

# 58 Princes Highway, Dandenong

Planning Permit Application  
No. PA2201986



Officer Assessment Report  
Development Approvals & Design

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Department  
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# Executive Summary



Key Information	Details																								
<b>Application No:</b>	PA2201986																								
<b>Received:</b>	15 December 2022																								
<b>Statutory Days:</b>	41 (at 9 January 2024)																								
<b>Applicant:</b>	Human Habitats																								
<b>Planning Scheme:</b>	Greater Dandenong																								
<b>Land Address:</b>	58 Princes Highway, Dandenong																								
<b>Proposal:</b>	Use and development of the land for a four-storey apartment complex																								
<b>Development Value:</b>	\$ 4,500,000																								
<b>Why is the Minister responsible?</b>	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible authority for land within the area known as the Declared Project Area – Central Dandenong and the proposal seeks approval for the development of a four-storey building.																								
<b>Why is a permit required?</b>	<table><thead><tr><th>Clause</th><th>Control</th><th>Trigger</th></tr></thead><tbody><tr><td><b>Zone:</b></td><td>Clause 32.07 Residential Growth Zone – Schedule 1</td><td>Construct a building or construct or carry out works</td></tr><tr><td><b>Overlays:</b></td><td>N/a</td><td>N/a</td></tr><tr><td><b>Particular Provisions:</b></td><td>Clause 52.06 Car Parking</td><td>Reduction to the car parking requirements</td></tr><tr><td><b>Cultural Heritage:</b></td><td>N/a</td><td></td></tr><tr><td><b>Total Site Area:</b></td><td>696.8m<sup>2</sup>    m<sup>2</sup></td><td></td></tr><tr><td><b>Gross Floor Area:</b></td><td>424.5m<sup>2</sup>    m<sup>2</sup></td><td></td></tr><tr><td><b>Height:</b></td><td>14.2            Metres excluding plant</td><td></td></tr></tbody></table>	Clause	Control	Trigger	<b>Zone:</b>	Clause 32.07 Residential Growth Zone – Schedule 1	Construct a building or construct or carry out works	<b>Overlays:</b>	N/a	N/a	<b>Particular Provisions:</b>	Clause 52.06 Car Parking	Reduction to the car parking requirements	<b>Cultural Heritage:</b>	N/a		<b>Total Site Area:</b>	696.8m <sup>2</sup> m <sup>2</sup>		<b>Gross Floor Area:</b>	424.5m <sup>2</sup> m <sup>2</sup>		<b>Height:</b>	14.2            Metres excluding plant	
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<b>Referral Authorities:</b>	Head, Transport for Victoria Development Victoria																								
<b>Advice sought:</b>	Greater Dandenong City Council																								
<b>Public Notice:</b>	Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner: <b>3 objections have been received as of 9 January 2024</b>																								
<b>Delegates List:</b>	Approval to determine under delegation received on <b>12 December 2023 (from Director DA&amp;D at Project Discussion Meeting)</b>																								



## Application Process

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

Milestone	Date
Application lodgement	15 December 2022
Further information requested	11 January 2023 22 September 2023 (Post S50 amendment)
Further information received	12 May 2023 21 November 2023
Further plans submitted on 25 August 2023 formally under s50 of the Act	In summary, the formally substituted plans illustrated: <ul style="list-style-type: none"><li>• Amended overall height</li><li>• Amended ground floor configuration including a car stacker</li><li>• Amendments to built form and apartment configuration</li></ul>
Decision Plans	Plans prepared by John Anthony Garofalo dated 23 October 2023.
Other Assessment Documents	<ul style="list-style-type: none"><li>• Town Planning report prepared by Human Habitats dated 10 November 2023</li><li>• Landscape Plan prepared by John Patrick dated 18 October 2023</li><li>• Wind Impact Assessment prepared by VIPAC dated 15 March 2023</li><li>• Waste Management Plan prepared by Northern Environmental Design dated 25 October 2022</li><li>• Sustainable Design assessment prepared by Northern Environmental Design dated 5 April 2023</li></ul>

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

## Proposal Summary

3. The application proposes to (summary):

### Demolition

- The demolition of the existing single storey dwelling. A planning permit is not required for demolition pursuant to Clause 62.05 of the Greater Dandenong Planning Scheme.
- The use and development of a four storey (14.2m) apartment complex, comprising 14 apartments. A summary of the development is as follows:
  - Ground floor car parking (14 spaces) with access provided from Princes Highway via a 3.5m driveway.
  - 11 two-bedroom apartments and 3 one-bedroom apartments.
  - Communal open space provided at ground floor and a terrace at third floor.
  - ESD initiatives including rainwater tank for water reuse, 7.3-star energy rating.

4. The applicant has provided the following concept image/s of the proposal:



# Subject Site and Surrounds



## Site Description

5. The site is located on the north-eastern side of Princes Highway, Dandenong. The site has a street frontage to Princes Highway of 15.24m and a site depth of 45.72m, yielding a total site area of approximately 696.8sqm.
6. The site comprises of a single storey brick building, with a single width crossover located along the western title boundary. The site is generally flat with vegetation along the perimeters of the site.
7. The site is formally described as the following land parcels:
  - Lot 3 on Plan of Subdivision 009116.
8. There is a drainage easement located along the north-eastern boundary of the site which has been appropriately indicated on the development plans and is not likely to be impacted by the proposal. There are no restrictions or covenants listed on the title.



Figure 1: Subject site (Source: Google Maps, 2022)

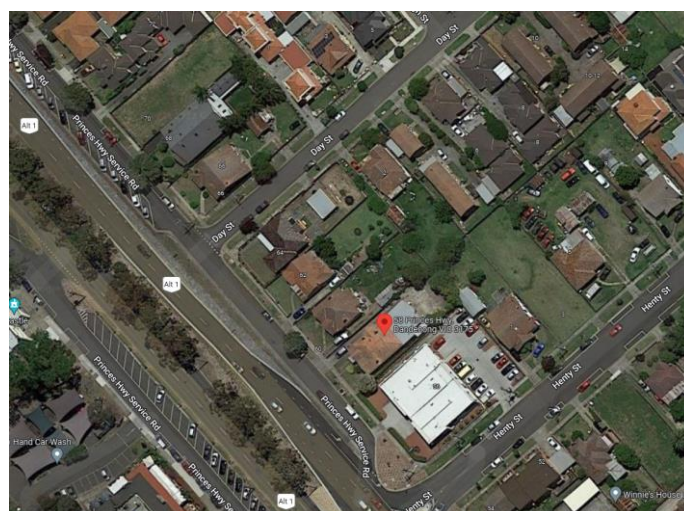


Figure 2: Site plan/aerial (Source: Google Maps, 2022)

## Site Surrounds

9. The subject site is located on the north- eastern edge of the Central Dandenong Activity Centre. As a result, the subject site has convenient access to a range of services and facilities within 1km of the site including the Dandenong Plaza, the Dandenong Market, a range of commercial and retail businesses, Dandenong train station, a range of bus routes and major arterial roads including Princess Highway, Cheltenham Road and Stud Road.



Figure 2: Declared Project Area for Central Dandenong (Source: Google Maps, 2021)

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

- To the north-east of the site: 1 Henty Street (adjoining the rear of the subject site) is occupied by a single storey weatherboard dwelling). The broader area to the north-east is located within the Residential Growth Zone – Schedule 1 (RGZ1) which consists mainly of residential properties comprising of single and double storey detached dwellings and some contemporary infill development.
- To the north-west of the site: 60 Princes Highway is occupied by a single storey weatherboard dwelling. The broader area to the north-east is located within the Residential Growth Zone – Schedule 1 (RGZ1) as described above.
- To the south-east of the site: 54-56 Princes Highway is occupied by a single storey commercial building currently occupied by Capital Radiology. The broader area located to the east of the site is located within the Residential Growth Zone – Schedule 1 (RGZ1) as described above, with the commercial precinct associated with Central Dandenong located approximately 200m to the east.
- To the south-west of the site: interfaces with Princes Highway, a six lane road with a median strip.



## Planning Policy Framework

11. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant to this application:
- Clause 9 - Plan Melbourne
  - Clause 11 – Settlement
    - Clause 11.01-1S – Settlement
    - Clause 11.03-1S – Activity Centres
    - Clause 11.03-1R – Activity Centres – Metropolitan Melbourne
  - Clause 15 – Built Environment and Heritage
    - Clause 15.01-1S – Urban Design
    - Clause 15.01-1R – Urban Design Metropolitan Melbourne
    - Clause 15.01-2S – Building design
    - Clause 15.01-5S – Neighbourhood character
    - Clause 15.02-1S - Energy and Resource Efficiency
  - Clause 18 – Transport
    - Clause 18.02-1S – Sustainable personal transport
    - Clause 18.02-2S – Public Transport
    - Clause 18.02-2R – Principal Public Transport Network
    - Clause 18.02-4S – Car Parking
  - Infrastructure
    - Clause 19.03-3S – Integrated Water Management
    - Clause 19.03-5S – Water and Resource Recovery
12. The Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) within Planning Schemes across Victoria outline principal characteristics of a given municipality (municipal profile) and provide specific visions, goals, objectives, strategies and implementation plans.
13. The MSS envisages Central Dandenong as the sustainable economic heart of the City for retail, commercial and residential development complemented by a number of activities, where high to medium density housing exists in harmony with a thriving retail and commercial sector and where sustainable modes of transport are highly accessible resulting in significantly less journeys by car.
14. The following clauses are relevant
- Clause 21.04 Land Use
    - Clause 21.04-1 – Housing and Community
  - Clause 21.05 – Built Form
    - Clause 21.05-1 – Urban design, character, streetscapes and landscapes
    - Clause 21.05-3 – Sustainability
  - Clause 21.07 Infrastructure and Transportation
    - Clause 21.07-1 – Physical, community and cultural infrastructure
  - Clause 22.04 – Urban Design in Activity and Neighbourhood Centres
  - Clause 22.05 – Greater Dandenong Gateways Policy
  - Clause 22.06 – Environmentally Sustainable Development
  - Clause 22.07 – Central Dandenong Local Planning Policy
  - Clause 22.09 – Residential Development and Neighbourhood Character Policy
15. The assessment section of this report provides a detailed assessment of the relevant planning policies.

