

# Planning Assessment Officer Report

PA604235 – 47-53 Rosstown  
Road, Carnegie



Planning Assessment Officer Report  
Development Assessment

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Department  
of Transport  
and Planning

OFFICIAL

# Executive Summary



Key Information	Details		
<b>Application No:</b>	PA2604235		
<b>Received:</b>	18 February 2026		
<b>Applicant:</b>	Housing Choices Australia C-/ Tract Consultants		
<b>Planning Scheme:</b>	Glen Eira		
<b>Land Address:</b>	47-53 Rosstown Road, Carnegie		
<b>Proposal:</b>	Construction of a five-storey apartment building containing 58 dwellings, and removal of boundary canopy trees		
<b>Development Value:</b>	\$ 24 million		
<b>Why is the Minister responsible?</b>	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible Authority for this application because the Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and endorsement of, approval of or being satisfied with matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to use or development to which clause 53.23 (Significant Residential Development with Affordable Housing) applies.		
<b>Why is a permit required?</b>	<b>Clause</b>	<b>Control</b>	<b>Trigger</b>
<b>Zone:</b>	Clause 32.07	Residential Growth Zone – Schedule 1 ( <b>RGZ1</b> )	Clause 32.07-6 – Construct two or more dwellings on a lot
<b>Overlays:</b>	Clause 45.09	Parking Overlay – Precinct 2 ( <b>PO2-2</b> )	Not applicable
<b>Particular Provisions:</b>	Clause 52.06	Car Parking	Applies to this development
	Clause 52.34	Bicycle Parking	Applies to this development
	Clause 52.37	Canopy Trees	Clause 52.37-2 – Remove, destroy or lop a canopy tree in the Residential Growth Zone
<b>General Requirements and Performance Standards:</b>	Clause 53.18	Stormwater Management in Urban Development	Applies to this development
	Clause 53.23	Significant Residential Development with Affordable Housing	Applies to this development
	Clause 58	Apartment Developments	Applies to this development
<b>Cultural Heritage:</b>	The subject site is not located within an area of cultural heritage sensitivity		
<b>Total Site Area:</b>	Approximately 2,670 m <sup>2</sup>		
<b>External Advice</b>	Glen Eira City Council – <b>s52(1)(b) notice</b> – supportive VicTrack – <b>s52(1)(a) notice</b> – no objection, subject to the inclusion of conditions		
<b>Public Notice:</b>	Notice of the application was undertaken and a total of 11 objections have been received		
<b>Delegates List:</b>	Approval to determine under delegation received on <b>11 May 2025</b>		
<b>Recommendation:</b>	Grant planning permit PA2604235		



## Application Process

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

Milestone	Date
Pre-application meeting	5 November 2025
Application lodgement	20 February 2026
Further information requested	N/A
<b>Decision Plans</b>	<ul style="list-style-type: none"><li>• Architectural Plans, prepared by Breathe Architects, Revision 01, dated 18 February 2026</li><li>• Urban Context Report, prepared by Breathe Architects, dated 18 February 2026</li><li>• Landscape Plans, prepared by John Patrick Landscape Architects, Revision B, 17 February 2025</li></ul>
<b>Assessment Documents</b>	<ul style="list-style-type: none"><li>• Arboricultural Report, prepared by John Patrick Version 1.2, dated February 2026</li><li>• Environmental Wind Assessment, prepared by MEL Consultants, dated 17 January 2026</li><li>• Green Travel Plan prepared by Traffix Group, Revision B, dated 17 February 2026.</li><li>• Acoustic Assessment prepared by Acoustic Logic, Revision 2, dated 17 February 2026.</li><li>• Stormwater Management Plan, prepared WGA, Revision B, dated 18 February 2026.</li><li>• Sustainability Management Plan, prepared by wrap consulting, Revision 03, dated 17 February 2026</li><li>• Traffic Impact Assessment, prepared by Traffix Group, Revision D, dated 17 February 2026</li><li>• Tree Protection Management Plan prepared by John Patrick, Revision 1.1, dated February 2026</li><li>• Waste Management Plan, prepared by Traffix Group, Revision D, dated 17 February 2026</li></ul>

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

## Proposal Summary

3. The proposal is for a 5-storey apartment building (reaching a maximum height of approximately 16.6m, excluding lift overrun) with associated basement.
4. Specifically, the application includes:
  - 58 dwellings consisting of 29 x one-bedroom apartments, 27 x two-bedroom apartments and 2 x three-bedroom dwellings.
  - 34 car parking spaces (0.6 spaces per dwelling) accessible via Rosstown Road within a communal basement.
  - A new ground floor communal open space / courtyard, with ancillary landscaping and tree retention.
  - Development capable of achieving an average of 4 star Greenstar.

