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TOWN PLANNING REPORT (V3)

ADDRESS: 58 PRINCES HIGHWAY DANDENONG
PREPARED FOR: JAG BUILDING DESIGN CONSULTANTS
DATE: 10 NOVEMBER 2023

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Document Information

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Prepared by	GC/DC	Reviewed by	RW
Project No.	13238	Project Name.	58 Princes Highway Dandenong

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1 Introduction

This planning report has been prepared by Human Habitats in support of the development of an apartment complex with 14 apartments and associated balconies and at grade car park at 58 Princes Highway, Dandenong (the subject site).

It is our assessment the proposal provides an appropriate response to the objectives for Dandenong and the Greater Dandenong area more broadly. The proposal will facilitate the residential development of Dandenong with close proximity to the Dandenong town centre. In coming to this conclusion, we have considered the following questions:

- Does the proposal demonstrate an appropriate outcome considering the **strategic planning drivers** for the site?
- How does the proposal respond to relevant **built form** guidelines?
- Does the proposal provide high levels of **public and private amenity**?
- Does the proposal respond positively to the **traffic and transport** needs of the area?

1.1 Permit Requirement

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required for the following elements of the proposal:

- Pursuant to Clause 32.07-5, a permit is required to construct two or more dwellings on a lot.
- Pursuant to Clause 52.06-3, a permit is required to reduce the number of car spaces required by Clause 52.06-5.
- Pursuant to Clause 52.29-2, a permit is required to create or alter access to a Transport Zone 2.

1.2 Supporting Documents

This Planning Report is to be read in conjunction with:

#	Document	Prepared by
01	Planning Permit Application Form	-
02	Certificate of Title	-
03	MPL Certificate	-
04	Amended Architectural Plans	J.A.G Building Design Consultants, dated 18 August 2023 Amendment B
05	Amended Landscape Plan	John Patrick, dated 18 August 2023 Revision C
06	Amended Waste Management Plan	NED, dated 25 October 2022
07	Arborist Tree Mapping & Protection Plan	Stem Arboriculture, dated 28 Feb 2023
08	Wind Impact Assessment	Vipac, dated 15 Mar 2023
09	Sustainable Design Assessment	NED, dated 5 Apr 2023

2 Subject Site and Surrounding Context

2.1 The Site

The site is located at 58 Princes Highway, Dandenong and is formally identified as Lot 3 of LP9116. The property is rectangular in shape with a frontage to Princes Highway of approximately 15 metres, a depth of approximately 45 metres and a total area of 660 sq m.

Existing built form on the site consists of single storey dwelling that has been repurposed with an extension as a medical centre. The site has a slight fall of approximately 0.5 metres from the South/West street frontage to the rear North/East.



Figure 1 - Aerial of site - identified in red

2.2 Site Interface and Character

2.2.1 North Interface

60 Princes Highway is located immediately north of the site, containing a single storey weatherboard dwelling. Beyond this, land is identified as General Residential Zone. Notable land uses to the north include Dandenong High School, Dandenong North Primary School, Dandenong Hospital, Chisholm Dandenong, Valley Village Retirement Village, Mills Reserve, St James Village, Emerson School, and St Gerards Catholic School.

2.2.2 East Interface

Directly adjoining the subject site at the east is 54-56 Princes Highway and 1 Henty Street. 54-56 Princes Highway currently contains a single storey medical centre, occupied by Capital Radiology. 1 Henty Street, located at the rear of the site, is occupied by a single storey residential weatherboard dwelling. Further East, land is predominately used for residential purposes, with land use changing to commercial approximately 130 metres southeast from the site. Notable land uses beyond this include Dandenong Market, Pioneer Memorial Gardens, Robert Booth Reserve, Innovation Medical Centre, Dandenong Primary School, St. Mary's school and St Johns Catholic regional college.

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2.2.3 South Interface

Interfacing the subject site at the Southern frontage is a local access road of which connects to Princes Highway. Beyond this, land is predominately used for commercial purposes with the Dandenong town centre located approximately 700 metres south of the site. Further South, notable land uses include Dandenong Plaza, Dandenong Pavillion, Uniting connection church, Mearthy Learning, the Greater Dandenong Library and Dandenong police station.

2.2.4 West Interface

Directly West of the site also interfaces Princes Highway and 60 Princes Highway due to the sites orientation. Approximately 70 metres west of the site is John Hemmings Memorial Park, where Dandenong Skatepark, Dandenong BMX Track and the Castle are located. Beyond this land is identified as general residential zone and notable uses include Dandenong West Primary school, Fotheringham Reserve and Greaves Reserve.

2.2.5 Surrounding Land Uses

Strategically, the subject site is located in the centre of Dandenong, fronting Princes Highway. The planning controls and Local policy identify the site within Central Dandenong, located just outside the Central Dandenong Activity Centre Boundary and within the Residential Periphery Boundary. The site is in a well serviced location, surrounded by established residential and commercial development, including community facilities and services.

2.2.6 Transport

The development is conveniently situated directly off Princes Highway – a principal road facilitating connection from the site to the CBD and regional Victoria via the Eastlink, Avonish Freeway and South Gippsland Freeway. The site also benefits from proximity to the Cleveland Road Light Rail Street Bus Stop (250 metres of north east of the site) and Dandenong Train station (500 metres south of the site).

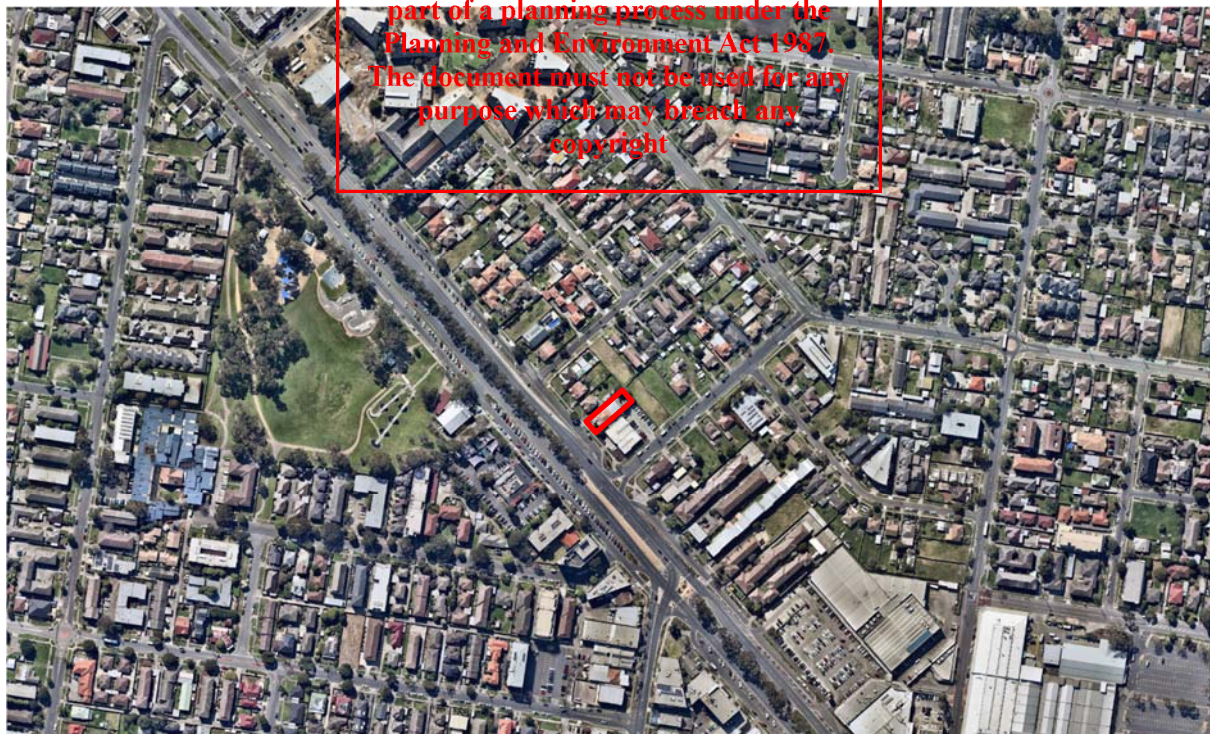


Figure 2 - Aerial of site with surroundings (subject site highlighted in red)

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3 The Proposal

The proposal constitutes the provision a four-storey apartment complex, comprised of 14 quality contemporary apartments. All dwellings are accessed from the entry foyer and associated lift/stairs located at ground level with a clear footpath from Princes Highway. The apartments feature an open plan living, kitchen and dining area with convenient access to large, private balconies. Rear apartment balconies oriented northeast and front apartment balconies oriented southwest. A summary of the development is as follows:

▪ Undercroft Ground Floor

- Two bedroom apartment fronting Princes Highway with ground floor secluded private open space.
- Access from Princes Highway with 3.5 metre driveway to provide access to residence Car Parking (14 Spaces) and interior access to lobby.
- Proposed 3.5 metres crossover at Princes Highway.
- Resident Bike parking including the provision of 4 spaces.
- Resident Storage.
- Bins located at the south east boundary of the site, accessed internally from the lobby and externally at the front entrance. Bins are hidden by landscaping.
- A landscaped front setback of 5 metres aligning with general street rhythm and preferred neighbourhood character.
- A secondary area of communal open space to the rear.
- Landscape along all side and rear boundaries.
- Cleaning supplies cupboard and toilet.