## Zoning and Overlays

### Residential Growth Zone – Schedule 1 (RGZ1)

16. Pursuant to Clause 32.07-2, a permit is not required for the use of the land for dwellings.



17. Pursuant to Clause 32.07-5, a permit is required to construct two or more dwellings on a lot, dwellings on common property and a residential building.
18. The development must meet the requirements (objectives and/or standards) of Clause 55.
19. Schedule 1 to the RGZ1 sets out specific requirements for Standards B6, B8, B13, B17 and B32 of Clause 55 of the scheme.
20. The following sections include a discussion of how the proposal responds to these requirements.

## **Particular and General Provisions**

### **Provisions that Require, Enable or Exempt a Permit**

#### **Car Parking – Clause 52.06**

21. Pursuant to Clause 52.06-3 a permit is required to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
22. Clause 52.06-5 requires:
  - 1 space to each one- or two-bedroom dwelling plus,
  - 1 space for every 5 dwellings for developments over 5 or more dwellings for visitor parking.
23. As a result of the above, the proposal has a statutory requirement to provide 16 car parking spaces. The proposal provides 14 car parking spaces, therefore there is a permit trigger to reduce the statutory requirement for car parking spaces.

#### **Bicycle Parking – Clause 52.34**

24. Pursuant to Clause 52.34-2 a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.
25. Clause 52.34-5 requires:
  - In developments of four or more storey, 1 to each 5 dwellings plus 1 to each 10 dwellings.
26. As a result, there is a statutory requirement for 4 bicycle parking spaces. The proposal meets this requirement by providing four bicycle parking spaces at ground floor, therefore there is no trigger for bicycle parking.

#### **Specific Sites and Exclusions – Clause 51.01**

27. Pursuant to the Schedule to Clause 51.01, the subject site is located within the Declared Project Area, Central Dandenong. The Incorporated document titled 'Declared Project Area – Central Dandenong, August 2010' does not include any specific use or development conditions nor an expiry control.



## Referrals

28. The application was referred to the following groups:

Provision	Clause	Organisation	Response and date received
<b>Section 55 Referral – Determining</b>	Clause 66.04 -Schedule to Clause 51.01 – Declared Project Area, Central Dandenong	Development Victoria	<b>11 January 2023 – No objection, no conditions.</b>
<b>Section 55 Referral – Determining</b>	Clause 52.29- An application to create or alter access to a road in a Transport Zone 2.	Head, Transport for Victoria,	<b>20 January 2023 – No objection, no conditions.</b>
<b>N/a</b>	Informal	DTP Urban Design	<b>25 September 2023</b>

29. On 25 September 2023, DTP urban design provided advice on the application. Whilst a number of the proposed changes to materials to balustrades, reconfiguring the foyer/lobby area and relocation of the cleaner room were addressed through the S50 amendment, the following recommendation remains relevant:

- Recommended the use of fine graine and tactile materials to ground floor such as brick to ensure a sense of building depth at public interfaces.

## Notice

30. The applicant was directed to give notice by way of erecting a sign/s on the site and notifying adjoining owners and occupiers and the council.

31. Three objections were received, including from Greater Dandenong City Council, raising the following issues:

- Overdevelopment
- Height
- Overshadowing
- Car parking
- Fire safety
- Site coverage.

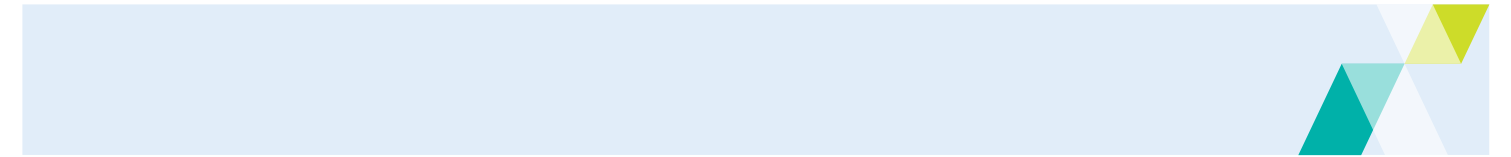
## Municipal Council Comments

32. Greater Dandenong City Council provided the following referral comments:

- On 11 January 2023 (Objection) based on application documents.
- On 7 June 2023, Council provided informal comments on discussion plans prior to lodgement of the S50 amendment.
- On 5 September 2023 (Objection) based on S50 plans.
- On 20 December 2023, Council provided comments on the advertised plans.

33. A number of iterations of plans have been submitted by the permit applicant which sought to address Council's (and other objector) comments. A summary of Council's final comments is provided below:

- Council is not supportive of the variation sought to side and rear setbacks (Standard B17), particularly to the north-west, to protect the amenity of the adjoining dwelling.

- 
- Council raised concerns with the provision of storage in accordance with Standard B44 noting that apartments 1, 4/9, 6/11 and 14 are not provided with sufficient storage.
  - Council recommended that the landscape plan be updated to identify any plants within the communal area on level 3 of the building.
  - Council's transport engineers recommended conditions relating to the design detail of the car stacker.



## Key Considerations

### Planning Policies

35. The following are deemed the key considerations in assessing the acceptability of the proposal: The state planning policies encourage appropriate land use and development which enhances the built environment, supports economic growth, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
36. The proposal is considered to respond appropriately to state planning policies through the provision of apartment housing in a well-serviced location, on the periphery of a designated Metropolitan Activity Centre (MAC).
37. It is considered that the design response of the proposal responds appropriately to its context and provides for appropriate levels of amenity for future residents neighbouring residential properties, as discussed in detail below.
38. The subject site comprises a single lot and it is considered that the proposal provides for the efficient use of under-utilised urban land, supporting housing choice and housing diversity within the state.

### Municipal Strategic Statement (MSS)

39. The proposal supports the council's vision for Central Dandenong by providing housing choice and diversity in an area with access to sustainable modes of transport. The proposal has appropriate regard for its context and contributes positively to the character of the area via its built form and architecture. The MSS encourages a diversity of dwelling options, including options suitable for people of all ages and needs, and the proposal will deliver a range of apartment sizes to support this policy.

### Local Policies

40. The proposal comprises 14 dwellings and, in accordance with the requirements of Clause 22.06 (Environmentally Sustainable Development), the applicant has submitted a Sustainability Management Plan as part of their planning permit application. A full assessment is provided below.
41. The proposal will provide for an increase in the residential population of Central Dandenong, and increase activity and vitality within the public realm, consistent with Clause 22.07 (Central Dandenong Local Planning Policy). The design responds appropriately to adjoining properties, while providing for increased density and dwelling diversity in keeping with the long-term vision of Clause 22.07 (Central Dandenong Local Planning Policy).
42. Clause 22.09 (Residential Development and Neighbourhood Character Policy) identifies the site as being within a substantial change area, and the following assessment demonstrates a high degree of compliance with the design principles of the clause:
  - Non-habitable rooms are located away from the street frontage, and habitable room windows are provided to the street (including at ground floor), thereby maximising passive surveillance of the public realm.
  - Landscaping will be provided within the front setback, along the side and rear boundaries and within secluded private open space and communal open space areas. Permit conditions will ensure the landscaping appropriately responds to Clause 22.09 as discussed in detail below.
  - The proposal does not include the provision of a front fence, which is in keeping with the existing character which currently had a pattern of low or no front fences fronting Princes Highway.
  - The proposal generally provides useable private open space areas for each dwelling, directly accessible from the main living area.
  - South-facing balconies address the street, reducing the need for screening from adjoining dwellings and properties. Permit conditions will ensure the proposal complies with the overlooking standard (refer to detailed assessment below).
  - Operational waste storage and bicycle parking is provided at basement level.



- The ground floor car parking is integrated into the design of the building and hidden from view from the street. A condition will be required to ensure sensor lighting can be provided within the areas set aside for car parking.
  - The proposal is generally well articulated through the use of contrasting and textured materials, variation in building articulation. Despite this, a condition has been included within the recommendation consistent with the advice of Council and DTP urban design to amend the materials to reduce the use of render, adopting a more robust material palette.
  - Domestic and building services are generally integrated into the design of the building. A permit condition will require building services to be integrated into the development, screened if required, and not located on balconies.
43. The proposed development appropriately responds to the substantial change area provisions of Clause 22.09 and provides a responsive and functional siting and design response, as follows:
- The proposed four storey building, comprising 14 apartments, supports high density housing to support increased densities.
  - The proposal is consistent with the preferred housing type and building height in the defined substantial change area.
  - The proposal comprises residential development in the form of an apartment development, which promotes increased residential density in a substantial change area.
  - The proposal adopts a relatively uniform height through the depth of the site, with articulation achieved through materials and variable setbacks. As outlined below, the proposal is not considered to result in unreasonable adverse amenity impacts on adjacent residential properties.