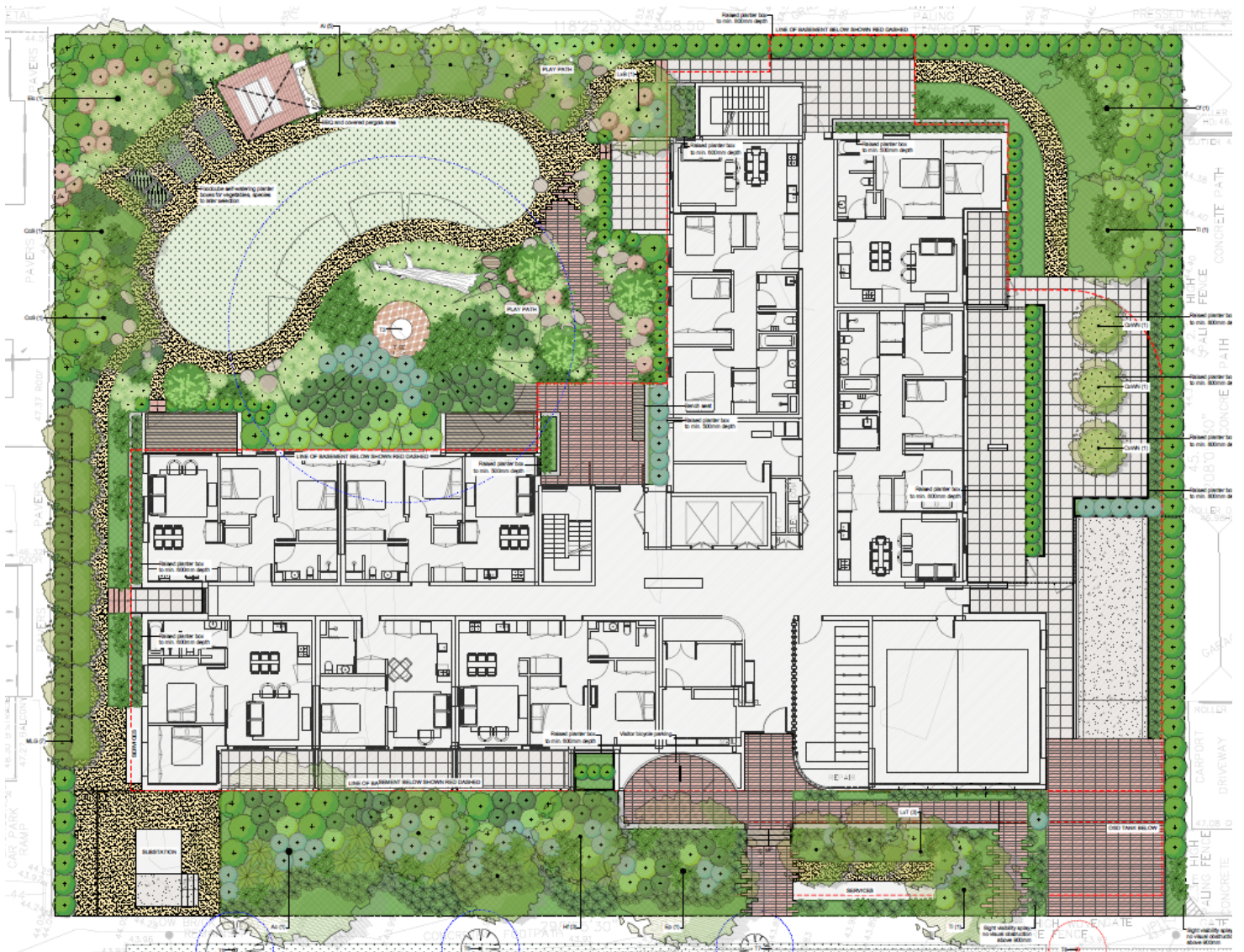


Figure 1 - Extract of the landscape plan showing the key features of the development at the ground floor

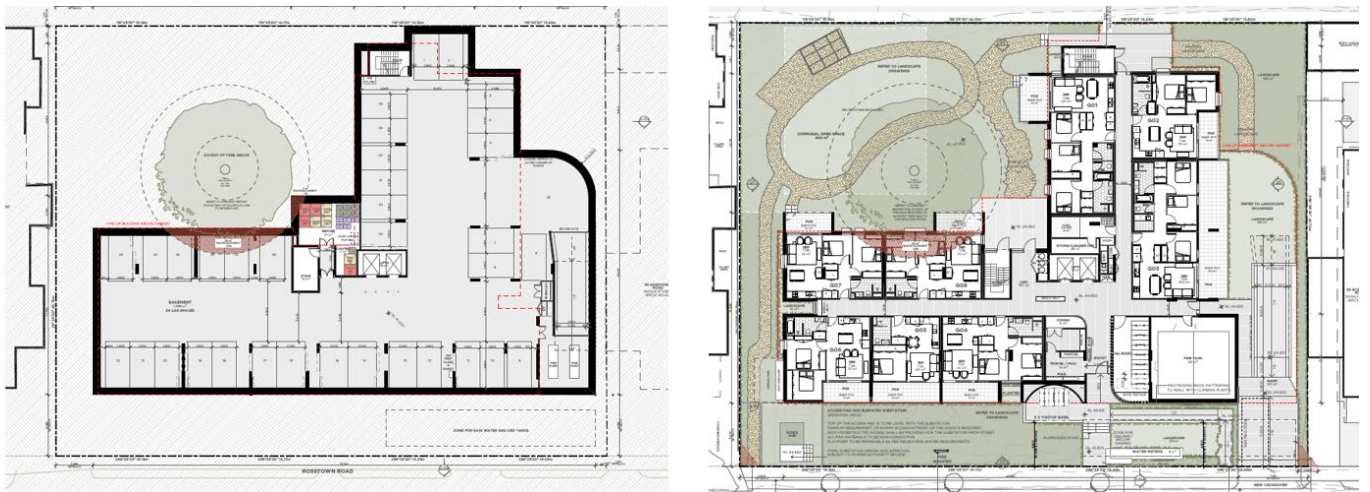


Figure 2 - Extract of the basement plan and ground floor plan

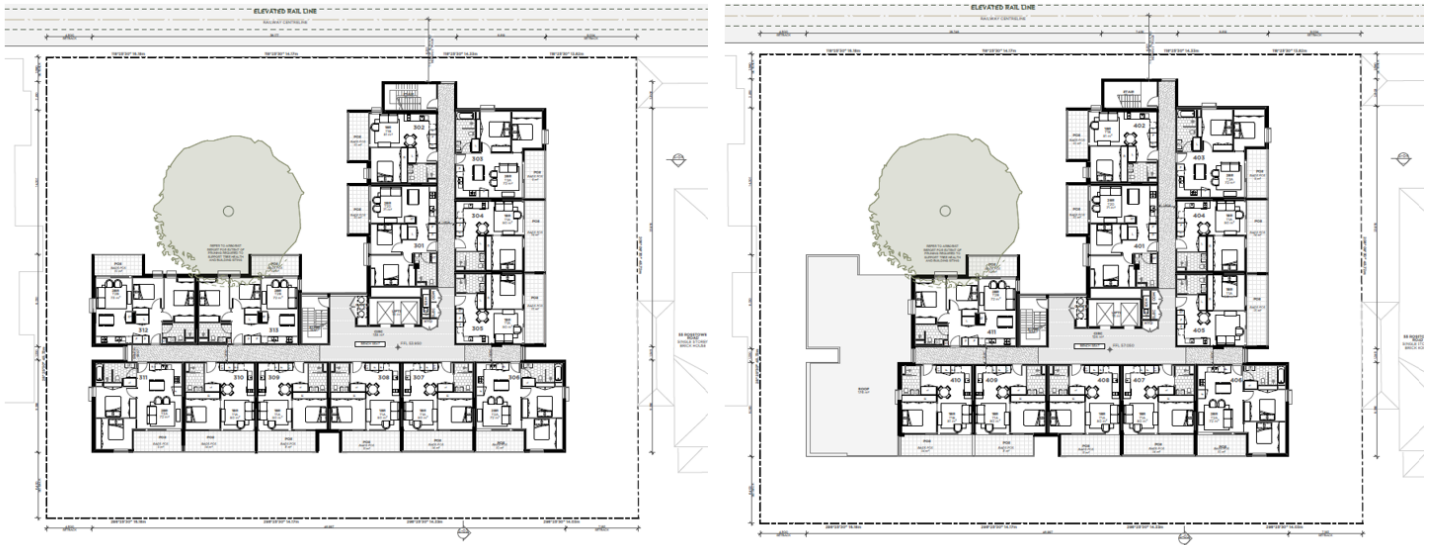


Figure 3 – Extract of Level 02 and Level 05 showing the extent of the upper floors.