▪ Level 1-2

- 4 x two-bedroom apartments with associated balconies, apartment sizes ranging from 70-77sqm.
- 1 x one-bedroom apartments with associate balcony, apartment size of 40sqm.

▪ Level 3

- 2 x two-bedroom apartments with associated balconies, apartment sizes ranging from 76-77sqm.
- 1 x one-bedroom apartments with associate balcony, apartment size of 55sqm.
- Communal open space (terrace) of 35sqm.

▪ ESD Initiatives

- External area lighting to be controlled through motion/daylight sensor
- 10,000L rainwater tank for toilet flushing and irrigation
- Water efficient fittings and appliances
- 7.3 star average energy rating
- 15kW Solar PV system
- Heat pump hot water system
- Double glazed windows
- Natural ventilation to dwelling
- Low VOC paints to improve indoor environment quality

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- Sustainable timber
- Water efficient landscaping
- 5 Electric car charging points within carpark
- 4 Bicycle spaces

3.1 Development Specifics

The proposal is depicted on the submitted plans prepared by JAG Building Design Consultants and has the following specific elements:

Element	Detail
Dwellings	14 Apartments
Site Coverage	69.4%
Permeable Area	25.7%
Building Area	484 sqm
Maximum Height	13.8 metres

The proposed plans and elevations are below:



Figure 3 - Proposed Streetscape Elevation

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4 Planning Policy Framework/Controls

4.1 State and Local Planning Policy Framework

- Clause 11.01-1S – Settlement
- Clause 13.05-1S – Noise Management
- Clause 15.01-1S – Urban Design
- Clause 15.01-2S – Building Design
- Clause 15.01-5S – Neighbourhood Character
- Clause 16.01 – Residential Development
- Clause 16.01-1S – Housing Supply
- Clause 16.01-1R – Housing Supply – Metropolitan Melbourne
- Clause 18.02 – Movement Networks
- Clause 21.03 – A Vision for Greater Dandenong
- Clause 21.04 – Land Use
- Clause 21.05 – Built Form
- Clause 22.06 – Environmentally Sustainable Design
- Clause 22.07 – Central Dandenong Local Planning Policy
- Clause 22.09 – Residential Development and Neighbourhood Character Policy

4.2 Policy Summary

- **Clause 11.01-1S – Settlement** – Policy seeks to develop sustainable communities that offer convenient access to jobs, services, infrastructure and community facilities by directing growth into existing settlements and promoting and capitalising on opportunities for urban renewal and infill development.
- **Clause 13.05-1S – Noise Management** – Policy seeks to assist the management of noise effects on sensitive land uses.
- **Clause 15.01-1S – Urban Design** – To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.01-2S – Building Design** – Policy seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm. Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- **Clause 15.01-5S – Neighbourhood Character** – Policy seeks to recognise, support and protect neighbourhood character, valued features, cultural identity and sense of place.
- **Clause 16.01-1S – Housing Supply** – Aims to facilitate well-located, integrated and diverse housing that meets community needs.
- **Clause 16.01-1R – Housing Supply** – Metropolitan Melbourne – Aims to manage the supply of new housing to meet population growth through developing housing in appropriate locations.
- **Clause 21.03 – A Vision for Greater Dandenong** – Policy seeks to facilitate a municipality with a diverse community, strengthened neighbourhood centres, economic growth, sustainable community, sustainable environment, healthy community and integrated transport
- **Clause 18.02 – Movement Networks** – Policy states that land be allocated for off-street car parking in order to reduce road congestion caused by on-street parking. This is designed to protect neighbourhood amenity and the safety of pedestrians and road users.

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- **Clause 21.04 – Land Use** – Policy seeks to facilitate a wide range of housing types, improved residential environments, accommodation of increased population, residential consolidation around activity centres and transport, affordable housing, protection of amenity in the municipality
- **Clause 21.05 – Built Form** – Policy seeks to facilitate high quality building design that considers urban design, neighbourhood character, streetscape and landscape, heritage, and sustainability in the municipality
- **Clause 22.06 – Environmentally Sustainable Design** – Policy provides overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.
- **Clause 22.07 – Central Dandenong Local Planning Policy** – Policy seeks to support Dandenong as Victoria’s second largest retail and commercial centre.
- **Clause 22.09 – Residential Development and Neighbourhood Character Policy** – Policy seeks to provide guidance on the evolution of residential neighbourhood character in Greater Dandenong, responding the to the communities current and future needs.

4.3 Particular Provisions

The following particular provisions are considered relevant to the proposal:

- *Clause 52.06 – Car Parking;*
- *Clause 52.29 – Land Adjacent to the Principal Road Network;*
- *Clause 52.34 – Bicycle Facilities; and*
- *Clause 58 – Apartment Developments.*

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4.3.1 Car Parking

Clause 52.06 specifies car parking rates and provides parking and access standards.

The following car parking rates apply to the proposed uses:

Requirement	Rate	Requirement	Proposed Provision
Resident	1 space per one or two bedroom dwelling	14	14
Resident (Visitor)	1 for every 5 dwellings for development of 5 or more dwellings	3	0
Total		17	14

The car parking rate required therefore totals 14 spaces, with the proposal therefore requiring a reduction to the required car parking rate. Despite this, the outcome proposed is appropriate noting the sites proximity to nearby public transport services.

Notwithstanding the above, section 5 below and the enclosed Traffic Impact Assessment demonstrate that the proposed car parking provision is appropriate for this location and to service the proposed development.

4.3.2 Clause 52.29 – Land Adjacent to the Principal Road Network

The purpose of Clause 52.29 is to:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*



Please refer to Section 5 of this Planning Report for a detailed assessment against the requirements of Clause 52.29.

4.3.3 Clause 52.34 – Bicycle Facilities

Clause 52.34 specifies bicycle parking requirements for residential uses associated with new developments. Bicycle parking requirements apply for developments of four or more storeys, with the proposal required to provide:

Requirement	Rate	Requirement	Proposed Provision
Resident	1 per 5 dwellings	3	3
Resident (Visitor)	1 space to each 10 dwellings	1	1
Total		4	4

The development proposes a bike rack within the ground floor open space area, adjacent to the driveway, that includes provision for the parking of 4 bicycles via a double sided horizontal rail. The proposal therefore complies with the requirements of Clause 52.34.

4.3.4 Clause 55 – Apartment Developments

Please refer to the enclosed Clause 55 assessment located at **Appendix A** for further details.

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4.4 Residential Growth Zone – Schedule 1 (RGZ1)

The site is within the Residential Growth Zone. The purpose of the Residential Growth Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.07-5 a permit is required to construct two or more dwellings on a lot.

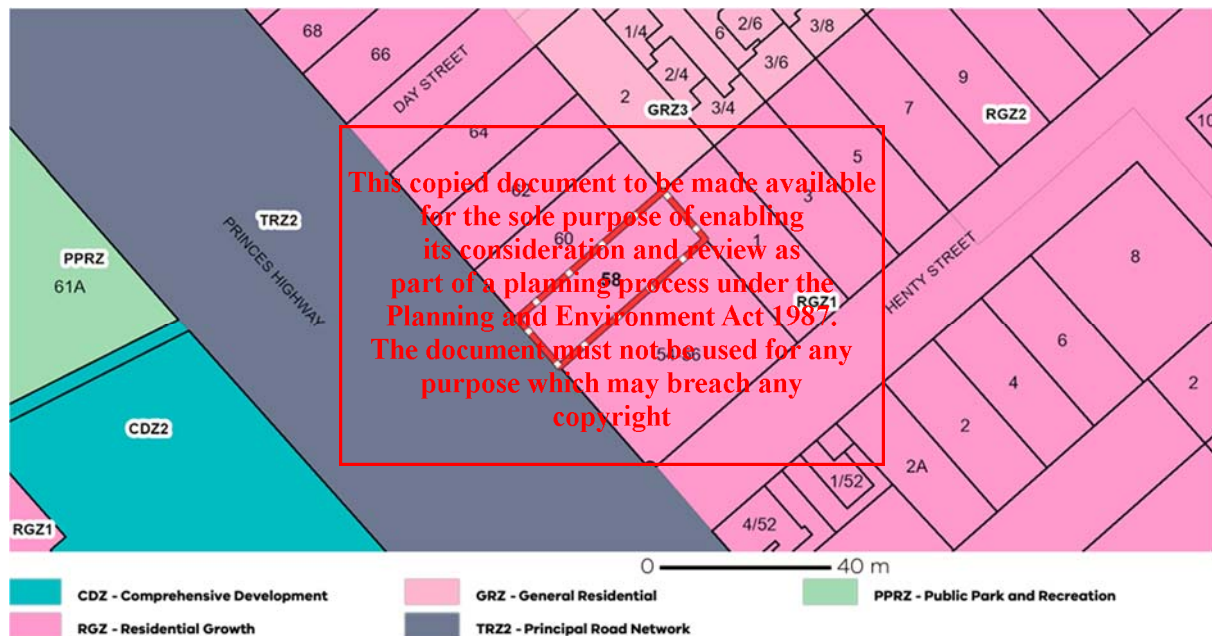


Figure 4 - Land use zoning map - site identified within the red outline

Schedule 1 to the Residential Growth Zone includes the following ResCode variations:

ResCode Standard	Variation
Standard B6 (Minimum Street Setback)	As per B6 or 5 metres, whichever is lesser
Standard B8 (Site Coverage)	Maximum of 70%
Standard B13 (Landscaping)	70% of ground level front setback planted with substantial landscaping and canopy trees
Standard B32 (Front Fence)	Maximum 1.5 metre height in streets in Transport Zone 2



5 Planning Considerations

It is our assessment that the proposal demonstrates an appropriate outcome in this case. In coming to this conclusion, we have considered the following key questions:

- Does the proposal demonstrate an appropriate outcome considering the **strategic planning drivers** for the site?
- How does the proposal respond to relevant **built form** guidelines?
- Does the proposal provide high levels of **public and private amenity**?
- Does the proposal respond positively to the **traffic and transport** needs of the area?