### **Residential Growth Zone – Schedule1 (RGZ1)**

44. The application seeks approval for the construction of 14 dwellings, within a four-storey building. Given dwellings are an as-of-right use, a permit is not required for the use of the land.
45. The proposal has been assessed against the purpose and design of the objectives of the RGZ1 and satisfies these as follows:
- Provides 14 dwellings, providing for increased density without exceeding the preferred height limit of four storeys.
  - Provides a mix of dwelling sizes and layouts to suit a variety of housing needs in a location which has convenient access to public transport, services and infrastructure.
  - The design response includes appropriate massing and ground level setbacks, respecting the existing character while responding to the preferred character set out in the Scheme.
  - Minimal paving and hard surfaces are viewable from the street, and the proposed front setback provides appropriate landscaping.
  - Vehicle parking and storage facilities are behind the main building façade and will not dominate the streetscape.
  - The proposed dwellings provide an appropriate level of amenity (refer to Clause 55 assessment below)
46. The decision guidelines of the RGZ1 have been considered and it is noted that the proposal responds appropriately to the purpose of the zone.
47. The zoning provisions have been considered. A permit is required for construction of two or more dwellings on a lot. The RGZ1 requires that the proposal meet the requirements of Clause 55.



## Two or more dwellings on a Lot or Residential Buildings (Clause 55)

48. The proposal has been assessed against the standards and objectives of Clause 55, as outlined at Appendix C. The following **non-compliances** with Clause 55 standards are outlined below.

### Standard B6 (Street Setback)

49. Standard B6 (Street Setback) states that walls of buildings should be setback from streets at least the distance specified in a schedule to the zone and porches, pergolas and verandas that are less than 3.6m high and eaves may encroach not more than 2.5m into the setback. The RGZ1 requires a minimum street setback of 5m.
50. The proposal is setback 5m at ground floor; the first and second floor balconies cantilever over the ground floor and have a setback between 3.0m - 4.33m, and the third floor is setback 6.4m.
51. The encroachment into the 5m setback relates to balconies only at the first and second floor with the wall of the building at these levels being setback a minimum on 5m. The balcony to apartment 6/11 has only minor non-compliance being setback 4.33m. The balcony to apartment 2/7 is setback 3m and is sited mostly over the ground level driveway/entry area. This configuration allows for passive surveillance of the street, articulation of the front facade of the building and, in accordance with Clause 22.09, will enable canopy tree planting within that part of the front setback area that is not required for the driveway/entry. On balance, the proposed variable frontage setback is considered acceptable and ensures that the street setback respects the preferred neighbourhood character whilst making efficient use of the site in accordance with the street setback objective.

### Standard B7 (Building Height)

52. Standard B7 states that the maximum building height should not exceed the maximum height specified in the zone. The RGZ1 states that a building should not exceed 13.5m.
53. The proposal has a maximum building height of 14.2m, exceeding the discretionary building height by 0.7m. Given the minor nature of the variation it is considered acceptable with respect to the decision guidelines of Standard B7 as follows:
- Planning policy within Clause 22.09 allows for development up to four storeys. The proposal meets the number of storeys allowed within the zone.
  - The proposed variation in building height is associated with the building parapet on the south-eastern side of the development, ensuring that the majority of the development complies with the building height requirements.
  - The RGZ1 is identified as an area of substantial change, therefore the single storey buildings on the neighbouring properties do not demonstrate the preferred building height within the area.
  - Due to the minor nature of the building height increase, it is not considered to contribute to the visual bulk of the building when viewed from the street or adjoining properties to warrant reducing the height.

### Standard B8 (Site Coverage)

54. Standard B8 states that the site area covered by buildings should not exceed the maximum site coverage specified in the schedule to the zone. The RGZ1 allows for a maximum site coverage of 70%. It is noted that an objector raised concerns with the proposed site coverage.
55. The proposal is exactly 70% site coverage. The proposed site coverage is therefore considered to meet the standard and comply with the site coverage objective which seeks to ensure the site coverage respects the preferred neighbourhood character and responds to the features of the site.

### Standard B17 (Side and Rear Setbacks)

56. Standard B17 outlines the distances in which a proposal should be setback from side and rear boundaries. The following images demonstrate the side and rear setback guide:



**South/West Elevation Princes Hwy Streetscape**

**Figure 3: Rescode Setbacks**

57. The proposal seeks to vary the following setback requirements of Clause B17:

	<b>Ground Level</b>	<b>First/Second Level</b>	<b>Third Level</b>
<b>North/East</b>	Required: 1.15m	Required: 2.34- 6.19m	Required: 8.19-9.29m
	Proposed: 3m	Proposed: 1.5m-3m	Proposed: 3.6-4.3m
<b>North/West</b>	Required: 1.15	Required: 5.99	Required: 8.19
	Proposed: 1m	Proposed: 1.5-2.5m	Proposed: 3.5m
<b>South/East</b>	Required: 1.15	Required: 6.19	Required: 9.19
	Proposed: 1.2m	Proposed: 1.1-2m	Proposed: 1.4-2.5m

58. Despite not complying with the standards, the proposal is considered to meet the objective which seeks to ensure that the height and setback of a building from the boundary respects the existing or **preferred** neighbourhood character and limits impacts on the amenity of adjoining dwellings. With respect to the site constraints and context, the proposed variations to Standard B17 are considered acceptable with respect to the decision guidelines as follows:

- The proposed apartment building typology and associated setbacks are consistent with the preferred policy direction for the area which seeks to increase density in an area identified for substantial change.
- The largest variations to side and rear setbacks are located along the south-eastern boundary and at Level 3 of the proposal. This is considered acceptable, noting that the sensitive interfaces associated with adjoining residential properties are located to the north-east and north-west of the subject site. In addition, the proposed materials assist with articulation of the building where setbacks have been reduced.
- Despite this, the encroachment of balconies associated with apartments 2/7, 3/8 and 12 into the side setbacks is considered to contribute to the visual bulk of the proposal when viewed from the street and from adjoining residential properties (refer to Figure 4). A condition has therefore been included into the recommendation requiring these areas of the balconies be setback in line with the main building. The proposed change to balcony dimensions will not impact on the proposal's ability to achieve compliance with Standard B29 (Solar Access to Open Space) and Standard B43 (Private Open Space).
- It is considered that equitable development can be achieved on all adjoining sites, noting that the proposed development provides sufficient setbacks to allow for light courts to all habitable room windows within the subject site that would not be unreasonably impacted given the orientation of the site should the adjoining properties seek to adopt similar setbacks in a redevelopment proposal.



- The Council is not supportive of the variation sought to side and rear setbacks (Standard B17), particularly to the north-west. The proposed variations to side and rear setbacks are not considered to unreasonably impact on the amenity of habitable room windows (bedrooms) or the secluded private open space of existing adjoining dwellings - refer to assessment of Standard B19 (Daylight to existing windows), B20 (North facing windows), B21(Overshadowing) and B22 (Overlooking) to which the proposal complies, subject to conditions.



Figure 4: Balconies protruding highlighted

59. As a result, it is considered that the proposed variations to side setbacks are acceptable.

#### Standard B18 (Walls on Boundaries)

60. Standard B18 seeks to ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.
61. The proposal includes a 6.5m wall on the eastern boundary and a 3m high wall on the north-western boundary which is acceptable and meets the numerical requirements of Standard B18.
62. Standard B18 states that the height of a new wall on boundary should not exceed an average of 3.2m with no part higher than 3.6m unless abutting a higher existing or simultaneously constructed wall. The height of the wall on the north-western boundary is 3.1m, whilst the height of the wall on the south-eastern boundary is 3.45-3.475m, which is an average of 3.34m.
63. The proposed increase in average wall height by 0.14m is considered acceptable in this instance given the minor nature of the increase and the location of the wall is not considered to unreasonably impact on the amenity of the adjoining commercial property as it is located adjacent to carparking/accessway, will not impact on any habitable room windows and does not contribute to any additional overshadowing or significant visual bulk.

#### Standard B21 (Overshadowing)

64. Standard B21 seeks to ensure that buildings do not significantly overshadow existing secluded private open space. Specifically, Standard B21 states where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.



65. The proposed overshadowing to 60 Princes Highway is considered to meet Standard B21 noting that the shadowing is confined to the accessway which abuts the subject site's western boundary, and the shadowing is confined to 9am, with sunlight access remaining between 10-3pm on 22 September.
66. It is noted that Standard B21 applies to secluded private open space of existing dwellings, and therefore the standard does not apply to the commercial building located at 54 Princes Highway. Despite this, an objector raised concerns with the extent of overshadowing to this property. The proposed overshadowing to 54 Princes Highway is considered acceptable with the shadowing confined to the accessway, carpark and built form which would not ordinarily be considered secluded private open space when considering the need to provide sunlight access (Figure 4). Similarly, these areas will continue to achieve sunlight access between 9-11am on 22 September.