Figure 4 – Indicative render of the proposed development, when viewed from Rosstown Road



## Site Description

5. The subject site is a large, rectangular parcel of land of approximately 2,670m<sup>2</sup> in area. The subject site has its primary frontage to Rosstown Road.
6. The site is currently vacant and contains a number of canopy trees, which have been appropriately identified within the submitted tree protection management plan.
7. The land is owned by the Chief Executive Officer, Homes Victoria.
8. The land is not affected by any easements or covenants and any restrictions.

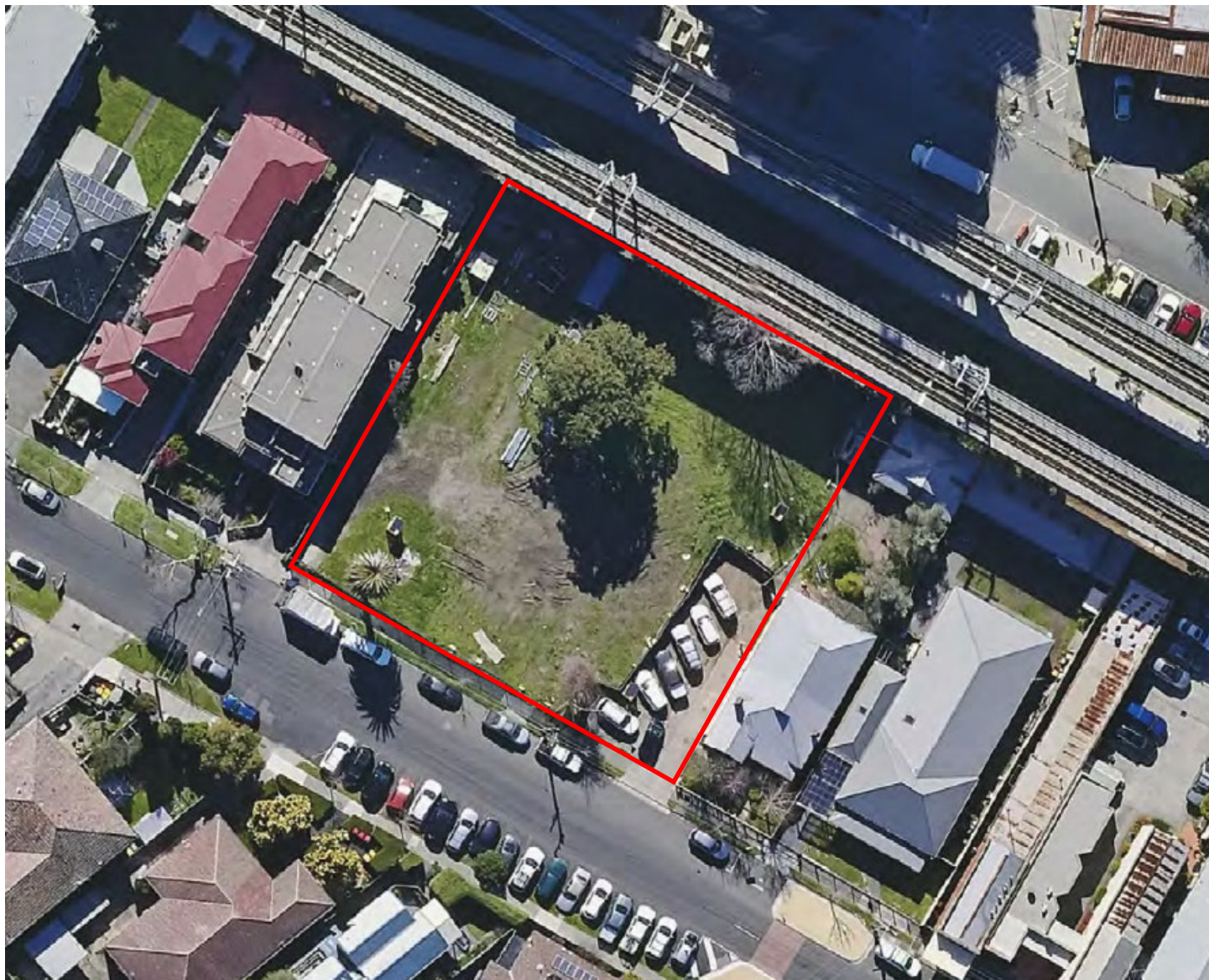


Figure 5 - Aerial of the subject site (source: Applicant)

## Site Surrounds

9. The subject site is located within the established residential hinterland of Carnegie and the inner catchment of the Carnegie Major Activity Centre (CMAC), proximate to Koornang Road – the central commercial spine of the CMAC.
10. The site's immediate abutments generally include:



- a. To the **north** is the Djerring Trail which is a linear walking trail with public open spaces, and elevated rail corridor (serving Pakenham and Cranbourne lines). Further north are high density residential buildings and commercial premises zoned within the Commercial 1 Zone (C1Z).
  - b. To the **east** is 55 Rosstown Road, (single storey dwelling zoned within HCTZ1 – inner catchment).
  - c. To the **west** is 45 Rosstown Road (3-storey apartment zoned within the HTCZ1 – inner catchment).
  - d. To the **south** is Rosstown Road, a local road under council jurisdiction with footpaths and restricted parking on both sides of the road. Further south are predominantly residential dwellings zoned within the HCTZ1 (a mixture of inner and outer catchment).
11. The subject site also benefits from good access to public transport infrastructure, service and amenities including:
- a. Carnegie Railway Station approximately 250m (east), and bus services 623 and 626 with nearest bus stop along Koornang Road approximately 200m (east).
  - b. Koornang Road commercial strip which is the centre spine of the CMAC containing a range of retail premises, supermarkets, shops, offices and other community services.
  - c. A range of public open space within a 1km catchment of the site including the Djerring Walking Trail with multiple break out casual open spaces, Lord Reserve and Koornang Park and East Caulfield Reserve
  - d. A range of schools within a 2km catchment of the site including Glen Huntly Primary School, St Anthony Primary School, and Glen Eira College.
12. In summary, the subject site is well serviced by a range of amenities and services to service the everyday needs of residents and provides general support for the redevelopment of land for a higher density development.