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We explore each of these as follows:

5.1 Does the proposal demonstrate an appropriate outcome considering the strategic planning drivers for the site?

5.1.1 Site and Context

The subject site and surrounds are within an area recognised by Greater Dandenong City Council planning policy as within the Central Dandenong Metropolitan Activity Centre. The emerging and desired built form is high quality, apartment development that enhances streetscape character of the area.

Greater Dandenong seeks to ensure that new development reinforces diversity in built form and is also of a height, setback and design that is compatible with the existing architectural and streetscape character of the Central Dandenong Metropolitan Activity Centre area.

Considering the above, we note the following considerations in respect to the subject proposal:

- **Location** – The subject site is located in an area with convenient, walkable access to public transport, parks, schools and shopping facilities.
- **Need** – Dandenong is experiencing population growth, increasing the need for multi-dwelling developments. The subject site is well located, with close proximity to an array of services and facilities, which is indicative the subject site's capacity to support a moderate increase in population density.
- **Quality Architecture** – The design response provides a contemporary built form to the street frontage, contributing to the character of the area and incorporating existing features of surrounding development. The massing of the proposal in conjunction with the mixed materiality and the provision of a rooftop garden ensures that the proposal will be a positive insertion into the streetscape.

It is therefore considered that the proposal responds appropriately to the site and context of the surrounds.

5.1.2 Policy Support

A number of policies within the Planning Policy Framework are relevant to the consideration of this application, namely Built Environment and Heritage (Clause 15) and Housing (Clause 16).

At a State level the above-mentioned policies generally seek to encourage the residential intensification of sites that are well served by physical and social infrastructure, with this being clearly highlighted within Clause 16 (Housing).

This clause also denotes a number of key strategies to help increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land (Clause 16.01-1S) and to increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban areas particularly within close proximity to Activity Centres, employment corridors and at other strategic sites, including land close to public transport (Clause 16.01-1R).

These policies collectively seek to maintain healthy and liveable communities and neighbourhoods, which cater for a diverse range of user needs and are responsive to the existing streetscape pattern and surrounding services.

Policy encourages built form outcomes that achieve a high quality of urban design and enhance the streetscape while maintaining local amenity and encourages a diversity of housing stock that is suitable for downsizers, elderly residents and smaller households.

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Considering the above, it is submitted that there is a high level of strategic planning support for the construction of a multi-dwelling development at the subject site, noting the proposal:

- Seeks to realise the intensification and increase the supply of diverse housing within an established and appropriately located urban area;
- Seeks to realise the intensification of an existing urban area at a scale that is in keeping with the neighbourhood character, providing a total of fifteen dwellings on the land;
- Is located in an area appropriate for a development of this nature given its proximity to public transport, community facilities, open space, and retail outlets; and
- Provides a multi-dwelling development of architectural quality on an underutilised site with existing infrastructure available to service each of the proposed dwellings.

We note that the proposal provides an appropriate response to the relevant strategic drivers of the site and the applicable planning policies.

5.2 How does the proposal respond to relevant built form guidelines?

5.2.1 Residential Growth Zone – Schedule 1

The site is affected by the Residential Growth Zone – Schedule 1 (Dandenong Declared Area and Urban Renewal Area) which is considered to constitute the key built form guidelines applicable to development within this location.

The Schedule 1 to the RGZ is prescribed with a series of design objectives which are outlined below. A response is also provided to each objective.

Design Objective	Design Response
<p><i>To ensure the scale and built form of residential development responds to the existing site circumstances through articulated building elevations and well-proportioned massing and ground level setbacks which make a positive contribution to the public realm.</i></p>	<p>The proposed design response has been carefully thought through to ensure that a well-articulated design outcome has been achieved on the site and presents positively to the public realm.</p> <p>This is best observed through the varied side setbacks observed on either side of the building, in addition to the proportionate windows and balconies on each level.</p> <p>The various use of muted claddings will also contribute towards a visually subtle design response which presents positively to the streetscape. While the pitched roof form at the fourth level will also cater for a visually interesting architectural design outcome.</p> <p>Overall the building responds positively to the surrounding residential character which is observed at higher densities noting the nearby Major Activity Centre.</p>
<p><i>To provide appropriate front setbacks to allow for substantial high quality landscaping and canopy trees.</i></p>	<p>The proposed front setback complies with the requirement of the RGZ1 which prescribes a minimum 5 metre setback. This area of the site has been utilised in large part for the purpose of landscaping and is observed with the planting of four canopy trees which reach a mature height of 6 metres.</p> <p>These larger trees are proposed to sit amongst a series of smaller shrubs and grasses and will enable</p>

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Design Objective	Design Response
	an appropriate landscape character to be achieved for the frontage of the site.
<i>To maximise the opportunities to create high quality landscaping, through minimal paving and hard surfaces within front setbacks.</i>	Paving and hard surface areas are only provided within the front setback where required. This being through the single vehicle accessway and the pedestrian footpath entry. All remaining areas within the front setback are proposed to be landscaped and include the provision of larger canopy trees amongst smaller shrubs and grasses.
<i>To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.</i>	The proposal includes the provision one singular vehicle crossover/accessway and storage facilities for the dwellings are located within the proposed area of car parking. The locality of these elements will have minimal bearing on the Princes Highway streetscape.
<i>To ensure that residential development achieves high quality useable private open space outcomes for future residents.</i>	Each dwelling is provided with an ample area of secluded private open space by way of a balcony which achieves the minimum dimensions of Standard B43. All balconies are appropriately orientated to the north where possible which will enable an excellent amenity outcome for future residents. Where orientated to the south, balcony sized are increased which will provide for an improve extent of solar access and overall internal amenity.

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From the above, we submit that the proposal aligns with the design objectives prescribed within the RGZ1 and therefore considered that an appropriate built form outcome is achieved.

5.2.2 Clause 22.09-3.2 (Substantial Change Areas – Residential Growth Zone)

Clause 22.09 is another key piece of built form policy which provides guidance to manage the evolution of residential neighbourhood character throughout Greater Dandenong into the future. It responds to state and metropolitan planning policy regarding urban form and housing, while respecting valued characteristics of residential neighbourhoods.

Based on the *City of Greater Dandenong Neighbourhood Character Study (September 2007)*, the Municipal Strategic Statement divides the residential areas of Greater Dandenong into three ‘Future Change Areas’: Substantial, Incremental and Limited.

The subject site being located within the Residential Growth Zone subsequently applies the policy prescribed in Clause 22.09-3.2 (Substantial Change Areas – Residential Growth Zone) and is therefore placed within a ‘Substantial Change’ area. Areas of this nature are identified as being suitable to undergoing a relatively high level of change.

Clause 22.09-3.2 provides that areas zoned within the RGZ1 that immediately surround the Dandenong Metropolitan Activity Centre will be facilitated by higher density residential development up to four storeys. The proposal aligns with this overarching objective of the policy.

Clause 22.09-3.2 is also provided with a series of design principles which are outlined and responded to in the below table.

Design Principle	Design Response
<i>Preferred Housing Types</i> <i>The preferred housing types for the Substantial Change Area are medium to high density.</i>	The proposal is for the development of a four-storey apartment comprising 14 apartments which is in line with the high-density expectations of the policy.

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Design Principle	Design Response
<p><u>Building Height</u></p> <p><i>The preferred maximum building height for land within the RGZ1 and RGZ2 is up to 4 storeys, including ground level.</i></p>	<p>The proposed height of the building is four storeys. The design response has been carefully considered and ensures the four storey's visual dominance is minimal. The visual recess of the fourth storey has allowed the built form outcome of this storey to be incorporated into the design. It is considered that the building will present well to the street.</p> <p>Furthermore, the provision of landscaping within all setbacks will allow for vegetation to screen and minimise perceived visual bulk from the street and adjacent interfaces. Further contributing towards an acceptable built form outcome.</p>
<p><u>Bulk & Built Form</u></p> <ul style="list-style-type: none"> ▪ <i>Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form.</i> ▪ <i>Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided.</i> ▪ <i>Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.</i> ▪ <i>The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces.</i> ▪ <i>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, openings, colours and the inclusion of vertical design elements.</i> 	<p>The proposal aligns with the bulk and built form design principles through:</p> <ul style="list-style-type: none"> ▪ The bulk of the development is evenly spread through the depth of the site, although this broken up through the use of varied setbacks, mixed materials and proportionate windows. Pockets of landscaping is also provided within side setback to soften the extent of built form within the side interfaces. ▪ The four storey of the building is appropriately recessed from lower levels which creates a tiered form outcome that reduces the extent of building bulk within the streetscape and adjacent interfaces. The varied setbacks and proportionate balconies will reduce the extent of sheer walls proposed for the lower levels and results in a well-articulated design. ▪ The high standard of design proposed, and type of development has meant that built form separation is not required. ▪ The orientation of the site has meant that the solar access opportunities to the residential property to the west will not be unreasonably undermined. The design of the building and increased setbacks to this site has also resulted in the extent perceived building mass being reduced to an appropriate extent. ▪ The proposed building articulation is appropriate and has been achieved through the use of varied side and rear setbacks, mixed materials and proportionate windows and balconies. This has created a built form outcome with no sheer walls and is of architectural interest rather than bulk.
<p><u>Site Design</u></p> <p><i>High density residential developments should provide safe and innovative communal open spaces.</i></p>	<p>Communal open space in the form of a north facing terrace is provided on the top level.</p> <p>This provision is supported by the site locality being on the edge of the Dandenong activity centre,</p>

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Design Principle	Design Response
	meaning communal services and areas will be within walking distance for future residents.

