objectives

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

Achieved

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

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

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

Complies with the standard

Clause 58.07-4 – Natural Ventilation Objectives Assessment

Refer to the **Architectural Plans** prepared by CHC and specifically **Apartment typologies at TP400 – TP 404** which are annotated to show the location and length of cross ventilation breeze paths at each floor level of the residential apartment development.

The design and layout of the proposed dwellings has maximised opportunities to provide natural ventilation in a manner that will allow occupants to effectively manage operable ventilation devices.

The Clause 58 Report indicates that a total of 100 apartment units (i.e. 86% of total) will achieve the requirements of Standard D29 without variation.

The accompanying plans indicates that each apartment shall benefit from a breeze path of minimum 7 metres and maximum 11 metres in accordance with the above standard.

On this basis, the proposal complies with Standard D29.