## Planning Policy Framework

13. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant to this assessment:
- Clause 2 – Municipal Planning Strategy
    - Clause 2.01 Context
    - Clause 2.02 Vision
    - Clause 2.03 Strategic Directions
    - Clause 2.04 Strategic Framework Plan
  - Clause 15 – Built environment and Heritage
    - Clause 15.01 – Built Environment
  - Clause 16 – Housing
    - Clause 16.01 – Residential Development
  - Clause 18 – Transport
    - Clause 18.01 – Land Use and Transport

## Zoning and Overlays

14. At the time of this report, the subject site is included within the Housing Choice and Transport Zone – Schedule 1 (HCTZ1 – inner catchment). However, the application was lodged prior to the gazettal of Amendment VC257, the application is defined as a ‘transition application.’
15. Therefore, the requirements of the zone the land was included in immediately before the approval date of VC257 continue to apply to this application

## Zoning

16. The subject site is located within the Residential Growth Zone – Schedule 1 (RGZ1). The purpose of the RGZ1 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*
17. Under clause 32.07-6, a planning permit is required to construct two or more dwellings on a lot.
18. The RGZ1 contains specific decision guidelines that relate to optimising development by consolidating lots, and giving consideration to the layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off-street car parking.

## Overlays

19. The subject site is affected by a Parking Overlay – Schedule 2 (Student Accommodation). As this overlay relates to student accommodation, it is not applicable.

## Particular Provisions

### Clause 52.06 (Car Parking)

20. Clause 52.06 sets out the requirements of car parking provisions and associated design standards.
21. Clause 52.06-2 specifies that before a new use commences, the number of car parking spaces be provided to the satisfaction of the responsible authority.
22. As this application has been made on behalf of the Chief Executive Officer of Homes Victoria under clause 53.23, it specifies that:

*A minimum 0.6 car parking spaces should be provided to each dwelling. Car parking spaces may be covered or uncovered. If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number greater than 1. Car parking for other land uses in the proposed development must be to the satisfaction of the responsible authority.*

23. The proposal involves 58 dwellings and provides 34 car parking spaces.
24. This achieves a ratio of 0.6 spaces per dwelling and therefore complies with the requirements.
25. Accordingly, a planning permit is not triggered for a reduction of car parking spaces.

### Clause 52.34 (Bicycle Facilities)

26. Clause 52.34-1 specifies that a new use must not commence until the required bicycle facilities have been provided on the land.
27. Clause 52.34-5 specifies that the development is required to provide a minimum of 16 bicycle spaces: 11 spaces for future occupants and 5 for visitors.
28. The development plans show that a total of 20 bicycle spaces (6 spaces for visitors within the frontage, and 14 bicycle spaces for occupants within the ground floor lobby) are provided. This exceeds the requirements.
29. Accordingly, no planning permit is triggered under this clause.

## General Requirements and Performance Standards

### Clause 53.18 (Stormwater Management in Urban Development)

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

### Clause 52.37 (Canopy Trees)

31. The submitted arborist identified a total of 13 potentially impacted trees, consisting of 9 trees on the subject site and 4 street trees.
32. One on-site tree (Tree 3) will be retained and integrated within the overall development, while the others are proposed to be removed.
33. One street tree is proposed to be removed, while the other three street trees are not affected by the development.
34. The trees on the site that are to be removed are triggered under clause 52.37 as summarised below.



Relevant tree	Permit Trigger under clause 52.37?
<b>Tree 1 – Betula pendula</b>	No.  The circumference is more than 0.5 metre and higher than 5 metres, the tree does not have a canopy diameter of more than 4 metres, and therefore it is not defined as a canopy tree that falls under clause 52.37.
<b>Tree 2 – Corymbia citriodora</b>	No – exempt as the tree has been identified as a ‘dead’ tree.  This has been verified by DTP officers.
<b>Tree 3 – Grevillea robusta</b>	N/A – the tree is proposed to be retained.
<b>Tree 4 – Phoenix canariensis</b>	Yes.  The circumference is more than 0.5 metre and higher than 5 metres, the tree has a canopy diameter of more than 4 metres, and therefore it is defined as a canopy tree that falls under clause 52.37.
<b>Tree 5 (Street Tree) - Acer rubrum</b>	N/A – The tree is not affected but as this is a council street tree, it is subject to local law
<b>Tree 6 (Street Tree) - Acer rubrum</b>	N/A – The tree is not affected but as this is a council street tree, it is subject to local law
<b>Tree 7 (Street Tree) - Acer rubrum</b>	N/A –  The tree is not affected but as this is a council street tree, it is subject to local law
<b>Tree 8 (Street Tree) - Acer rubrum</b>	No.  The circumference is more than 0.5 metre and higher than 5 metres, the tree does not have a canopy diameter of more than 4 metres, and therefore it is not defined as a canopy tree that falls under clause 52.37.  While street tree is proposed to be removal, any planning permit to be issued will not authorise consent for the removal of this street tree as it is subject to local law.
<b>Tree 9 – Betula pendula</b>	Yes.  The circumference is more than 0.5 metre and higher than 5 metres, the tree has a canopy diameter of more than 4 metres, and therefore it is defined as a canopy tree that falls under clause 52.37.
<b>Tree 10 – Betula pendula</b>	No.  The circumference is more than 0.5 metre and higher than 5 metres, the tree does not have a canopy diameter of more than 4 metres, and therefore it is not defined as a canopy tree that falls under clause 52.37.
<b>Tree 11 – Lagerstroemia indica</b>	Yes.  The circumference is more than 0.5 metre and higher than 5 metres, the tree has a canopy diameter of more than 4 metres, and therefore it is defined as a canopy tree that falls under clause 52.37.
<b>Tree 12 – Olea europaea</b>	No.  The tree is not located within 6m from the front setback nor 4.5m of the rear setback and therefore not defined as a canopy tree that falls under clause 52.37.
<b>Tree 13 – Hakea salicifolia</b>	No.

The circumference is more than 0.5 metre and higher than 5 metres, the tree does not have a canopy diameter of more than 4 metres, and therefore it is not defined as a canopy tree that falls under clause 52.37.