From the above assessment, it is clear that the proposed built form outcome for the site is consistent with the policy and objectives of Clause 22.09 which demonstrates and appropriate has been achieved for the site and surrounding area.

5.3 Does the proposal provide high levels of public and private amenity?

The development provides a positive contribution to the Princes Highway streetscape, whilst ensuring that amenity of surrounds lots is protected. The design takes cues from surrounding boundary setbacks and building heights of the emerging character, while providing large, open floor plan dwellings, and it is therefore submitted that the proposal achieves a positive amenity outcome both internally and externally.

In addition, the proposal accords with the vast majority of the numerical Clause 55 standards relating to both onsite and offsite amenity impacts. This high level of Clause 55 compliance demonstrates the appropriateness of the design approach and the high level of regard that the proposal has to the adjoining properties. Please refer to **Appendix A** for further details.

5.3.1 Internal design details:

Each apartment has been designed with excellent internal amenity and design details that will provide future residents with the highest level of living standards whilst improving dwelling diversity and choice within the municipality. Each unit has a large, open plan living area, allowing for strong natural light illumination throughout.

All residences have excellent outlook and solar access due to large windows and windows allowing light to stream into living and kitchen areas, providing a localised adjacent to the site open space areas. This ensures that each unit is provided with a high level of internal amenity, convenient and useable secluded private open space, and an energy efficient design outcome. Bed rooms are at a range of sizes and are provided with ease of access to on-site amenities.

Notably, the proposal results in excellent amenity outcomes as a result of:

- A unit layout that makes excellent use of the lot orientation, providing northern secluded private open space for residences and provides passive surveillance to the streetscape and public realm;
- All proposed living areas are large, open plan and provide ample sunlight, offering enhanced liveability and versatility;
- All habitable rooms are provided with large windows that ensure reasonable daylight access and amenity; and
- The units have been designed to provide natural cross ventilation, through the provision of balconies that open onto living rooms, and breeze paths that flow through window openings in remaining habitable rooms.

5.3.2 Protection of offsite amenity:

The design response includes a range of features that protect the amenity of neighbouring properties. It is noted that significant setbacks are provided from the fifth storey of the proposal to all side boundaries of the site. This ensures that the dwellings adjacent are not unreasonably impacted by the proposal. Additionally, proposed screening vegetation including existing and proposed canopy trees will ensure any perceived bulk of the proposal is minimised. The proposal appropriately mitigates offsite amenity impacts and achieves a high level of compliance with Clause 55.04: Amenity Impacts, responding appropriately to the Standards of Objectives B17 to B24.

Further design details include:

- The proposal complies with standard of B17 with the built form incorporating appropriate side and rear setbacks;



- The proposed built form provides substantial setbacks from neighbouring dwellings and minimising solar impacts to existing habitable room windows;
- As evident in the submitted shadow diagrams, any overshadowing of neighbouring properties is minimal;
- A design response which allows for the apartment building to sit within the slope of the land and reduces any perceived visual bulk;
- Building siting allows for screening landscaping along the site's boundaries and within the private open space areas; and
- The retention of the existing crossover and the internal accessway is designed to minimise hard paving and ensure safety for pedestrians due to strong sight lines.

Please refer to enclosed shadow and overlooking diagrams for further details.

5.4 Does the proposal respond positively to the traffic and transport needs of Greater Dandenong?

The car parking requirements for the proposal are set out in Clause 52.06 of the Greater Dandenong Planning Scheme.

The statutory car parking requirements are outlined in the table below for the proposed use and development:

Requirement	Rate	Requirement	Proposed Provision
Resident	1 space per one or two bedroom dwelling	14	14
Visitor Car Parking	1 for every 5 dwellings for development of 5 or more dwellings	3	0

The car parking rate required therefore totals to 14 spaces. The proposal provides for a total of 14 car parking spaces which therefore leaves a shortfall of 3 spaces and therefore triggers the need for a reduction to the required car parking rate. Despite this, the outcome is considered appropriate with regard to the site's proximity to train stations and tram stops.

Furthermore, the proposal meets the design standards within Clause 52.06-9 in the following ways:

- All access ways are at least 3 metres wide;
- Access ways are predominantly straight, providing for clear sight lines; and
- All parking areas meet the minimum width and length required.

It is therefore submitted that the proposal will not result in any unreasonable parking impacts on the surrounding area.

In addition, while alterations to the access to Princes Highway, a Transport 2 Zone, are proposed, it is submitted that in this instance the proposed crossover and location are acceptable. Notably, the location and access arrangements to Princes Highway remain generally consistent with the existing circumstances, and no additional crossover is proposed on site.

Please refer to the enclosed traffic assessment, that concludes that the proposed car parking layout and access arrangements are appropriate to service the proposal.



6 Conclusion

It is considered that the proposed development has a high level of compliance with the relevant Planning Policy Framework, is consistent with in particular the objectives of the Residential Growth Zone and provides for an appropriate development outcome.

In summary, the proposal is considered appropriate as it:

- Is consistent with the goals and ambitions of the Greater Dandenong Planning Scheme, particularly policies relating to housing provision in appropriate locations;
- Provides an appropriate response to the Residential Growth Zone;
- Provides for a quality architecturally designed development that will improve housing diversity within an area in proximity to a Major Activity Centre;
- Provides for positive urban design outcomes that complement the emerging character of the surrounding area;
- Complements the existing residential environment and does not result in any loss of significant vegetation;
- Does not unreasonably affect the amenity of neighbouring dwellings; and
- Achieves a functional and attractive design response that provides a high quality living environment for local and future residents.

For the reasons outlined in this report it is considered that the proposal is worthy of Council support.

Human Habitats Pty Ltd

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Appendix A – Clause 55 Assessment

Neighbourhood Character and Infrastructure – Clause 55.02

Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
<p>B1 Neighbourhood Character</p> <p>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p>	<p>The design response must be appropriate to the urban context and the site.</p> <p>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</p>	<p>✓ Complies</p> <p>The proposed design responds to the characteristics of the site and surrounds as evident within this Report.</p>
<p>B2 Residential Policy</p> <p>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To support higher density residential development where development can take advantage of public and community infrastructure and services.</p>	<p>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.</p>	<p>✓ Complies</p> <p>This Report provides a written statement that assesses the development against the relevant housing policy within the SPP and LPPs. For further information please refer to the Planning Considerations section of this Report (Section 5).</p>
<p>B3 Dwelling Diversity</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <p>Dwellings with a different number of bedrooms.</p> <p>At least one dwelling containing a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</p>	<p>✓ Complies</p> <p>The proposal includes a mix of one and two bedroom apartments.</p>
<p>B4 Infrastructure</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably</p>	<p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p>	<p>✓ Complies</p> <p>The proposal will not unreasonably overload the capacity of utility services and infrastructure.</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
overload the capacity of utility services and infrastructure.	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.	ADVERTISED PLAN
<p>B5 Integration with the Street</p> <p>To integrate the layout of development with the street.</p>	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	

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Site Layout and Building Massing – Clause 55.03

Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
<p>B6 Street Setback</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Schedule 1 to RGZ states:</p> <p>As per B6 or 5 metres, whichever is lesser</p>	<p>✓ Complies</p> <p>The front setback to 58 Princes Highway is a minimum 5 metres at all levels.</p>
<p>B7 Building Height</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<ul style="list-style-type: none"> The maximum building height should not exceed that specified in the zone, schedule to the zone or any overlay that applies to the land. 	<p>✓ Variation Required</p> <p>The proposal has a maximum height of 14.2 metres, slightly exceeding the discretionary 13.5 metre height under the RGZ. This exceedance is minimal, part of the architecture of the building and does not create unreasonable amenity impacts.</p>
	<ul style="list-style-type: none"> If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 	<p>✓ Complies</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
	<p>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.</p> <ul style="list-style-type: none"> Changes in building height between new and existing buildings should be graduated. 	<p>✓ Complies</p> <p>The proposed four storey form combined with appropriate setbacks and massing, is appropriate for the expected level of change for this area and complements the 1 and 2 storey scale of surrounding buildings.</p>
<p>B8</p> <p>Site Coverage</p> <p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>The site area covered by buildings should not exceed:</p> <p>The maximum site coverage specified in a schedule to the zone being 70%.</p>	<p>✓ Complies</p> <p>The maximum site coverage is 69.4%.</p>
<p>B9</p> <p>Permeability</p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p>	<p>The site area covered by pervious surfaces should be at least:</p> <p>The minimum area specified in a schedule to the zone, or</p> <p>If no minimum is specified in a schedule to the zone, 20% of the site.</p> <p>The stormwater management system should be designed to:</p> <p>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).</p>	<p>✓ Complies</p> <p>Site permeability is 25.7%.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <p>✓ Complies</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
	Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.	
<p>B10 Energy Efficiency</p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Buildings should be:</p> <p>Orientated to make appropriate use of solar energy.</p> <p>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</p> <ul style="list-style-type: none"> ▪ 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. 	<p style="text-align: center;">ADVERTISED PLAN</p> <p>N/A as per Clause 55</p>
<p>B11 Open Space</p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>If any public or communal open space is provided on site, it should:</p> <p>Be substantially fronted by dwellings, where appropriate.</p> <p>Provide outlook for as many dwellings as practicable.</p> <p>Be designed to protect any natural features on the site.</p> <p>Be accessible and useable.</p>	<p>N/A as per Clause 55</p>
<p>B12 Safety</p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Entrances to dwellings and residential buildings should not be isolated or obscured from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p>	<p>✓ Complies Dwelling entries are well defined and secure.</p> <p>✓ Complies The proposed planting will not hinder accessway safety.</p> <p>✓ Complies View lines from the accessway are not obscured by landscaping or other built form features.</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Complies Each dwelling's private spaces have been clearly delineated.
<p>B13 Landscaping</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive, and functional environment for residents. ▪ Development should meet any additional landscape requirements specified in a schedule to the zone. <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p>	<div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <p style="text-align: center; font-weight: bold; color: black;">N/A as per Clause 55</p> <div style="text-align: center; color: red; font-weight: bold; font-size: 2em;"> <p>ADVERTISED PLAN</p> </div>
<p>B14 Access</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>The width of accessways or car spaces should not exceed:</p> <p>33 per cent of the street frontage, or</p> <p>if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</p>	✓ Complies The accessway is a safe design with the minimal widths required. The crossover is proposed to Princes Highway. The site frontage is 15.24 metres. The proposed crossover is 3.6 metres wide. This equates to 23.6% of

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
		the frontage complying with the Standard.
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ Complies One accessway shared by all dwellings is proposed to maximise landscaping to Princes Highway.
	The location of crossovers should maximise the retention of on-street car parking spaces.	✓ Complies The proposal's compliant car parking provision in conjunction with the ample and unrestricted on-street car parking is evidence that the car parking availability in the area will not be impacted as a result of this development.
	The number of access points to a road in a Road Zone should be minimised.	N/A The site is accessed from a service road
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Complies Large vehicles can access the site.
B15 Parking Location To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.	Car parking facilities should: Be reasonably close and convenient to dwellings and residential buildings. Be secure. Be well ventilated if enclosed.	✓ Complies A total of 14 car parking spaces are to be provided in the form of car stackers.
	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.	✓ Complies No habitable room windows face the shared driveway.

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Amenity Impacts – Clause 55.04

Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
<p>B17</p> <p>Side and Rear Setbacks</p> <p>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.</p>	<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries.</p> <p>At least the distance specified in a schedule to the zone, or</p> <p>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.</p>	<p>✓ Variation Required</p> <p>The setbacks proposed to the side and rear boundaries, whilst not compliant with the Standard, are appropriate for the following reasons:</p> <ul style="list-style-type: none"> ▪ The apartment building typology and associated setbacks are consistent with the preferred character of the area. ▪ The reduced setbacks provide appropriate landscaping opportunities and consistent with the higher density built form outcomes sought. <p>The setbacks provide space around the built form and through variation in setbacks, glazing and mix of materials and finishes, will not cause unreasonable impacts to adjoining properties.</p> <ul style="list-style-type: none"> ▪ No additional or unreasonable overshadowing is caused by the proposed setbacks and massing. <p>North East</p> <p>Ground to level 2 wall height is 10.8 metres with a minimum setback of 3.5 metres.</p> <p>The required setback is 5.89 metres requiring a variation of 2.39 metres.</p> <p>The top floor has a parapet height of 14.2 metres with a minimum setback of 5.86 metres. The required setback is 9.29 metres requiring a variation of 3.43 metres.</p> <p>North West</p> <p>Ground to level 2 wall height is 10.9 metres within a minimum setback of 2.5 metres.</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
	<p>Sunblinds, verandas, 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.</p> <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>	<p>The required setback is 5.99 metres requiring a variation of 3.49 metres.</p> <p>The top floor has a wall height of 13.1 metres with a minimum setback of 3.5 metres.</p> <p>The required setback is 8.19 metres requiring a variation of 4.69 metres.</p> <p>South East</p> <p>Ground to level 2 wall height is 11.1 metres with a minimum setback of 1.4 metres. The required setback is 6.19 metres requiring a variation of 4.79 metres.</p> <p>The top floor has a wall height of 14.1 metres with an overall setback of 2.5 metres. The required setback is 9.19 metres requiring a variation of 6.69 metres.</p> <p>Complies</p>
<p>B18 Walls on Boundaries</p> <p>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.</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:</p> <p>For a length of more than the distance specified in a schedule to the zone; or</p> <p>If no distance is specified in a schedule to the zone, for a length of no more than:</p> <p>10 metres, plus 25% of the remaining length of the boundary of an adjoining lot, or</p>	<p>Not Applicable</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required	
	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.	<p style="font-size: 2em; color: red; margin: 0;">ADVERTISED PLAN</p>	
	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.		<p>Not Applicable</p>
	A building on a boundary includes a building set back up to 200mm from a boundary.		<p>Not Applicable</p>
	The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 2 metres of a side or rear boundary should not exceed an average of 3.2 metres with respect to higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.		<p>Not Applicable</p>
<p>B19</p> <p>Daylight to Existing Windows</p> <p>To allow adequate daylight into existing habitable room windows.</p>	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.	<p>✓ Complies</p> <p>The proposed built form is appropriately setback from neighbouring dwellings, therefore, there will be no impact on existing windows. This is confirmed by the shadow diagrams.</p>	
	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.	<p>✓ Complies</p> <p>All walls are sufficiently setback from existing habitable room windows.</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</p>	

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<p>B20 North Facing Windows</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<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 metre 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 to north 30 degrees east.</p>	<p>N/A</p> <p>There are no north facing windows within 3 metres of the site.</p>
<p>B21 Overshadowing Open Space</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>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.</p> <p>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.</p>	<p>✓ Complies</p> <p>The proposal ensures that overshadowing of private open space to the west of the site is minimal and appropriate.</p> <p>Complies</p>
<p>B22 Overlooking</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>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.</p> <p>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:</p> <p>Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</p> <p>Have sill heights of at least 1.7 metres above floor level.</p>	<p style="text-align: center;">ADVERTISED PLAN</p> <p>✓ Complies</p> <p>Habitable room windows and balconies that have overlooking potential have been appropriately located or screened.</p> <div style="border: 2px solid red; padding: 10px; margin-top: 20px;"> <p style="text-align: center; color: red;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>

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	<p>Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</p> <p>Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</p>	
	<p>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.</p>	<p>✓ Complies Horizontal batten screens up to 1.7 metres has been used where appropriate.</p>
	<p>Screens used to obscure a view should be:</p> <p>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</p> <p>Permanent, fixed and durable.</p>	<p>✓ Complies Screening has been used where appropriate.</p>
	<p>Designed and coloured to blend in with the development.</p> <p>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.</p>	<p>✓ Complies</p>
<p>B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>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.</p>	<p>✓ Complies The location of windows and balconies limit potential for internal overlooking to occur.</p>
<p>B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.</p>	<p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>N/A as per Clause 55</p>

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On-Site Amenity and Facilities – Clause 55.05

Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
<p>B25</p> <p>Accessibility</p> <p>To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<ul style="list-style-type: none"> 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>N/A as per Clause 55</p>
<p>B26</p> <p>Dwelling Entry</p> <p>To provide each dwelling or residential building with its own sense of identity.</p>	<p>Entries to dwellings and residential buildings should:</p> <p>Be visible and easily identifiable from streets and other public areas.</p> <ul style="list-style-type: none"> Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>N/A as per Clause 55</p>
<p>B27</p> <p>Daylight to New Windows</p> <p>To allow adequate daylight into new habitable room windows.</p>	<p>A window in a habitable room should be located to face:</p> <p>An outdoor space clear to the sky or a light court, with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an adjoining lot, or</p> <p>A verandah provided it is open for at least one third of its perimeter, or</p> <p>A carport provided it has two or more open sides and is open for at least one third of its perimeter.</p>	<p>Complies</p> <p>Habitable room windows have expansive views to the sky and substantial solar access. Skylights and 1.7 metre high separator screens between balconies are also proposed to maximise daylight access.</p>
<p>B28</p> <p>Private Open Space</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>Schedule 3 to the GRZ states:</p> <p>A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room</p> <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	<p>✓ Complies</p> <p>✓ Complies</p> <p>Each dwelling is provided with a 10sqm balcony with a minimum width of 2 metres.</p> <p>Complies</p>
<p>B29</p> <p>Solar Access to Open Space</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	<p>✓ Complies</p> <p>The private open spaces of each dwelling feature strong northern aspects and located on the north side of the dwellings where</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
To allow solar access into the secluded private open space of new dwellings and residential buildings.		possible. Skylights and 1.7 metre high separator screens between balconies are also proposed to maximise daylight access.
	The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.	✓ Complies
B30 Storage To provide adequate storage facilities for each dwelling.	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	N/A as per Clause 55

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Detailed Design – Clause 58.06

Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: Facade articulation and detailing Window and door proportions, Roof form, and Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.	✓ Complies As discussed within this planning report, the development provides a positive response to neighbourhood character.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ Complies Garages and car spaces are well setback from the street and are integrated with each dwelling.
B32 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	N/A No front fence proposed
	A front fence within 3 metres of a street should not exceed 2 metres to a road in a Road Zone, Category 1.	
B34 Site Services	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for	✓ Complies The dwelling layouts are functional and allows for services and facilities to be

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	services to be installed and maintained efficiently and economically.	installed and maintained as per good design practice.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ Complies There is sufficient storage for bins within the garage of each dwelling.
	Bin and recycling enclosures should be located for convenient access by residents.	✓ Complies All facilities, including mailboxes will be easily accessible.