Figure 4: Aerial image of subject site

### Standard B22 (Overlooking)

67. Standard B22 seeks to limit views into existing secluded private open space and habitable room windows. The following details are required to ensure that the proposal achieves the requirements of Standard B22:
- The plans indicate window screens will be utilised to a height of 1.7m for all habitable room windows on the west elevation. Standard B22 states that screens used to obscure a view should be perforated panels or trellis with a maximum 25% openings or solid translucent panels, permanent, fixed and durable and designed and coloured to blend in with the development. A condition has been included to ensure this detail is provided on the plans.
  - In relation to the north-east elevation: A screen height of 1.7m has not been provided for screening to habitable room windows nor has evidence been provided to justify the absence of screening on Level 3. A condition has been included to ensure this detail is provided on the plans.

### Standard B44 (Storage)

68. Standard B44 states that each dwelling should have convenient access to usable and secure storage space with a total minimum storage space (including kitchen, bathroom, and bedroom storage) meeting the requirements specified in Table B11.
69. Council raised concerns with the provision of storage provided for apartments 1, 4/9, 6.11 and 14. Whilst the plans indicate that sufficient storage has been provided for dwellings within the ground floor external storage and internally



within dwellings, a condition will be included within the recommendation to ensure that storage is provided in cubic metres.

## Car Parking

### Car Parking

70. The following car parking rates outlined in Clause 52.06-5 are relevant to the application:

Use	Rate	Amount required	Amount provided:
Resident	1 space per one- or two-bedroom dwelling	14	14 <b>Achieved</b>
Visitor car parking	1 for every 5 dwellings for development of 5 or more storeys	2	0 <b>Not Achieved</b>

71. The proposal seeks a reduction in the statutory requirement for 2 visitor car parking spaces at the subject site.

72. It is noted that an objection was raised in relation to the reduction in car parking.

73. The application was supported by a Traffic Impact Assessment prepared by Amber consultants dated 25 August 2023 that includes information on the public transport, cycling and walking options for the site, and the proposed development's adherence to the relevant design standards. The report concludes that the car parking reduction can be appropriately accommodated within the surrounding on-street parking.

74. Council raised no concerns with the reduction in visitor parking given the proximity to the activity centre and noting that Council manage public parking within the surrounding area.

75. Clause 52.09-6 provides design standards for car parking. Council's traffic engineers have requested further information be provided in relation to the car stacker to ensure that the proposed model is an appropriate height and width. A condition has been included within the recommendation to address this.

76. The proposed car parking at the site is considered acceptable, subject to conditions relating to the design detail of the car stacker.

### Waste

77. The application was supported by a Waste Management Plan prepared by Northern Environmental Design dated 25 October 2022.


78. Council has reviewed the waste management plan in accordance with Sustainability Victoria's *Better Practice Guide – Waste Management and Recycling in Multi-Unit Developments*. The WMP meets the guides intent for good waste management practice. Council recommended that the WMP be endorsed as part of the application and must be provided to each occupier and any owners corporation management company, to ensure appropriate implementation.

79. A condition has been included within the recommendation to ensure that the WMP is endorsed as part of the permit and ultimately provided to relevant parties.

## Environment

### Landscaping

80. The application was supported by a landscape plan prepared by John Patrick dated 18 October 2023. The landscape plan appropriately provides landscaping within the front, side and rear setbacks including canopy tree planting in



accordance with Clause 22.09. Based on Council's comments, the landscape plan was amended to include a plant schedule which utilises preferred plants from the *City of Greater Dandenong's Landscape Plan Guidelines May 2023*.

81. In accordance with Standard B38, the 696.8sqm site is required to provide at least 1 Type A tree and 34.84m<sup>2</sup> of deep soil area to meet the standard. The site makes appropriate provision for deep soil planting as shown on the landscape plan and canopy trees have been identified in the plant schedule located in the front setback.
82. Council noted that the Level 3 communal open space has not been included in the landscape package. A condition has been included in the recommendation to ensure that the landscape plan is amended to include the level 3 communal open space.

### **Environmentally Sustainable Design (ESD)**

83. The application was supported by a Sustainable Management Plan and Water Sensitive Urban Design Response by Northern Environmental Design dated 5 April 2023.
84. Council's sustainability planners reviewed the proposal and concluded that the application satisfies Council's expectations for environmental sustainability subject to further information relating to shading, removal of reference to gas meters, provision of heating and cooling systems, amended NatHERS ratings that achieve dwelling cooling loads in Standard B35 and an amended BESS report.
85. A number of Council's recommendations have been included as conditions of the permit to ensure the proposal achieves ESD excellence, however a condition has not been included to require shading to the north-western facing habitable room windows given they will be fitted with overlooking screens which will act as a shading device for these rooms and it is not considered necessary to add additional fittings to the windows.
86. Subject to the conditions outlined above, requiring amended plans and SMP, the proposal is considered to satisfy the requirements of Clause 22.06 and Clause 53.18. The SMP conditions have been included within the recommendation to ensure ongoing compliance and implementation of the requirements.

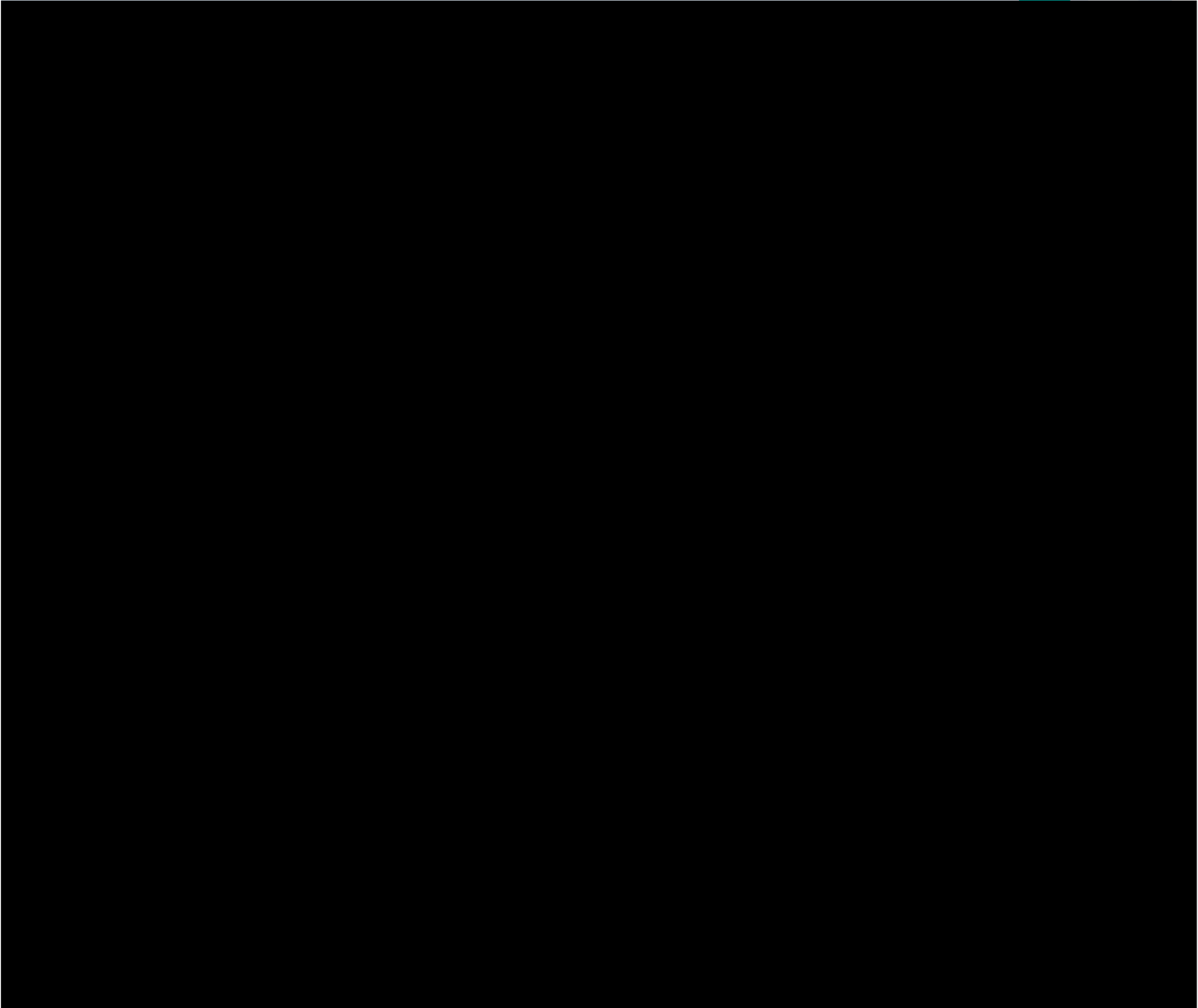
### **Objector Concerns**

87. The following concerns were raised by objectors and have been addressed in the relevant sections of the report:
  - Overdevelopment (Assessment of Clause 22.09)
  - Height (Assessment of 55 – Standard B7)
  - Overshadowing (Assessment of Clause 55 – Standard B21)
  - Car parking including car stacker details (Assessment of Clause 52.06-5)
  - Site coverage (Assessment of Clause 55 – Standard B8)
  - Side and rear setbacks (Assessment of Clause 55 – Standard B17)
  - Storage (Assessment of Clause 55 – Standard B30)
  - Landscaping (Assessment of Clause 22.09 and Clause 55 – Standard B38)
88. Other issues raised by objectors are addressed below:
  - Fire safety: The site is not located within a Bushfire Management Overlay or bushfire prone area. The development will be required to consider and include essential safety measures in accordance with the Building Regulations 2018 to protect occupants, passers-by, and adjoining buildings in the event of a fire.