### Clause 53.23 (Significant Residential Development with Affordable Housing)

35. The purpose of Clause 53.23 is to:

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

36. Clause 53.23 of the Planning Scheme applies to this application because pursuant to Clause 53.23-1:

- The application includes the development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel); and
- The condition correspondence to a category in Table 1 (Category 2) is met, as follows:

Category	Condition	Compliance Comments
<b>Category 2</b>	The proposed use or development of land for accommodation (other than camping and caravan park, group accommodation, residential hotel and small second dwelling) will be:	The application includes a letter from a delegate of the Chief Executive Officer, Homes Victoria dated 28 January 2026 confirming that the project is being undertaken on behalf of Homes Victoria.
	<ul style="list-style-type: none"> <li>• carried out by or on behalf of, or jointly or in partnership with, the State of Victoria or a public authority; or</li> <li>• funded, or partly funded, by the State of Victoria, the Commonwealth or a public authority; or</li> <li>• carried out on Crown land.</li> </ul>	The application is for more than 10 dwellings. Accordingly, the applicable satisfies this requirement and is eligible for consideration under this category.
	If the application is made by or on behalf of the Chief Executive Officer, Homes Victoria, the proposed development includes at least 10 dwellings.	

37. Given that the application is eligible for assessment under clause 53.23 and pursuant to Clause 52.23-2 the responsible authority therefore may waive or vary any of the following (as relevant to this application):

- A minimum garden area requirement; and
- Any building height or setback requirement.

38. An application is exempt from an application requirement in this planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application.

39. Pursuant to Clause 53.23-6, an application under any provision of this planning scheme is exempt from the decision requirements of Section 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

### Clause 58 (Apartment Developments)



40. Clause 58 applies to an application for an apartment development if it is 5 or more storeys (excluding a basement) given that it the application was lodged prior to the introduction of VC300.
41. A detailed assessment against clause 58 has been undertaken in Appendix A.



## Referrals

43. The following external agencies were notified of the application:

Provision / Clause	Organisation	Response and date received
<b>Section 52(1)(a) notice</b>	VicTrack	<b>No objection</b> , subject to the inclusion of permit conditions – received 17 April 2026

44. The conditions require the preparation of construction management plans and require indemnity agreements to be in place before any development commences (including early works, site preparation and bulk excavation).
45. The applicant has advised that it does not support the inclusion of these conditions are unreasonably onerous.
46. VicTrack has no formal standing under the planning scheme beyond that of an interested party due to the proximity of VicTrack land to the subject site.
47. DTP officers have reviewed the proposed conditions and consider it necessary for them to be adopted in full.
48. Given that the subject site directly adjoins the Djerring Trail and elevated rail corridor and the proposal incorporates a basement, it is necessary to ensure that state significant infrastructure (the elevated rail corridor) is adequately protected before construction work commences.
49. This is consistent with clause 18.01-1S which aims to ensure that development protects existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset.

## Municipal Council Comments

50. Glen Eira City Council (the council) was notified of the application under section 52(1)(b) of the *Planning and Environment Act 1987* on 23 February 2026.
51. On 18 May 2026, the council advised that it was generally supportive of the application.

## Notice

52. The applicant was directed to give notice by way of erecting three signs on the site and notifying the adjoining and surrounding properties owners and occupiers.
53. 11 objections were received at the time of this report raising key concerns with neighbourhood character, bulk and mass, traffic impacts and waste arrangements, off-site amenity impacts, anti-social behaviour, and property values. The matters raised in objections will be discussed in detail throughout the assessment.



## Strategic Direction

54. Broadly, the planning policy framework seeks to encourage new development that is site responsive to the physical and policy context, complementary to the strategic location, enhances the public realm and achieves a high degree of sustainability, supports the increase of and diversity of new housing, particularly in well-serviced locations and directing higher density residential development to appropriate locations. (refer to clauses 2.04, 11.03, 15.01, 15.03, 16.01).
55. It is the purpose of the RGZ to provide housing at increased densities in buildings up to and including four storeys. However, this needs to be considered alongside other purposes of the RGZ which encourages a diversity of housing types in locations offering good access to services and transport.
56. Clause 2.03-4 (Housing and clause 16.01-1L-01 (Housing Supply) identifies the subject site as within a substantial change area, and seeks to direct substantial housing growth into, and specifies that the highest intensity of new housing will be directed to those areas that are substantial housing change areas.
57. In this context, the development is considered to align with the strategic direction set out within the planning policy framework in this part of Carnegie for the following reasons:
- Given that the site is positioned within a 'substantial change area,' a 5-storey development can be supported subject to the offsite amenity impacts being fully tested and found to be acceptable. This aligns with the purpose and objectives of clause 16.01, the purposes of RGZ which encourages the highest intensity of development into these areas.
  - The proposal incorporates the consolidation of multiple lots so as to achieve a site-responsive design that adequately optimises the redevelopment of the site, and will be a high-quality architectural outcome, while ensuring a high degree of internal amenity for future residents and avoid unreasonable off-site amenity impacts. This is consistent with Clause 15.01-1S.
  - The development exceeds the maximum building height under the RGZ1, however, this is acceptable having regard to the site's nomination within a substantial change area, the consolidation of multiple lots and optimised to its strategic context, which responds appropriately to the decision guidelines of the RGZ1 and is consistent with clause 15.01-1S.
  - The overall massing of the development provides an appropriate response and is appropriately setback from the front, side and rear setbacks, consistent with the outcomes sought under clause 15.01-1L (Landscaping) so as to support tree retention and new landscaping opportunities.
  - The proposal incorporates a high degree of sustainability initiatives throughout the development, adopting a range of appropriate strategies relating to energy performance, indoor environment quality, integrated water management and urban ecology, consistent with that which is sought under clause 15.01-2L-02. This is discussed further below.
58. Overall, the proposed development responds appropriately to the strategic direction that has been established for the substantial change area.

## Built Form, Layout and Height

59. Clauses 15.01-2S (Building Design) encourages design outcomes that positively contributes to the strategic and cultural context, and seeks to ensure that a comprehensive site analysis forms the starting point of consideration of height and scale.
60. Clause 15.01-2L-01 (Building Design) also encourages the design of new buildings to achieve good separation between sites to avoid compromising the development potential of neighbouring lots, avoid depending on neighbouring sites for amenity, avoiding boundary-to-boundary development and ensuring appropriate upper-level setbacks.

## Site Layout and Massing

61. Overall, the building has been designed to orient around a north-facing communal open space so as to preserve and retain the existing canopy Tree 3 on the subject site, without unnecessarily compromising the overall building layout and design and the internal amenity of apartments.
62. The building has been generally designed so as to orient outwards (or inwards to a communal open space) ensuring a good sense of entry when seen from Rosstown Road.
63. Along the frontage, the development is set back a minimum of 6.4 metres from the street, which will generally align and respond to the existing buildings on neighbouring properties. Although the front setback is occupied by a substation, kick-back accessibility ramp, and utility meters, generous landscaping opportunities are provided. This is supported and will respond appropriately to the front garden character of the area.
64. Above the ground floor, apartments are oriented to achieve towards Rosstown Road (which will support passive surveillance of the public realm) or inward towards the communal open space. This ensures an acceptable degree of outlook and internal amenity for the dwellings, as well as appropriate daylight access.
65. Vehicle access will be via a double crossover off Rosstown Street and car parking will be concealed within a basement. This is supported and will sufficiently minimise any visual impacts of car parking structures.
66. It is noted that the plans show the removal of existing street Tree 8. The removal of any street tree will require consent of the council as part of any local law requirements.
67. In terms of the overall massing, the building will present as a 5-storey building, however, the built form steps down to 4-storeys (to the west) which will achieve an appropriate transition in building height along the streetscape. This is supported and consistent clause 15.01-2L-01.