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Apartment Developments - Clause 55.07

Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
<p>B35 Energy Efficiency</p> <p>To achieve and protect energy efficient dwellings and buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimised.</p> <p>Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load.</p>	<p>✓ Complies</p> <p>All apartments have north, east & west aspects where possible.</p> <p>The proposed dwellings are appropriately setback to ensure neighbouring dwellings continue to have strong solar access.</p> <p>Living areas within all dwellings are northerly orientated where possible.</p>
<p>B36 Communal open space</p> <p>To provide communal open space that meets the recreation and amenity needs of residents.</p> <p>To ensure that communal open space is accessible, functional, and is easily maintained.</p> <p>To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.</p>	<p>A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.</p> <p>If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space.</p>	<p>✓ Complies</p> <p>The proposal provides appropriate communal open space in the form of a terrace on the top level with a strong north aspect. In addition to a secondary space to the rear of the site.</p>
<p>B37 Solar access to communal outdoor open space objective</p> <p>To allow solar access into communal outdoor open space.</p>	<p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>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.</p>	<p>✓ Complies</p> <p>The proposed communal open space is located on the north side of the building and receives sufficient daylight throughout the day.</p>
<p>B38 Landscaping</p>	<p>The landscape layout and design should:</p>	<p>✓ Complies</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
<p>To encourage development that respects the landscape character of the area.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p> <p>To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</p>	<ul style="list-style-type: none"> ▪ Be responsive to the site context. ▪ Protect any predominant landscape features of the area. ▪ Take into account the soil type and drainage patterns of the site and integrate planting and water management. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. ▪ Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site stormwater infiltration. ▪ Maximise deep soil areas for planting of canopy trees. <p>Development should provide for the retention or planting of trees, where these are part of the urban context.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should provide the deep soil areas and canopy trees specified in Table D2.</p> <p>If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:</p>	<p>The proposal provides adequate garden area and complies with the private open space and permeability requirements, thus providing adequate space for landscaping throughout the site.</p> <p>Vegetation is to be retained where possible and landscaping opportunities across are plentiful.</p>

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	<ul style="list-style-type: none"> Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. <p>Vegetated planters, green roofs or green facades.</p>	<h2>ADVERTISED PLAN</h2>
<p>B39 Integrated Water and Stormwater Management</p> <p>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</p> <p>To facilitate stormwater collection, utilisation and infiltration within the development.</p> <p>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.</p>	<p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	<p>✓ Complies</p> <p>The proposal incorporates best practice water sensitive urban design treatments.</p> <p>We request that should anything further be required in relation to stormwater management that it be requested via a suitably worded condition.</p> <div data-bbox="1007 987 1554 1323" style="border: 2px solid red; padding: 10px; text-align: center; margin-top: 20px;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>B40 Access</p> <p>To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.</p> <p>To ensure that vehicle crossovers are designed and located to minimise visual impact.</p>	<p>Vehicle crossovers should be minimised.</p> <p>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.</p> <p>Pedestrian and cyclist access should be clearly delineated from vehicle access.</p> <p>The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</p> <p>Development must provide access for service, emergency and delivery vehicles.</p>	<p>✓ Complies</p> <p>All vehicle access arrangements have been designed to ensure compliance with the minimum numerical standards including all accessways being a minimum width of 3m. This will ensure that the vehicle access proposed is of a safe, convenient and efficient manner which will equate to excellent amenity for both pedestrians and future occupants.</p> <p>There is only one crossover proposed, and therefore the on-street car parking conditions of Princes Highway are to be maintained.</p>
<p>B41 Noise Impacts</p>	<p>Noise sources, such as mechanical plants should not be located near</p>	<p>✓ Complies</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
<p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external and internal noise sources.</p>	<p>bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>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.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> ▪ Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. ▪ Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. <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.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p>	<p>Noise sources such as plant equipment will be located away from noise sensitive rooms.</p>
<p>B42 Accessibility</p> <p>To ensure the design of dwellings meets the needs of people with limited mobility.</p>	<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> ▪ A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. ▪ A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. ▪ A main bedroom with access to an adaptable bathroom. 	<p>✓ Complies</p> <p>All of the dwellings meet the needs of people with limited mobility.</p> <p>Each dwelling has a clear opening of at least 850mm at the entrance to the dwelling and master bedroom, a clear path of 1.2m minimum width, a main bedroom with access to an adaptable bathroom meeting the requirements of Table D4.</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
	At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.	ADVERTISED PLAN
<p>B43 Private Open Space</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or ▪ An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or ▪ A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room. <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</p>	<p>✓ Complies</p> <p>The private open space area for each apartments meets the required balcony sizes prescribed in Table D8.</p> <p>That being, south facing balconies are provided with a minimum area of 8 square metres and 1.2 metre minimum dimension. While north facing balconies achieve minimum areas of 8 square metres and 1.7 metre minimum dimensions.</p>
<p>B44 Storage</p> <p>To provide adequate storage facilities for each dwelling</p>	<p>Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</p>	<p>✓ Complies</p> <p>Each dwelling is provided with minimum 9cubic metres of storage within the dwelling, meeting the internal minimum requirement. Dwellings are also provided with external storage, and therefore the proposal is able to meet the overall minimum storage volume.</p> <p>The provision of minimum internal volumes is considered to be adequate storage facilities, and therefore the proposal is considered to meet the objective of Standard.</p>
<p>B45 Waste and Recycling</p>	<p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> ▪ Waste and recycling enclosures which are: 	<p>✓ Complies</p> <p>The proposal conveniently locates residential waste and recycling bins within the bin store at ground level. The bin</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
<p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</p>	<ul style="list-style-type: none"> - Adequate in size, durable, waterproof and blend in with the development. - Adequately ventilated. - Located and designed for convenient access by residents and made easily accessible to people with limited mobility. <ul style="list-style-type: none"> ▪ Adequate facilities for bin washing. These areas should be adequately ventilated. ▪ Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. ▪ Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. ▪ Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. ▪ Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> ▪ Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. <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.</p>	<p>store is easily accessible by waste services and will ensure that waste is stored in a clean and well-ventilated space.</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
<p>B46 Functional Layout</p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p>	<p>Bedrooms should:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table D7. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.</p>	<p>✓ Complies</p> <p>The proposal provides adequately sized bedrooms and living areas.</p> <p><i>Bedrooms</i></p> <p>All dwellings are provided with adequately dimensioned bedrooms with each achieving minimum dimensions 3m by 3.4m for main bedrooms and 3m by 3m for all other bedrooms</p> <p>The bedrooms are considered to meet the objective of providing functional spaces that meet the needs of future residents.</p> <p><i>Living Areas</i></p> <p>Every dwelling features generously sized living areas that are provided with adequate sunlight access and direct access to a balcony private open space.</p> <p>Each primary living area meets the minimum dimension and total area required by the standard.</p>
<p>B47 Room Depth</p> <p>To allow adequate daylight into single aspect habitable rooms.</p>	<p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. The kitchen is located furthest from the window. <p>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</p>	<p>✓ Complies</p> <p>The proposal does not include any single aspect habitable rooms.</p>
<p>B48 Windows</p> <p>To allow adequate daylight into new habitable room windows.</p>	<p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p>	<p>✓ Complies</p> <p>All habitable rooms are provided with windows.</p> <p>No rooms rely upon a smaller secondary area for solar access.</p>