# Recommendation



89. The proposal is generally consistent with the relevant planning policies of the Greater Dandenong Planning Scheme and will contribute to the provision of housing within the surrounding area.
90. It is **recommended** a Notice of Decision to Grant Planning Permit No. PA2201986 for the construction of a four storey development comprising 14 apartments and a reduction in car parking at 58 Princes Highway, Dandenong subject to conditions issues.
91. It is **recommended** that the applicant, objectors and the council be notified of the above in writing.



# Appendix 1: Clause 55 Assessment



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

## Neighbourhood and site description

Clause 55.01-1	Assessment
<ul style="list-style-type: none"><li><i>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</i><ul style="list-style-type: none"><li><i>In relation to the neighbourhood:</i><ul style="list-style-type: none"><li><i>The pattern of development of the neighbourhood.</i></li><li><i>The built form, scale and character of surrounding development including front fencing.</i></li><li><i>Architectural and roof styles.</i></li><li><i>Any other notable features or characteristics of the neighbourhood.</i></li></ul></li><li><i>In relation to the site:</i><ul style="list-style-type: none"><li><i>Site shape, size, orientation and easements.</i></li><li><i>Levels of the site and the difference in levels between the site and surrounding properties.</i></li><li><i>The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.</i></li><li><i>The use of surrounding buildings.</i></li><li><i>The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.</i></li><li><i>Solar access to the site and to surrounding properties.</i></li><li><i>Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known.</i></li><li><i>Any contaminated soils and filled areas, where known.</i></li><li><i>Views to and from the site.</i></li><li><i>Street frontage features such as poles, street trees and kerb crossovers.</i></li><li><i>The location of local shops, public transport services and public open spaces within walking distance.</i></li><li><i>Any other notable features or characteristics of the site.</i></li></ul></li></ul></li><li><i>If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.</i></li></ul> <p><b>Satisfactory neighbourhood and site description</b></p> <ul style="list-style-type: none"><li><i>If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.</i></li><li><i>The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.</i></li><li><i>This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.</i></li></ul>	<p>Complies. A neighbourhood and site description plan was provided at sheet 1 of 7 (C) dated 23 October 2023 of the Architectural Plans.</p>

## Design response

Clause 55.01-2	Assessment
<ul style="list-style-type: none"><li><i>The design response must explain how the proposed design:</i><ul style="list-style-type: none"><li><i>Derives from and responds to the neighbourhood and site description.</i></li><li><i>Meets the objectives of Clause 55.</i></li><li><i>Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.</i></li></ul></li></ul>	<p>Complies. A neighbourhood and site description plan was provided at sheet 1 and 7 of 7 (C) dated 23 October 2023 of the Architectural Plans.</p>



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

## Neighbourhood character objectives

Clause 55.02-1		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i></li> <li>• <i>To ensure that development responds to the features of the site and the surrounding area.</i></li> </ul>	<b>Standard B1</b> <ul style="list-style-type: none"> <li>• <i>The design response must be appropriate to the neighbourhood and the site.</i></li> </ul> <p><i>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</i></p>	<p>Complies. The proposal is considered to provide an appropriate response to the preferred neighbourhood character noting the site is located within the Residential Growth Zone which is anticipating change at increased densities.</p>

## Residential policy objectives

Clause 55.02-2		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</i></li> <li>• <i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</i></li> </ul>	<b>Standard B2</b> <p><i>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.</i></p>	<p>Complies. The proposal was supported by a Planning report prepared by Human Habitats which is considered to provide an acceptable response to the MPS and PPF.</p>

## Dwelling diversity objective

Clause 55.02-3		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>• <i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i></li> </ul>	<b>Standard B3</b> <ul style="list-style-type: none"> <li>• <i>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</i> <ul style="list-style-type: none"> <li>○ <i>Dwellings with a different number of bedrooms.</i></li> </ul> </li> </ul> <p><i>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</i></p>	<p>Complies. The proposal comprises a mix of one- and two-bedroom dwellings. The mix of dwelling types and layouts will adequately contribute to the diversity of housing in the area.</p>

## Infrastructure objectives

Clause 55.02-4		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To ensure development is provided with appropriate utility services and infrastructure.</i></li> </ul>	<b>Standard B4</b> <ul style="list-style-type: none"> <li>• <i>Development should be connected to reticulated</i></li> </ul>	<p>Complies. The subject site benefits from existing reticulated services. The provision of 14 dwellings in this location</p>



<ul style="list-style-type: none"> <li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul>	<p>services, including reticulated sewerage, drainage and electricity, if available. Connection to a reticulated gas service is optional.</p> <ul style="list-style-type: none"> <li>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li> </ul> <p>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.</p>	<p>will not compromise the area's infrastructure.</p>
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### Integration with the street objective

Clause 55.02-5		Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> </ul>	<p>Standard B5</p> <ul style="list-style-type: none"> <li>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</li> <li>Development should be oriented to front existing and proposed streets.</li> <li>High fencing in front of dwellings should be avoided if practicable.</li> </ul> <p>Development next to existing public open space should be laid out to complement the open space</p>	<p>Complies. It is considered that the development will successfully integrate with Princes Highway, noting that the proposal is oriented to the street and does not include the provision of a front fence.</p>

### Street setback objective

Clause 55.03-1		Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</li> </ul>	<p>Standard B6</p> <ul style="list-style-type: none"> <li>Walls of buildings should be set back from streets:               <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> <li>If no distance is specified in a schedule to the zone, the distance specified in Table B1.</li> </ul> </li> <li>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.</li> </ul>	<p>Full assessment provided above.</p>



## Building height objective

Clause 55.03-2		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</li> </ul>	<b>Standard B7</b> <ul style="list-style-type: none"> <li>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</li> <li>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should 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 should not exceed 10 metres.</li> </ul> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	Variation sought – a full assessment provided above.

## Site coverage objective

Clause 55.03-3		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul>	<b>Standard B8</b> <ul style="list-style-type: none"> <li>The site area covered by buildings should not exceed:               <ul style="list-style-type: none"> <li>The maximum site coverage specified in a schedule to the zone, or</li> </ul> </li> </ul> <p>If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</p>	Complies. Allowed: 70% Proposed: 70%

## Permeability and stormwater management objectives

Clause 55.03-4		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To reduce the impact of increased stormwater run-off on the drainage system.</li> <li>To facilitate on-site stormwater infiltration.</li> <li>To encourage stormwater management that maximises the retention and reuse of stormwater.</li> </ul>	<b>Standard B9</b> <ul style="list-style-type: none"> <li>The site area covered by the pervious surfaces should be at least:               <ul style="list-style-type: none"> <li>The minimum area specified in a schedule to the zone, or</li> <li>If no minimum is specified in a schedule to the zone, 20 percent of the site.</li> </ul> </li> </ul>	Complies. Allowed: 20% Proposed: 25.7%



	<ul style="list-style-type: none"> <li>• <i>The stormwater management system should be designed to:</i> <ul style="list-style-type: none"> <li>○ <i>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).</i></li> </ul> </li> </ul> <p><i>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i></p>	
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## Energy efficiency objectives

Clause 55.03-5		Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To achieve and protect energy efficient dwellings and residential buildings.</i></li> <li>• <i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></li> </ul>	<p>Standard B10</p> <ul style="list-style-type: none"> <li>• <i>Buildings should be:</i> <ul style="list-style-type: none"> <li>○ <i>Oriented to make appropriate use of solar energy.</i></li> <li>○ <i>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</i></li> <li>○ <i>Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</i></li> </ul> </li> <li>• <i>Living areas and private open space should be located on the north side of the development, if practicable.</i></li> </ul> <p><i>Developments should be designed so that solar access to north-facing windows is maximised.</i></p>	<p>Not applicable as per Clause 55.</p>



## Open space objective

Clause 55.03-6		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</li> </ul>	<b>Standard B11</b> <ul style="list-style-type: none"> <li>If any public or communal open space is provided on site, it should:               <ul style="list-style-type: none"> <li>Be substantially fronted by dwellings, where appropriate.</li> <li>Provide outlook for as many dwellings as practicable.</li> <li>Be designed to protect any natural features on the site.</li> </ul> </li> </ul> <p>Be accessible and useable.</p>	Not applicable as per Clause 55.

## Safety objective

Clause 55.03-7		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To ensure the layout of development provides for the safety and security of residents and property.</li> </ul>	<b>Standard B12</b> <ul style="list-style-type: none"> <li>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</li> <li>Planting which creates unsafe spaces along streets and accessways should be avoided.</li> <li>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</li> </ul> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	Complies. The entry to the building is located centrally within the site and visible from the street, clearly identified by a pedestrian pathway.