Figure 6 – Diagram of streetscape elevation showing the transition of height from 5 storeys to down the 3-storey building at 45 Rosstown Road

68. Overall, the site layout and massing are site-responsive and respond appropriately to outcomes encouraged for substantial change areas.

## Building Height

69. Clause 15.01-2S (Building Design) encourages new building design outcomes that positively contribute to the site's strategic and cultural context, and to ensure that a comprehensive site analysis forms the starting point of consideration of height and scale. The RGZ1 specifies a 13.5m preferred maximum building height.
70. The proposal reaches a maximum height of approximately 16.5m / 5-storeys. This exceeds the maximum height specified in the zone.



71. The overall height of the building has been assessed and is considered to be acceptable for the following reasons:
- The development avoids a boundary-to-boundary outcome and will avoid an overwhelming volume within the streetscape. Further, given that the development is well set back from its side boundaries, it will not unreasonably compromise the amenity or development potential of adjoining sites.
  - The building does not cause any unreasonable overlooking or overshadowing to surrounding residential properties (refer to below assessment).
  - Given that the proposal appropriately includes the consolidation of multiple lots, additional height can be supported as off-site impacts can be more sensitively managed.
  - Given that the subject site is located within a substantial change area, it is also considered that additional height will maximise housing outcomes on this site without compromising amenity outcomes. This is supported.
72. Overall, the building height is acceptable.

### **Tree Canopy and Landscaping**

73. Clause 15.01-1S (Urban Design) seeks to ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
74. The applicant included a landscape concept plan which provides a meaningful design for the proposed ground floor and the communal open space within the subject site.
75. The plan includes:
- A well-designed communal open space that incorporates the retention of high value trees, and will provide a high degree of internal amenity for future residents.
  - Boundary planting along the side (eastern and western) boundaries consisting of low lying shrubs and grass coverings on the ground.
  - Within the front setback, the proposal will accommodate new tree planting and landscaping to appropriately respond to the front garden character that is evident in this part of Rosstown Road.
76. Importantly, the application retains and protects existing Tree 3 within the communal open space and has designed the building to incorporate and feature the tree as a significant design element. A detailed assessment has been undertaken as to the credibility of this, and DTP officers are satisfied that the retention is genuine and not tokenism for the following reasons:
- Tree 3 is a tree with a high arboricultural value, and therefore its retention and integration within the overall scheme is consistent with standard D10.
  - The retention of the existing tree is not token noting that it does not result in a compromised site layout or any apartments with poor layout and /or internal amenity.
  - The submitted arborist report and plans show that the basement will encroach into the tree's Tree Protection Zone (TPZ) by approximately 10%, which is permitted under the relevant Australia Standards. The plans do show that a ground floor balcony (associated with G08) is also located within the TPZ but is excluded from calculations given that this will be constructed above natural ground level (NGL).
  - The submitted tree protection management plan (TPMP) demonstrates that there are sufficient tree protection measures that will be adopted to ensure that the tree remains viable pre-, during and post-construction. This TPMP will be endorsed as part of any permit to issue.
77. As such, the proposal achieves an appropriate landscaping outcome.

## Detailed Design

78. The applicant submitted planning report outlining how the design response has been derived and how the existing context has informed the overall design.



Figure 7 - 3D render of the building when viewed from the streetscape

79. Overall, the proposal achieves an acceptable degree of detail design noting that:
- The massing incorporates a central break within the façade to break up and provide visual interest.
  - The facades are appropriately articulated through the use of windows, edge reveals, balconies and architectural features, all of which will create visual interest within the built form.
  - The material palette is predominantly brick, which will be accented by metal balustrades and fibre cement sheet cladding which will contribute towards a highly contemporary architectural built form.
80. The architectural response is considered acceptable.

## Amenity and Microclimate

### Internal Amenity

81. Clause 16.01-1S (Housing Supply) seeks to facilitate development that adopts best practice through a combination of methods and provides a high level of internal amenity.
- The individual apartment plans demonstrate that the internal circulation paths and bathroom configurations are compliant with clause 58.05-1 (Standard D18 – Accessibility).
  - All apartments are provided with a balcony as sought by clause 58.05-3 (Standard D20 – Private Open Space).
  - The dimensions of bedrooms and living room areas comply with the requirements of clause 58.07-1 (Standard B26 – Functional Layout).
  - 48% apartments are capable of natural ventilation through cross breeze paths, complying with clause 58.07-4 (Standard D29 – Natural Ventilation).
  - The submitted ESD report provides a daylight analysis of all the apartments demonstrating an appropriate degree of natural lighting into the apartments.



82. A full assessment against all other relevant design standards is provided at Appendix A.
83. As such, it is considered that the apartments are capable of achieve an acceptable degree of internal amenity.

### **Overlooking**

84. The development is located more than 9m away from any SPOS areas of neighbouring buildings noting that:
- The SPOS of 55 Rosstown Road (east of the site) is located in excess of 9m from the balconies of the development.
  - Given the orientation of apartments, there are no direct overlooking opportunities to the properties immediately west of the site.
85. As such, the proposal will avoid unreasonable overlooking.

### **Overshadowing**

86. Clause 15.01-2S seeks to ensure that new development minimises any impacts on neighbouring properties and the public realm.
87. The submitted shadow diagrams show impacts at 22 September between 9am – 3pm:
- The proposal will not cause any overshadowing to the SPOS areas of adjoining apartments at 45 Rosstown Road. It is noted that the balconies at 45 Rosstown Road are already in shadow that is not caused by the proposal.
  - The proposal will not cause any overshadowing to the SPOS of the backyard at 55 Rosstown Road until sometime after 2:30pm. Nonetheless, that SPOS will still receive good sunlight access between 9am – 2:30pm.
  - The proposal does not otherwise cause any unreasonable overshadowing to any neighbouring dwelling.
88. As such, the proposal does not cause any unreasonable overshadowing.