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	<p>The secondary area should be:</p> <ul style="list-style-type: none"> A minimum width of 1.2 metres. <p>A maximum depth of 1.5 times the width, measured from the external surface of the window.</p>	<p>The proposal is considered to meet the objective of Standard B48.</p>
<p>B49 Natural Ventilation</p> <p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p>	<p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<p>✓ Complies</p> <p>All dwellings are provided with effective cross ventilation, as is illustrated in the provided architectural drawings.</p>
<p>B50 Building Entry and Circulation</p> <p>To provide each dwelling and building with its own sense of identity.</p> <p>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</p> <p>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</p>	<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> Be visible and easily identifiable. Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> Clearly distinguish entrances to residential and non-residential areas. Provide windows to building entrances and lift areas. Provide visible, safe and attractive stairs from the entry level to encourage use by residents. Provide common areas and corridors that: <ul style="list-style-type: none"> Include at least one source of natural light and natural ventilation. 	<p>✓ Complies</p> <p>The proposal provides easily identifiable dwelling entries, each individually accessible.</p> <p>The lobby entrance is clearly identifiable from the street and provides clear delineation from the public to the private realm.</p> <p>No common areas are proposed.</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
	<ul style="list-style-type: none"> - Avoid obstruction from building services. <p>Maintain clear sight lines.</p>	
<p>B51</p> <p>Integration with the street objective</p> <p>To integrate the layout of development with the street.</p> <p>To support development that activates street frontages.</p>	<p>Development should be oriented to front existing and proposed streets.</p> <p>Along street frontages, development should:</p> <ul style="list-style-type: none"> ▪ Incorporate pedestrian entries, windows, balconies or other active spaces. ▪ Limit blank walls. ▪ Limit high front fencing, unless consistent with the existing urban context. ▪ Provide low and visually permeable front fences, where proposed. ▪ Conceal car parking and internal waste collection areas from the street. <p>Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.</p>	<p>✓ Complies</p> <p>The proposal has been designed to front Princes Highway. It includes the pedestrian and vehicle entries and all apartments that face the road include habitable room windows and balconies.</p>
<p>B52</p> <p>Site Services</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>✓ Complies</p> <p>The proposal provides sufficient space for services and mailboxes that can be conveniently accessed by residents and relevant bodies.</p>
<p>B53</p> <p>External Walls and Materials</p> <p>To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</p>	<p>External walls should be finished with materials that:</p> <ul style="list-style-type: none"> ▪ Do not easily deteriorate or stain. ▪ Weather well over time. ▪ Are resilient to the wear and tear from their intended use. 	<p>✓ Complies</p> <p>External walls are to be constructed using the prescribed materiality.</p>

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Title & Objective	Standard	Complies/Does Not Comply/ Variation Required
To ensure external walls endure and retain their attractiveness.	External wall design should facilitate safe and convenient access for maintenance.	

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10 November 2023

Danielle Foster
Senior Planner
Department of Transport and Planning
GPO Box 2392
Melbourne VIC 3001

Dear Danielle,

**RESPONSE TO DTP'S REQUEST FOR FURTHER INFORMATION
PLANNING PERMIT APPLICATION NO: PA2201986
ADDRESS: 58 PRINCES HIGHWAY, DANDENONG**

1 Introduction

Human Habitats continues to act on behalf of *Aaron Zhou* (the landowner and permit applicant). We provide this letter and accompanying material in response to DTP's Request for Further Information letter dated 29 September 2023 in relation to the land at 58 Princes Highway, Dandenong (the subject site), planning permit application PA2201986.

This response is supported by the following documents:

#	Document	Prepared by
01	Amended Architectural Plans	J.A.G Building Design Consultants, dated 23 October 2023
02	Amended Landscape Plan	John Patrick, dated 18 October 2023 Revision D
03	Town Planning Report	Human Habitats, dated 2 November 2023, Version 3

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2 Response to Request for Further Information

2.1 Further Information

DTP has formally requested the following items of additional information as outlined and responded to in the following table.

#	Request	Response
1.	<p><i>Amended plans which:</i></p> <p>a) Further details in relation to the overlooking to ensure compliance with Standard B22 (Overlooking Objective) including</p> <p>i. Further details in relation to north/western habitable room windows located on Level 3</p> <p>ii. Dimensions for overlooking screens located on the north/east elevation</p> <p>b) Demonstrate where the secondary communal open space is intended to be provided in accordance with Standard B36 (Communal Open Space)</p> <p>c) Provide shadow diagrams for between 9am and 3pm on June 21 to allow for an assessment to be provided against Standard B37 (Solar Access to Communal Open Space Objective)</p> <p>d) Cross ventilation dimensioned to ensure compliance with Standard B49 (Natural Ventilation Objective)</p>	<p>Architectural plans prepared by J.A.G Building Design Consultants dated 23 October 2023 have been amended to address DTP concerns as follows:</p> <p>a) The north/west facing habitable room windows have now been screened appropriately.</p> <p>b) 39 sqm secondary Communal Open Space is located to the rear of the development provided in accordance with Standard B36.</p> <p>c) Shadow diagrams for between 9am and 3pm on June 21 have been provided.</p> <p>d) Cross ventilation dimensions have been provided.</p>

2.2 Preliminary Concerns

In addition to the above, DTP's Request for Further Information has raised the following preliminary concern which are addressed below.

#	Comment	Response
1.	<p><i>The proposal is not considered to meet Standard B6 (Street setback) given the encroachment of the southern facing balconies at levels 1 and 2 into the setback.</i></p>	<p>From preliminary discussions with DTP, it was recommended that this be addressed through the adopting of recommended materials rather than by way of reducing built form or setback.</p> <p>This has been addressed in the amended architectural plans prepared by J.A.G Building Design Consultants, through changes from solid balustrade to open rail balustrade to the street frontage (as shown in the Urban Design Report).</p> <p>These amendments to the design have ensured that the visual prominence of balconies, which intrude into the B6 setback requirement, are reduced to an acceptable extent. It is submitted that because of this, the streetscape is not dominated by built form, rather results in a high-quality architectural outcome.</p>

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#	Comment	Response
2.	<i>Storage volumes have not been provided in accordance with Standard B44 (Storage)</i>	Architectural plans prepared by J.A.G Building Design Consultants have been amended to denote internal storage area calculations of each apartment.
3.	<i>The minimum depth for a main bedroom has not been provided for Apartments 4/9, 6/11 and 14 in accordance with Standard B46 (Functional Layout)</i>	Architectural plans prepared by J.A.G Building Design Consultants have been amended to provide for minimum main bedroom depths. This has been achieved through an additional 100mm provided for in Bed 1 of each apartment.
4.	<i>To reduce potential conflict between pedestrians and the proposed vehicle access, it is recommended that consideration be given to provide an entry point closer to the lift/stairs.</i>	Architectural plans prepared by J.A.G Building Design Consultants have been amended to address potential pedestrian and vehicle access conflicts. To this end, the bike store area and Unit 1 have been amended to provide pedestrian access into main entry foyer closer to the car parking area.
5.	<i>Please find attached referral comments from Greater Dandenong City Council dated 22 September 2023. It is highly encouraged that you provide a response to Council's referral comments.</i>	Please find below, in Section 4, our response to Council's referral comments.
6.	<i>Urban Design comments will be forwarded once they are received.</i>	Please find below, in Section 3, our response to Urban Design comments.

3 Response DTP: Development Approvals and Design (Urban Design Advice)

Urban design advice from DTP has also been circulated as outlined and responded to in the following table.

Comment	Response
<i>We recommend breaking down the mass/bulk of the built form with revised, lightweight materials to balcony balustrades. We recommend the use of lightweight, steel fins to balcony balustrades to ensure visual permeability at upper levels and to reinforce a sense of verticality to the building (see Image 1.)</i>	Architectural plans prepared by J.A.G Building Design Consultants have been amended to address mass/bulk concerns. This has been achieved through changes from solid balustrade to open rail balustrade to the street frontage. Fencing will be powder coated black aluminium vertical slat fencing, similar in appearance to that suggested in the provided Urban Design Advice.
<i>We recommend the use of fine grained and tactile materials to the ground floor (public interfaces) such a brick to ensure a sense of building depth at public interfaces. Broadly speaking, further information and detail is required at this key public interface including 1:50 or similar scaled drawings which denote the use of materiality and building depth.</i>	Whilst these comments are noted, it is submitted that the materiality of the ground floor is appropriate and responds well to the objectives of quality urban design and amenity. Glazing now features prominently at the ground floor facade which seeks to improve the passive surveillance outcome for future residents of the site. In addition, the ground floor includes black vertical aluminium slats and powdercoated black Colourbond grey render to contrast with the black vertical aluminium slats of the garage door and the white framing of the balconies above we submit does offer a fine grained and tactile material at the ground floor level. The cantilever of the



Comment	Response
	<p>balconies above and contrast in colour and finishes, in addition to the ground floor materials/finishes, also ensure that an appropriate building depth is perceived from the streetscape.</p>
<p><i>Reconfigure the building foyer/lobby area. This may be achieved through creating a more generous lobby space and/or through providing a secondary pedestrian access from the carpark. Ensure view lines down the hallway to the lobby don't terminate onto blank walls.</i></p>	<p>Architectural plans prepared by J.A.G Building Design Consultants have been amended to address lobby area concerns.</p> <p>A secondary pedestrian access from the carpark has been provided. Further to this, view lines do not terminate onto blank walls, rather there are windows on corner hallway walls.</p>
<p><i>Relocate the 'cleaner room' to the rear of the site or within a location that does not add bulk to side elevations.</i></p>	<p>Whilst the request for cleaner room to be relocated is acknowledged, we submit that this room and associated built form in terms of height and site width occupies a very minor portion of the streetscape and overall built form outcome proposed for the site. The relocation of this room would have minimal consequence on the perceived visual mass associated with the proposal.</p> <p>In addition, we note that a comprehensive landscaping outcome is proposed within the frontage of the site which will conceal any adverse visual impact that the cleaner room will have on the streetscape. Various shrubs and a canopy tree are proposed within the northern setback of the frontage which will aid in this.</p>

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4 Response to Greater Dandenong Council Referral comments

Greater Dandenong Council has provided several comments from internal referral departments, these are responded to as follows:

4.1 Sustainability Planning

Sustainability Planning makes 'No objection' to the proposal.