## Landscaping objectives

Clause 55.03-8		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To encourage development that respects the landscape character of the neighbourhood.</li> <li>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>To provide appropriate landscaping.</li> <li>To encourage the retention of mature vegetation on the site.</li> </ul>	<b>Standard B13</b> <ul style="list-style-type: none"> <li>The landscape layout and design should:               <ul style="list-style-type: none"> <li>Protect any predominant landscape features of the neighbourhood.</li> <li>Take into account the soil type and drainage patterns of the site.</li> <li>Allow for intended vegetation growth and structural protection of buildings.</li> </ul> </li> </ul>	Not applicable as per Clause 55.



	<ul style="list-style-type: none"> <li>○ <i>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</i></li> <li>○ <i>Provide a safe, attractive and functional environment for residents.</i></li> <li>• <i>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</i></li> <li>• <i>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</i></li> <li>• <i>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</i></li> </ul> <p><i>Development should meet any additional landscape requirements specified in a schedule to the zone.</i></p>	
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## Access objective

Clause 55.03-9		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i></li> </ul>	<b>Standard B14</b> <ul style="list-style-type: none"> <li>• <i>The width of accessways or car spaces should not exceed:</i> <ul style="list-style-type: none"> <li>○ <i>33 per cent of the street frontage, or</i></li> <li>○ <i>if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</i></li> </ul> </li> <li>• <i>No more than one single-width crossover should be provided for each dwelling fronting a street.</i></li> <li>• <i>The location of crossovers should maximise the retention of on-street car parking spaces.</i></li> <li>• <i>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.</i></li> </ul> <p><i>Developments must provide for access for service, emergency and delivery vehicles.</i></p>	<p>Complies. The site has a frontage of 15.24m, with a proposed crossover of 3.6m. The proposed crossover is 23.6% of the street frontage which is less than the 40% allowed under the standard.</p>



## Parking location objectives

Clause 55.03-10		Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li>To provide convenient parking for resident and visitor vehicles.</li><li>To protect residents from vehicular noise within developments.</li></ul>	<b>Standard B15</b> <ul style="list-style-type: none"><li>Car parking facilities should:<ul style="list-style-type: none"><li>Be reasonably close and convenient to dwellings and residential buildings.</li><li>Be secure.</li><li>Be well ventilated if enclosed.</li></ul></li></ul> <p>Shared accessways or car parks of other dwellings and residential buildings 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.</p>	Complies. The proposal includes a car stacker at ground floor which provides convenient access to dwellings whilst also providing a secure location for vehicle parking.

## Side and rear setback objective

Clause 55.04-1		Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</li></ul>	<b>Standard B17</b> <ul style="list-style-type: none"><li>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:<ul style="list-style-type: none"><li>At least the distance specified in a schedule to the zone, or</li><li>If no distance is specified in a schedule to the zone, 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.</li></ul></li><li>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</li></ul> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	Variation sought. Full assessment provided above.



## Walls on boundary objective

Clause 55.04-2		Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"><li><i>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i></li></ul>	<p><b>Standard B18</b></p> <ul style="list-style-type: none"><li><i>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</i><ul style="list-style-type: none"><li><i>For a length of more than the distance specified in a schedule to the zone; or</i></li><li><i>If no distance is specified in a schedule to the zone, for a length of more than:</i><ul style="list-style-type: none"><li><i>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</i></li><li><i>Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.</i></li></ul></li></ul></li><li><i>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.</i></li><li><i>A building on a boundary includes a building set back up to 200mm from a boundary.</i></li></ul> <p><i>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a</i></p>	<p>Complies. The proposal includes a 6.5m wall on the eastern boundary and a 3m wall on the western boundary.</p>



higher existing or simultaneously constructed wall.

## Daylight to existing windows objective

Clause 55.04-3		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To allow adequate daylight into existing habitable room windows.</li> </ul>	<b>Standard B19</b> <ul style="list-style-type: none"> <li>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</li> <li>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree 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.</li> </ul> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	Complies. The dwelling to the west is setback 3.7m from the title boundary and therefore a light court is appropriately provided with land from the abutting land.

## North-facing windows objective

Clause 55.04-4		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To allow adequate solar access to existing north-facing habitable room windows.</li> </ul>	<b>Standard B20</b> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	Complies. There are no north facing windows within 3m of the subject site.



## Overshadowing open space objective

Clause 55.04-5		Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure buildings do not significantly overshadow existing secluded private open space.</li> </ul>	<p>Standard B21</p> <ul style="list-style-type: none"> <li>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</li> </ul> <p><i>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</i></p>	<p>Complies. The dwelling to the west of the subject site will receive a minimum of 40sqm of sunlight between 9am and 3pm (noting that there is no overshadowing to the property to the west from 11am onwards).</p> <p>The proposal does overshadow the commercial property located to the east, however the standard specifically talks to overshadowing of existing secluded private open space. The commercial property is not considered to have private open space, instead the proposal overshadows the built form and car parking areas.</p>

## Overlooking objective

Clause 55.04-6		Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul>	<p>Standard B22</p> <ul style="list-style-type: none"> <li>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</li> <li>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:             <ul style="list-style-type: none"> <li>Offset a minimum of 1.5 metres from the</li> </ul> </li> </ul>	<p>Full assessment provided above.</p>



	<p>edge of one window to the edge of the other.</p> <ul style="list-style-type: none"> <li>○ Have sill heights of at least 1.7 metres above floor level.</li> <li>○ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>○ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Screens used to obscure a view should be:             <ul style="list-style-type: none"> <li>○ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>○ Permanent, fixed and durable.</li> <li>○ Designed and coloured to blend in with the development.</li> </ul> </li> </ul> <p><i>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.</i></p>	
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## Internal views objective

Clause 55.04-7		Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</li> </ul>	<p>Standard B23</p> <p><i>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</i></p>	<p>Complies. The proposed design and location of the windows and balconies of dwellings limit the potential for internal overlooking to occur.</p>



## Noise impacts objectives

Clause 55.04-8		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external noise.</li> </ul>	<b>Standard B24</b> <ul style="list-style-type: none"> <li>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</li> <li>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</li> </ul> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms</p>	Not applicable as per Clause 55.

## Accessibility objective

Clause 55.05-1		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To encourage the consideration of the needs of people with limited mobility in the design of developments.</li> </ul>	<b>Standard B25</b> <p>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	Not applicable as per Clause 55.

## Dwelling entry objective

Clause 55.05-2		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To provide each dwelling or residential building with its own sense of identity.</li> </ul>	<b>Standard B26</b> <ul style="list-style-type: none"> <li>Entries to dwellings and residential buildings should:               <ul style="list-style-type: none"> <li>Be visible and easily identifiable from streets and other public areas.</li> </ul> </li> </ul> <p>Provide shelter, a sense of personal address and a transitional space around the entry.</p>	Not applicable as per Clause 55.

## Daylight to new windows objective

Clause 55.05-3		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul>	<b>Standard B27</b> <ul style="list-style-type: none"> <li>A window in a habitable room should be located to face:               <ul style="list-style-type: none"> <li>An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum</li> </ul> </li> </ul>	Complies. All habitable rooms are provided with a window which faces an area clear to the sky for at least one third of its perimeter that meets the standard.



	<p><i>dimension of 1 metre clear to the sky, not including land on an abutting lot, or</i></p> <ul style="list-style-type: none"> <li>○ <i>A verandah provided it is open for at least one third of its perimeter, or</i></li> </ul> <p><i>A carport provided it has two or more open sides and is open for at least one third of its perimeter.</i></p>	
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## Private open space objective

Clause 55.05-4		Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• <i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i></li> </ul>	<p>Standard B28</p> <ul style="list-style-type: none"> <li>• <i>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</i></li> <li>• <i>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</i> <ul style="list-style-type: none"> <li>○ <i>An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</i></li> <li>○ <i>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</i></li> <li>○ <i>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</i></li> </ul> </li> </ul> <p><i>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</i></p>	<p>Complies. The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>

## Solar access to open space objective

Clause 55.05-5		Assessment
<p><b>Objective</b></p>	<p>Standard B29</p>	<p>Complies. Given the orientation of the site and the type of development, not all</p>



<ul style="list-style-type: none"> <li>To allow solar access into the secluded private open space of new dwellings and residential buildings.</li> </ul>	<ul style="list-style-type: none"> <li>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</li> </ul> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</p>	<p>dwellings can be provided with a northern orientation. However, the usability and amenity of the south-facing balconies is acceptable given the eastern/western outlook.</p>
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## Storage objective

Clause 55.05-6		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul>	Standard B30 Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	Not applicable as per Clause 55.

## Design detail objective

Clause 55.06-1		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To encourage design detail that respects the existing or preferred neighbourhood character.</li> </ul>	Standard B31 <ul style="list-style-type: none"> <li>The design of buildings, including:               <ul style="list-style-type: none"> <li>Facade articulation and detailing,</li> <li>Window and door proportions,</li> <li>Roof form, and</li> <li>Verandahs, eaves and parapets,</li> </ul>               should respect the existing or preferred neighbourhood character.             </li> </ul> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	Complies. The proposed development is a contemporary architectural design. This is appropriate for Princes Highway, a street identified for substantial change with a mixed and emerging character. The design details, including the roof, fenestration, materials, and entrance, are generally in keeping with the existing character, while appropriately responding to the evolving character. Permit conditions outlined as above will amend materials.