### **Noise Impacts**

89. The proposal has been designed to minimise potential impacts from noises sources, noting the elevated rail corridor.
90. It is also noted that a majority of the services are located on the rooftop. The report commits to a range of measures to acoustically treat these services, but are not shown on architectural plans. This can be addressed via permit condition.
91. The layout of new dwellings are appropriately designed to minimise noise transmission, including the use of specific glazing treatments, while dwellings are generally well positioned away from mechanical plants, lifts and building services.
92. Nonetheless, it will be a condition of permit requiring that the where appropriate and possible, that the recommendations of the acoustic report are appropriately annotated on plans.
93. Overall, subject to conditions the proposal is acceptable from an acoustic perspective.

### **Wind**

94. The application has included an environmental wind assessment through a desktop study, rather than the wind tunnel test.
95. The desktop study has revealed that the proposal will not result in any unreasonable wind impacts and accordingly requires no design modifications. This is considered acceptable.

96. Given that the wind report also noted that the site did not exhibit any complex flow patterns it therefore does not require any further wind tunnel testing.

## **Car Parking, Bicycle Parking, Vehicle Access, Loading and Waste**

### **Car Parking and Vehicle Access**

97. The proposal provides a total 34 car parking spaces in the form of a single level basement, which equates to 0.6 spaces per dwelling.
98. This complies with the requirements of clause 53.23-4.
99. The basement layout and vehicle access has been fully assessed and is acceptable noting the following:
- The proposed basement will be accessed via a double width crossover from Rosstown Road. The crossover will require the removal of a street tree and therefore it will be incumbent on the applicant to ensure that this consent is obtained from the council. This will be secured through a permit note.
  - The basement will be hidden from public realm ensuring that there is no perception of dominance of car parking structures.
  - The width of the car parking spaces is 2.6m and the depth of the spaces are 4.9m, which complies with the requirements.
  - The aisles widths are 6.4m, which complies with the Planning Scheme. The width allows for efficient two-way traffic flow, without resulting in any vehicle conflicts internally.
  - Swept path diagrams have been provided noting that vehicles will be capable of entering and exiting the site in a forward direction in a safe and efficient manner.
100. Overall, the proposal provides an acceptable car parking and vehicle access.


### **Waste**

101. The submitted waste management plan (WMP) identifies waste collection will be undertaken by a private contractor, while the plans have clearly highlighted the bin storage and collection areas. The WMP identifies that:
- A dedicated waste loading and collection area is provided within the subject site by private contractors.
  - Waste collection will occur on-site, and out of peak times/hours to minimise traffic conflict with exiting vehicles, three times a week.
  - A 6.4m long mini rear loader vehicle is capable of entering / exiting in a safe and efficient manner, with sufficient space turn within the side and exit the site in a forward direction.
102. As such, the proposed waste collection arrangements are acceptable.

## **Sustainability**

### **Stormwater and Environmentally Sustainable Development (ESD)**

103. A Sustainability Management Plan has been submitted with the proposal which demonstrates the proposal adopts a variety of initiatives consistent with best practice including:
- Has been designed to ensure that all apartments have appropriate access to natural daylight.
  - Utilises a rooftop solar photovoltaic system with a peak capacity of 50kW, which minimises reliance of fossil fuels.
  - Water efficient initiatives such as potable water supplies, recycling of water sources and integration of stormwater treatment in the communal open spaces.

- 
- Approximately 15kL of rainwater tanks dedicated to toilet flushing and irrigation.
  - 102% STORM rating.
  - A range of water sensitive urban design measures that have been appropriately integrated within the overall landscape plan.

104. It is also noted that – where possible – the committed ESD initiatives show be shown on the development plans. This can be confirmed by permit condition.

105. Overall, the proposal provides an acceptable ESD outcome, subject to conditions.

### **Response to Matters Raised in Objections Not Previously Considered**

106. Most of the matters raised by objectors have been addressed through the assessment, however the remaining concerns are responded to as follows.

- *Anti-social behaviour*

107. This is not a matter that can be considered within a planning permit application.

108. As within any society, should there any anti-social behaviour occurring, this will be a matter for law enforcement / Victoria Police.

- *Property values*

109. Consideration of property values and the vested interests of individuals are not matters that can be considered within a planning permit application.



110. The proposal is consistent with the relevant planning policies of the Glen Eira Planning Scheme.
111. VicTrack was notified of the application under section 52(1)(a) of the Act, and did not object to the development subject to the inclusion of conditions. These conditions have been adopted.
112. Glen Eira City Council was notified of the application on 23 February 2026 under section 52(1)(b) of the Act, and was generally supportive of the application.
113. The application was advertised, 11 objections were received and the matters raised have been considered within the body of this report.
114. It is **recommended** that:
  - a. Planning permit PA2604235 be issued subject to conditions.
  - b. The applicant, VicTrack, submitters and the council be notified of the above in writing.

**Prepared by:**

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

- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

[Redacted]

Title: Senior Planner, Development Assessment

Signed:

[Redacted]

Phone:

[Redacted]

Dated: 19 May 2026

**Approved by:**

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

- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

[Redacted]

Title: Manager, Development Assessment

Signed:

[Redacted]

Phone:

[Redacted]

Dated: 19 May 2026

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



## Application requirements

Clause 58.01-1	Assessment
<ul style="list-style-type: none"> <li>An application must be accompanied by:                             <ul style="list-style-type: none"> <li>An urban context report.</li> <li>A design response.</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>An urban context report prepared by Tract Consultants</p>

## Urban context report

Clause 58.01-2	Assessment
<ul style="list-style-type: none"> <li>The urban context report may use a site plan, photographs or other techniques and must include:</li> <li>An accurate description of:                             <ul style="list-style-type: none"> <li>Site shape, size, orientation and easements.</li> <li>Levels and contours of the site and the difference in levels between the site and surrounding properties.</li> <li>The location and height of existing buildings on the site and surrounding properties.</li> <li>The use of surrounding buildings.</li> <li>The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.</li> <li>Solar access to the site and to surrounding properties.</li> <li>Views to and from the site.</li> <li>Street frontage features such as poles, street trees and kerb crossovers.</li> <li>The location of local shops, public transport services and public open spaces within walking distance.</li> <li>Movement systems through and around the site.</li> <li>Any other notable feature or characteristic of the site.</li> </ul> </li> <li>An assessment of the characteristics of the area including:                             <ul style="list-style-type: none"> <li>Any environmental features such as vegetation, topography and significant views.</li> <li>The pattern of subdivision.</li> <li>Street design and landscape.</li> <li>The pattern of development.</li> <li>Building form, scale and rhythm.</li> <li>Connection to the public realm.</li> <li>Architectural style, building details and materials.</li> <li>Off-site noise sources.</li> <li>The relevant NatHERS climate zones (as identified in Clause 58.03-1).</li> <li>Social and economic activity.</li> <li>Any other notable or cultural characteristics of the area.</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>A town planning and urban context report prepared by Tract Consultants has been provided.</p> <p>The property explains how the proposal has been derived relative to its existing physical and policy context.</p>