4.2 Statutory Planning

Comment	Response
<p>Bulk & Built Form – Clause 22.09-3.2 seeks “responsive site design, including articulated building elevations, and well-proportioned massing and ground level setbacks will be provided to make a positive contribution to the streetscape and public realm” for development within the Residential Growth Zone 1 (Substantial Change Area).</p> <p>The proposal should incorporate additional external colours and materials into the design to soften the built form of the building to provide a suitably articulated development which also meets the provisions of Clause 55.07-19 (Standard B53 – External walls and materials).</p>	<p>Architectural plans prepared by J.A.G Building Design Consultants have been amended to address mass/bulk concerns.</p> <p>Whilst the materiality proposed largely remains the same, as suggested by DTP Urban Design advice, the solid balustrade has been amended to be open rail. In doing so, the slat fencing softens the overall built form, as required by Council’s comment.</p> <p>Further, we submit that the proposal currently employs a mixed material palette, utilising; render, timber cladding, aluminium slats and standing seam cladding.</p>
<p>Side & rear setbacks – Clause 55.04-1 (Standard B17) The proposed variations to the Standard are not supported. The minimum setbacks required under the Standard, particularly to the neighbouring sensitive interface to the northwest must be provided to protect the amenity of the amenity of the adjoining dwelling.</p>	<p>The setbacks proposed to the side and rear boundaries, whilst not compliant with the Standard, are appropriate for the following reasons:</p> <ul style="list-style-type: none"> ▪ The apartment building typology and associated setbacks are consistent with the preferred character of the area. ▪ The reduced setbacks provide appropriate landscaping opportunities and consistent with the higher density built form outcomes sought. ▪ The setbacks provide space around the built form and through variation in setbacks, glazing and mix of materials and finishes, will not cause unreasonable impacts to adjoining properties. ▪ No additional or unreasonable overshadowing is caused by the proposed setbacks and massing. ▪ The site does not interface directly with land affected by the GRZ which indicates that the site can accommodate more substantive built form outcomes.
<p>Communal open space – Clause 55.07-2 (Standard B36) A 35sqm third storey open terrace has been provided as an area of communal open space for future residents. The overall required area has been provided but as per the Standard, as the development contains more than thirteen dwellings, two areas of communal open space should be provided. Any</p>	<p>As mentioned previously, the proposal has provided an additional, secondary area of communal open space to the rear which enable compliance with this standard.</p>

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Comment	Response
<p><i>additional communal open space must meet the provisions of Clause 58.03-3 (Standard D8) Solar access to communal outdoor open space.</i></p> <p><i>In addition, landscaping should be incorporated into the design of the third storey open terrace in the form of planter boxes or similar. Any facilities such as seating, BBQ's etc should also be shown.</i></p>	
<p>Storage - Clause 55.07-10 (Standard B44) <i>Apartments 1, 4/9, 5/10, 6/11 and 14 are not provided with sufficient minimum storage volumes within the dwelling or meet the total minimum storage volumes. Additional storage volumes should be incorporated for each of the apartments.</i></p>	<p>As mentioned previously, the details of the extent of storage proposed for each apartment is now detailed on the submitted architectural plans.</p>
<p>Functional layout - Clause 55.07-12 (Standard B46) <i>The minimum depth for a main bedroom has not been provided for Apartments 4/9, 6/11 and 14.</i></p>	<p>As mentioned previously, each main bedroom now achieves the minimum depth required by the standard.</p>
<p><i>The submitted landscape plan should be updated to only utilise the preferred plants for developments within the municipality as outlined within the City of Greater Dandenong's Landscape Plan Guidelines May 2023.</i></p>	<p>We can confirm that the submitted landscape plan has adopted plantings which are in line with Council's guidelines where appropriate.</p>

4.3 Urban Design

Comment	Response
<p><i>Side & rear setbacks - Clause 55.04-1 (Standard B17) The proposed variations to the Standard are not supported. The minimum setbacks required under the Standard, particularly to the neighbouring sensitive interface to the northwest must be provided to protect the amenity of the adjoining dwelling.</i></p>	<p>The setbacks proposed to the side and rear boundaries, whilst not compliant with the Standard, are appropriate for the following reasons:</p> <ul style="list-style-type: none"> ▪ The apartment building typology and associated setbacks are consistent with the preferred character of the area. ▪ The reduced setbacks provide appropriate landscaping opportunities and consistent with the higher density built form outcomes sought. ▪ The setbacks provide space around the built form and through variation in setbacks, glazing and mix of materials and finishes, will not cause unreasonable impacts to adjoining properties. ▪ No additional or unreasonable overshadowing is caused by the proposed setbacks and massing. ▪ The site does not interface directly with land affected by the GRZ which indicates that the site can accommodate more substantive built form outcomes.
<p><i>There are a number of inefficiencies in the design of the apartment layouts on levels 1 and 2 - hence, a review of the floorplan designs should be the first point of review so that they comply with the required setback, rather than applying for a reduction in setbacks.</i></p>	
<p><i>At ground level, the storage sheds for the apartments also encroach into the landscaped</i></p>	<p>Whilst the comments are noted, it submitted that the proposed layout and arrangement of the storage sheds</p>

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Comment	Response
<p><i>area along the north-west side of the building which impacts on the amenity and capacity of this property boundary line to provide reasonable landscaping that can provide some screening and shade as well as be a more accessible for maintenance. It is preferable if the storage areas are integrated within the main body of the apartment building layout on the ground floor, so that the rooflines of these boxed areas do not encroach into the landscaped setback area.</i></p>	<p>at the ground floor are appropriate and do not undermine the capacity for the landscaping to occur. We refer to the revised landscape plan which has demonstrated that a series of plantings, including four canopy trees, are proposed along the north/west boundary of the site despite the location of the storage sheds. In addition, established vegetation on the abutting site is also able to be retained which will maintain the landscape character.</p> <p>Furthermore, we submit that the storage sheds in their proposed locality serve an appropriate function noting their proximity to the car stackers. This offers a convenient passage for future residents to access their storage directly from their car.</p>
<p><i>Communal open space – landscaping, such as planter boxes, shade etc should be incorporated into the design of this third storey open terrace. Any facilities such as seating, BBQ's etc should also be shown. This space is also west facing, so the heat gain on this communal open space area as well as the transfer of heat and glare into the lobby area also needs to be considered. For example can there be an awning that projects out to provide some shade?.</i></p>	<p>As demonstrated on the submitted architectural plans, planter boxes are provided at the 3rd storey communal open space.</p> <p>Should the Department require anything further than this, we kindly ask that this be requested via a suitably worded condition on permit, should one issue.</p>
<p><i>Bulk and built form – the proposal should incorporate additional materials and colours into the design to further articulate the built form. It is also worth noting that the north-west elevation has no awnings/ sun protection and when combined with the screens and limited ventilation, could result in very hot apartments. The south-east elevation is very bland, and again it should consider a more articulated design response.</i></p>	<p>The proposal aligns with the bulk and built form design principles as set out within Clause 22.09-3.2 through:</p> <ul style="list-style-type: none"> ▪ The bulk of the development is evenly spread through the depth of the site, although this broken up through the use of varied setbacks, mixed materials and proportionate windows. Pockets of landscaping is also provided within side setback to soften the extent of built form within the side interfaces. ▪ The four storey of the building is appropriately recessed from lower levels which creates a tiered built form outcome that reduces the extent of building bulk within the streetscape and immediate interfaces. The varied setbacks and proportionate balconies will reduce the extent of sheer walls proposed for the lower levels and results in a well-articulated design. ▪ The high standard of design proposed, and type of development has meant that built form separation is not required. ▪ The orientation of the site has meant that the solar access opportunities to the residential property to the west will not be unreasonably undermined. The design of the building and increased setbacks to this site has also resulted in the extent perceived building mass being reduced to an appropriate extent.



Comment	Response
	<ul style="list-style-type: none">The proposed building articulation is appropriate and has been achieved through the use of varied side and rear setbacks, mixed materials and proportionate windows and balconies. This has created a built form outcome with no sheer walls and is of architectural interest rather than bulk. <p>In addition, the proposal incorporates various ESD elements including double glazing, which ultimately achieves an average 7.3 star rating for energy.</p>

4.4 Place Making and Revitalisation

Place Making and Revitalisation makes 'No objection' to the proposal.

4.5 Civil Development

Civil Development makes 'No objection' to the proposal.

4.6 Asset Planning

Asset Planning makes 'No objection' to the proposal.

4.7 Transport Planning

Comment	Response
<p><i>Car stackers / car stacker pits should be amended to be able to accommodate an Australian B99 vehicle length (5.2m). (many stacker models are aimed at European markets, and Australian cars are often larger)</i></p> <p><i>No significant concerns with visitor parking reduction due to proximity to activity centre and parking managed by Council to cater for such demand. (prior to PPTN, we suggested this location was OK for visitor parking reductions)</i></p>	<p>We note that the design has been amended to increase the length of the stackers by 200mm to align with the comments from Council's transport department. We trust that this an appropriate response.</p>

4.8 Waste Services

Waste Services makes 'No objection' to the proposal.

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5 Conclusion

Given the above, it is submitted that the proposed development in its current form warrants support with the matters raised by DTP and Council officers adequately addressed through the enclosed documentation.

We trust the information provided will enable the application to progress to advertising. However, should this information not adequately address the matters raised, we respectfully request an additional opportunity to respond.

If there are any further matters at this time, please do not hesitate to contact the undersigned on 03 9909 2202 or by email to daniel@humanhabitats.com.

Yours sincerely

Daniel Cameron
Senior Planner

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