## Front fences objective

Clause 55.06-2		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To encourage front fence design that respects the existing or preferred neighbourhood character.</li> </ul>	Standard B32 <ul style="list-style-type: none"> <li>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</li> <li>A front fence within 3 metres of a street should not exceed:               <ul style="list-style-type: none"> <li>The maximum height specified in a schedule to the zone, or</li> <li>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</li> </ul> </li> </ul>	N/a – no front fence has been proposed as part of this application.



Street Context	Maximum front fence height
Streets in a Transport Zone 2	2 metres
Other streets	1.5 metres

## Common property objectives

Clause 55.06-3		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future management difficulties in areas of common ownership.</li> </ul>	<b>Standard B33</b> <ul style="list-style-type: none"> <li>Developments should clearly delineate public, communal and private areas.</li> </ul> <p>Common property, where provided, should be functional and capable of efficient management.</p>	Complies. The proposal clearly delineates between public, communal and private areas. Common property is functional and capable of efficient management.

## Site services objectives

Clause 55.06-4		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To ensure that site services can be installed and easily maintained.</li> <li>To ensure that site facilities are accessible, adequate and attractive.</li> </ul>	<b>Standard B34</b> <ul style="list-style-type: none"> <li>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</li> <li>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</li> <li>Bin and recycling enclosures should be located for convenient access by residents.</li> </ul> <p>Mailboxes should be provided and located for convenient access as required by Australia Post</p>	Complies. The plans provide for sufficient space for the provision of bin and recycling enclosures, mailboxes, and other facilities.

## Energy efficiency objectives

Clause 55.07-1		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings and buildings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel</li> </ul>	<b>Standard B35</b> <ul style="list-style-type: none"> <li>Buildings should be:               <ul style="list-style-type: none"> <li>Oriented to make appropriate use of solar energy.</li> </ul> </li> </ul>	Complies. The proposal has been appropriately oriented to make use of solar energy including POS on the north side of the development where



energy use and make appropriate use of daylight and solar energy.

- To ensure dwellings achieve adequate thermal efficiency.

- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.
- Living areas and private open space should be located on the north side of the development, if practicable.
- Developments should be designed so that solar access to north-facing windows is optimised.
- Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.

practical. A condition has been included in the recommendation to ensure that the proposal achieves the relevant cooling loads.

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

Note:

Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy). Maximum cooling load levels are currently being prepared for all relevant Victorian climate zones.

## Communal open space objective

Clause 55.07-2	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To provide communal open space that meets the recreation and amenity needs of residents.</li> <li>• To ensure that communal open space is accessible, functional, and is easily maintained.</li> <li>• To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.</li> </ul>	<p>Standard B36</p> <ul style="list-style-type: none"> <li>• A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.</li> <li>• If a development contains 13 or more dwellings, the development should also provide an additional</li> </ul> <p>Complies. The proposal is required to provide 65sqm of communal open space. The proposal includes 35sqm of communal open space at the third floor, 45sqm of communal open space at the rear of the subject site, and there is some communal open space within the front setback. The provision of open space is considered to</p>



	<p><i>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 consist of multiple separate areas of communal open space.</i></p> <ul style="list-style-type: none"> <li>• <i>Each area of communal open space should be:</i> <ul style="list-style-type: none"> <li>○ <i>Accessible to all residents.</i></li> <li>○ <i>A useable size, shape and dimension.</i></li> <li>○ <i>Capable of efficient management.</i></li> <li>○ <i>Be located to:</i> <ul style="list-style-type: none"> <li>- <i>Provide passive surveillance opportunities, where appropriate.</i></li> <li>- <i>Provide outlook for as many dwellings as practicable.</i></li> <li>- <i>Avoid overlooking into habitable rooms and private open space of new dwellings.</i></li> <li>- <i>Minimise noise impacts to new and existing dwellings.</i></li> </ul> </li> </ul> </li> </ul> <p><i>Any area of communal outdoor open space should be landscaped and include canopy cover and trees.</i></p>	<p>provide accessible, functional spaces, which meet the recreational and amenity needs of residents given the different sizes and locations of the spaces being provided.</p>
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### Solar access to communal outdoor open space objective

Clause 55.07-3		Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• <i>To allow solar access into communal outdoor open space.</i></li> </ul>	<p>Standard B37</p> <ul style="list-style-type: none"> <li>• <i>The communal outdoor open space should be located on the north side of a building, if appropriate.</i></li> </ul> <p><i>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.</i></p>	<p>Complies. The proposed communal open space is located at the third floor (clear to the sky) on the north-west side of the building and is receives a minimum of two hours sunlight between 9am and 3pm on 21 June.</p>

### Landscaping objectives

Clause 55.07-4		Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To provide landscaping that supports the existing or preferred urban context of the area and</i></li> </ul>	<p>Standard B38</p> <ul style="list-style-type: none"> <li>• <i>Development should retain existing trees and canopy cover.</i></li> </ul>	<p><b>Complies. Assessed above.</b></p>



reduces the visual impact of buildings on the streetscape.

- To preserve existing canopy cover and support the provision of new canopy cover.
- To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

- Development should 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 B5. Existing trees can be used to meet the canopy cover requirements of Table B5.
  - Provide canopy cover through canopy trees that are:
    - Located in an area of deep soil specified in Table B6. Where deep soil cannot be provided trees should be provided in planters specified in Table B6.
    - Consistent with the canopy diameter and height at maturity specified in Table B7.
    - 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.

Table B5 Canopy cover and deep soil requirements:

Site area (sqm)	Canopy cover	Deep soil
1000 square metres 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	50 square metres plus 20% of site	7.5% of site area



square metres	area above 1,000 square metres	
	Include at least 1 Type B tree	
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres	10% of site area
	Include at least 2 Type B trees or 1 Type C tree	
2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres	15% of site area
	Include at least 2 Type B trees or 1 Type C tree	

Table B6 Soil requirements for trees:

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

**Note:**

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

Table B7 Tree types:



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

## Integrated water and stormwater management objectives

Clause 55.07-5	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> <li>To facilitate stormwater collection, utilisation and infiltration within the development.</li> <li>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.</li> </ul>	<p>Standard B39</p> <ul style="list-style-type: none"> <li>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</li> <li>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</li> <li>The stormwater management system should be:               <ul style="list-style-type: none"> <li>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).</li> </ul> </li> </ul> <p>Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</p>

## Access objective

Clause 55.07-6	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.</li> <li>To ensure that vehicle crossovers are designed and located to minimise visual impact.</li> </ul>	<p>Standard B40</p> <ul style="list-style-type: none"> <li>Vehicle crossovers should be minimised.</li> <li>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.</li> </ul>



	<ul style="list-style-type: none"> <li>• <i>Pedestrian and cyclist access should be clearly delineated from vehicle access.</i></li> <li>• <i>The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</i></li> </ul> <p><i>Development must provide access for service, emergency and delivery vehicles.</i></p>	
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## Noise impact objective

Clause 55.07-7		Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To contain noise sources in developments that may affect existing dwellings.</i></li> <li>• <i>To protect residents from external and internal noise sources.</i></li> </ul>	<p>Standard B41</p> <ul style="list-style-type: none"> <li>• <i>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</i></li> <li>• <i>The layout of new dwellings and buildings should minimise noise transmission within the site.</i></li> <li>• <i>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.</i></li> <li>• <i>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</i></li> <li>• <i>Buildings within a noise influence area specified in Table B8 should be designed and constructed to achieve the following noise levels:</i> <ul style="list-style-type: none"> <li>○ <i>Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</i></li> <li>○ <i>Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.</i></li> </ul> </li> </ul>	<p>Complies. The proposal has been appropriately designed to minimise noise impacts to residents.</p>



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

Table B8 Noise influence area:

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

Note:

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

## Accessibility objective

Clause 55.07-8			Assessment												
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure the design of dwellings meets the needs of people with limited mobility.</li> </ul>	<p>Standard B42</p> <ul style="list-style-type: none"> <li>At least 50 per cent of dwellings should have:</li> <li>A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> <li>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.</li> <li>A main bedroom with access to an adaptable bathroom.</li> <li>At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B9.</li> </ul> <p>Table B9 Bathroom design:</p> <table border="1" data-bbox="624 929 1185 1995"> <thead> <tr> <th></th> <th>Design option A</th> <th>Design option B</th> </tr> </thead> <tbody> <tr> <td>Door opening</td> <td>A clear 850mm wide door opening</td> <td>A clear 820mm wide door opening located opposite the shower</td> </tr> <tr> <td>Door Design</td> <td>           Either:           <ul style="list-style-type: none"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul> </td> <td>           Either:           <ul style="list-style-type: none"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards and has readily removable hinges.</li> </ul> </td> </tr> <tr> <td>Circulation area</td> <td>           A clear circulation area that is:           <ul style="list-style-type: none"> <li>A minimum area of 1.2 metres by 1.2 metres.</li> </ul> </td> <td>           A clear circulation area that is:           <ul style="list-style-type: none"> <li>A minimum width of 1 metre.</li> <li>The full length of the</li> </ul> </td> </tr> </tbody> </table>			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"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards and has readily removable hinges.</li> </ul>	Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>A minimum area of 1.2 metres by 1.2 metres.</li> </ul>	A clear circulation area that is: <ul style="list-style-type: none"> <li>A minimum width of 1 metre.</li> <li>The full length of the</li> </ul>	<p>Complies. The plans indicate that apartments have been designed to meet design option A – a condition has been included in the recommendation to ensure further details are provided to meet this requirement on plans.</p>
	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"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards and has readily removable hinges.</li> </ul>													
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>A minimum area of 1.2 metres by 1.2 metres.</li> </ul>	A clear circulation area that is: <ul style="list-style-type: none"> <li>A minimum width of 1 metre.</li> <li>The full length of the</li> </ul>													



	<ul style="list-style-type: none"> <li>Located in front of the shower and the toilet.</li> <li>Clear of the toilet, basin and the door swing.</li> </ul> <p>The circulation area for the toilet and shower can overlap.</p>	<p>bathroom and a minimum length of 2.7 metres.</p> <ul style="list-style-type: none"> <li>Clear of the toilet and basin.</li> </ul> <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 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.

## Private open space objective

Clause 55.07-9		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul>	<b>Standard B43</b> <ul style="list-style-type: none"> <li>A dwelling should have private open space consisting of at least one of the following:               <ul style="list-style-type: none"> <li>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.</li> <li>A balcony with at least the area and dimensions specified in Table B10 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 B10 should be increased by at least 1.5 square metres.</li> </ul> </li> </ul>	<p>Complies. All SPOS has been provided in accordance with the dimensions outlined within the standard.</p>



- 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 at least 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.

Table B10 Balcony size

Orientation of dwelling	Dwelling type	Minimum area
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres
Any other orientation	Studio or 1 bedroom	8 square metres
	2 bedroom	8 square metres

## Storage objective

### Clause 55.07-10

#### Objectives

- To provide adequate storage facilities for each dwelling.

#### Standard B44

- 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 B11.

Table B11 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 bedrooms	18 cubic metres	12 cubic metres

### Assessment

A full assessment is provided above.



## Waste and recycling objectives

Clause 55.07-11	Assessment	
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings are designed to encourage waste recycling.</li> <li>To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul>	<p><b>Standard B45</b></p> <ul style="list-style-type: none"> <li>Developments should include dedicated areas for:           <ul style="list-style-type: none"> <li>Waste and recycling enclosures which are:               <ul style="list-style-type: none"> <li>Adequate in size, durable, waterproof and blend in with the development.</li> <li>Adequately ventilated.</li> <li>Located and designed for convenient access by residents and made easily accessible to people with limited mobility.</li> </ul> </li> <li>Adequate facilities for bin washing. These areas should be adequately ventilated.</li> <li>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.</li> <li>Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</li> <li>Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</li> <li>Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.</li> </ul> </li> <li>Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:           <ul style="list-style-type: none"> <li>Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).</li> </ul> </li> </ul>	<p>Complies. Waste areas have been shown on the plans at ground floor. A WMP has been provided and will be endorsed as part of this application.</p>

Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

## Functional layout objective

Clause 55.07-12		Assessment																		
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul>	<p>Standard B46</p> <ul style="list-style-type: none"> <li>Bedrooms should:               <ul style="list-style-type: none"> <li>Meet the minimum internal room dimensions specified in Table B12.</li> <li>Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</li> </ul> </li> </ul> <p>Table B12 Bedroom dimensions</p> <table border="1"> <thead> <tr> <th>Bedroom type</th> <th>Min. width</th> <th>Min. depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.</li> </ul> <p>Table B13 Living area dimensions</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Min. width</th> <th>Min. area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Bedroom type	Min. width	Min. depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Min. width	Min. area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	<p>Complies. All bedrooms and living areas meet the required dimensions outlined in the standard – as demonstrated by the architectural plans.</p>
Bedroom type	Min. width	Min. depth																		
Main bedroom	3 metres	3.4 metres																		
All other bedrooms	3 metres	3 metres																		
Dwelling type	Min. width	Min. area																		
Studio and 1 bedroom dwelling	3.3 metres	10 sqm																		
2 or more bedroom dwelling	3.6 metres	12 sqm																		

## Room depth objective

Clause 55.07-13		Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into single aspect habitable rooms.</li> </ul>	<p>Standard B47</p> <ul style="list-style-type: none"> <li>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</li> <li>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:               <ul style="list-style-type: none"> <li>The room combines the living area, dining area and kitchen.</li> </ul> </li> </ul>	<p>Complies. The proposal includes 2.7m ceiling heights, all rooms have the kitchen located furthest from the window and do not exceed a depth of 9m.</p>



	<ul style="list-style-type: none"> <li>○ <i>The kitchen is located furthest from the window.</i></li> <li>○ <i>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.</i></li> </ul> <p><i>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</i></p>	
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## Windows objective

Clause 55.07-14		Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>• <i>To allow adequate daylight into new habitable room windows.</i></li> </ul>	<b>Standard B48</b> <ul style="list-style-type: none"> <li>• <i>Habitable rooms should have a window in an external wall of the building.</i></li> <li>• <i>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</i></li> <li>• <i>The secondary area should be:</i> <ul style="list-style-type: none"> <li>○ <i>A minimum width of 1.2 metres.</i></li> </ul> </li> </ul> <p><i>A maximum depth of 1.5 times the width, measured from the external surface of the window.</i></p>	Complies. All habitable windows are provided in an external wall, no rooms rely upon a smaller secondary area for solar access.

## Natural ventilation objectives

Clause 55.07-15		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To encourage natural ventilation of dwellings.</i></li> <li>• <i>To allow occupants to effectively manage natural ventilation of dwellings.</i></li> </ul>	<b>Standard B49</b> <ul style="list-style-type: none"> <li>• <i>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</i></li> <li>• <i>At least 40 per cent of dwellings should provide effective cross ventilation that has:</i> <ul style="list-style-type: none"> <li>○ <i>A maximum breeze path through the dwelling of 18 metres.</i></li> <li>○ <i>A minimum breeze path through the dwelling of 5 metres.</i></li> <li>○ <i>Ventilation openings with approximately the same area.</i></li> </ul> </li> </ul> <p><i>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</i></p>	Complies. The plans demonstrate that appropriate cross ventilation paths have been achieved within the dwellings.



## Building entry and circulation objectives

Clause 55.07-16		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To provide each dwelling and building with its own sense of identity.</li> <li>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</li> <li>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</li> </ul>	<b>Standard B50</b> <ul style="list-style-type: none"> <li>Entries to dwellings and buildings should:               <ul style="list-style-type: none"> <li>Be visible and easily identifiable.</li> <li>Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul> </li> <li>The layout and design of buildings should:               <ul style="list-style-type: none"> <li>Clearly distinguish entrances to residential and non-residential areas.</li> <li>Provide windows to building entrances and lift areas.</li> <li>Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</li> <li>Provide common areas and corridors that:                   <ul style="list-style-type: none"> <li>Include at least one source of natural light and natural ventilation.</li> <li>Avoid obstruction from building services.</li> </ul> </li> </ul> </li> </ul> <p>Maintain clear sight lines.</p>	<p>Complies. The building entry is visible from the street and easily identifiable. The layout and design of the building provides windows to building entrances/foyer located adjacent to the lift and lobby areas and provides safe entry stairs for residents.</p>
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## Integration with the street objective

Clause 55.07-17		Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> <li>To support development that activates street frontages.</li> </ul>	<b>Standard B51</b> <ul style="list-style-type: none"> <li>Development should be oriented to front existing and proposed streets.</li> <li>Along street frontages, development should:               <ul style="list-style-type: none"> <li>Incorporate pedestrian entries, windows, balconies or other active spaces.</li> <li>Limit blank walls.</li> <li>Limit high front fencing, unless consistent with the existing urban context.</li> <li>Provide low and visually permeable front fences, where proposed.</li> <li>Conceal car parking and internal waste collection areas from the street.</li> </ul> </li> </ul>	<p>Complies. The development has been oriented towards Princes Highway. The development includes pedestrian entries and windows associated with a ground floor apartment. The proposal conceals car parking and waste areas from the street.</p>



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

## Site services objective

Clause 55.07-18		Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li><i>To ensure that site services are accessible and can be easily installed and maintained.</i></li><li><i>To ensure that site services and facilities are visually integrated into the building design or landscape.</i></li></ul>	<b>Standard B52</b> <ul style="list-style-type: none"><li><i>Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.</i></li><li><i>Meters and utility services should be designed as an integrated component of the building or landscape.</i></li></ul> <p><i>Mailboxes and other site facilities should be adequate in size, durable, weather-protected, located for convenient access and integrated into the overall design of the development.</i></p>	Complies. All site services have been shown on the plans including mailboxes and bins, the services can be easily accessed by residents and provide for easy maintenance and have been integrated into the design of the proposal.

## External walls and materials objective

Clause 55.017-19		Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li><i>To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</i></li><li><i>To ensure external walls endure and retain their attractiveness.</i></li></ul>	<b>Standard B53</b> <ul style="list-style-type: none"><li><i>External walls should be finished with materials that:</i><ul style="list-style-type: none"><li><i>Do not easily deteriorate or stain.</i></li><li><i>Weather well over time.</i></li><li><i>Are resilient to the wear and tear from their intended use.</i></li></ul></li></ul> <p><i>External wall design should facilitate safe and convenient access for maintenance.</i></p>	Complies. As previously discussed, the proposal utilises extensive render. A condition has been included within the recommendation to reduce the use of render and incorporate brick which is considered to be a more robust material. All external walls have been designed to facilitate safe and convenient access for maintenance.