## Design response

Clause 58.01-3	Assessment
<ul style="list-style-type: none"> <li>The design response must explain how the proposed design:                             <ul style="list-style-type: none"> <li>Responds to any relevant planning provision that applies to the land.</li> <li>Meets the objectives of Clause 58.</li> <li>Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme.</li> <li>Derives from and responds to the urban context report.</li> </ul> </li> <li>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</li> </ul>	<p><b>Complies</b></p> <p>A planning report prepared by Tract Consultants explains how the proposal has responded to the relevant provisions of the Glen Eira Planning Scheme.</p>



## Urban context objectives

Clause 58.02-1	Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</li><li>To ensure that development responds to the features of the site and the surrounding area.</li></ul>	<b>Complies</b> <p>As discussed within the body of the report, the proposal provides an appropriate balance between the planning policy objectives for this part of the Carnegie.</p>
<b>Standard D1</b> <ul style="list-style-type: none"><li>The design response must be appropriate to the urban context and the site.</li><li>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</li></ul>	

## Residential policy objectives

Clause 58.02-2	Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</li><li>To support higher density residential development where development can take advantage of public and community infrastructure and services.</li></ul>	<b>Complies</b> <p>The proposal responds appropriately to the housing objectives as set out within clause 2.04 (Strategic Framework) and clause 16.01 (Residential Development).</p>
<b>Standard D2</b> <ul style="list-style-type: none"><li>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.</li></ul>	

## Dwelling diversity objectives

Clause 58.02-3	Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings</li></ul>	<b>Complies</b> <p>The proposal responds appropriately to the housing objectives as set out within clause 16.01, noting the proposal incorporates a range of two and three bedroom dwellings.</p>
<b>Standard D3</b> <ul style="list-style-type: none"><li>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</li></ul>	

## Infrastructure objectives

Clause 58.02-4	Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li>To ensure development is provided with appropriate utility services and infrastructure.</li><li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li></ul>	<b>Complies</b> <p>The subject site benefits from the provision of existing infrastructure around the subject site.</p> <p>In particular, the proposal will rely on the existing infrastructure within the established suburb of Carnegie.</p>
<b>Standard D4</b> <ul style="list-style-type: none"><li>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</li><li>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li></ul>	



- *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*

## Integration with the street objective

Clause 58.02-5	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• <i>To integrate the layout of development with the street.</i></li> </ul>	<p><b>Complies</b></p> <p>As discussed within the body of the report:</p> <ul style="list-style-type: none"> <li>- The proposal an approximate 6.4m front setback to Rosstown Road, which generally responds to the front setback of the adjoining properties.</li> <li>- The façade will be appropriately activated and detailed appropriate to the residential character of the area</li> <li>- The basement carpark will be concealed from the public realm the multi-level car park is screened from the public realm.</li> <li>- The service cabinets have been kept to a minimum and their visibility is diminished by detailed cladding.</li> </ul>
<p><b>Standard D5</b></p> <ul style="list-style-type: none"> <li>• <i>Developments should be oriented to front existing and proposed streets.</i></li> <li>• <i>Along street frontage, development should:</i> <ul style="list-style-type: none"> <li>○ <i>Incorporate pedestrian entries, windows, balconies or other active spaces.</i></li> <li>○ <i>Limit blank walls.</i></li> <li>○ <i>Limit high front fencing, unless consistent with the existing urban context.</i></li> <li>○ <i>Provide low and visually permeable front fences, where proposed.</i></li> <li>○ <i>Conceal car parking and internal waste collection areas from the street. adequate vehicle and pedestrian links that maintain or enhance local accessibility.</i></li> </ul> </li> <li>• <i>Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.</i></li> </ul>	

## Energy efficiency objectives

Clause 58.03-1	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To achieve and protect energy efficient dwellings and buildings.</i></li> <li>• <i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></li> <li>• <i>To ensure dwellings achieve adequate thermal efficiency.</i></li> </ul>	<p><b>Complies</b></p> <p>The proposal has been designed to ensure an appropriate degree of energy efficiency, noting the submitted ESD report commits to an appropriate degree of sustainability measures. This ensures that the proposal does not exceed an annual cooling load of 30MJ/m<sup>2</sup>.</p>
<p><b>Standard D6</b></p> <ul style="list-style-type: none"> <li>• <i>Buildings should be:</i> <ul style="list-style-type: none"> <li>○ <i>Oriented to make appropriate use of solar energy.</i></li> <li>○ <i>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</i></li> </ul> </li> <li>• <i>Living areas and private open space should be located on the north side of the development, if practicable.</i></li> <li>• <i>Developments should be designed so that solar access to north-facing windows is optimised.</i></li> <li>• <i>Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.</i></li> </ul>	



Table D1 Cooling load	
NatHERS climate zone	NatHERS maximum cooling load MJ/M <sup>2</sup> per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

**Note:**

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

## Communal open space objective

Clause 58.03-2	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To provide communal open space that meets the recreation and amenity needs of residents.</li> <li>• To ensure that communal open space is accessible, practical, attractive, easily maintained.</li> <li>• To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.</li> </ul>	<p><b>Complies</b></p> <p>The proposal includes 58 dwellings, and therefore is required to provide a minimum of 142.5m<sup>2</sup> of communal open space.</p> <p>The plans show a ground level communal open space of approximately 654m<sup>2</sup> which incorporates the retention of existing canopy trees.</p>
<p><b>Standard D7</b></p> <ul style="list-style-type: none"> <li>• A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.</li> <li>• If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.</li> <li>• Each area of communal open space should be:             <ul style="list-style-type: none"> <li>○ Accessible to all residents.</li> <li>○ A useable size, shape and dimension.</li> <li>○ Capable of efficient management.</li> <li>○ Located to:                 <ul style="list-style-type: none"> <li>- Provide passive surveillance opportunities, where appropriate.</li> <li>- Provide outlook for as many dwellings as practicable.</li> <li>- Avoid overlooking into habitable rooms and private open space of new dwellings.</li> <li>- Minimise noise impacts to new and existing dwellings.</li> </ul> </li> </ul> </li> <li>• Any area of communal outdoor open space should be landscaped and include canopy cover and trees.</li> </ul>	



## Solar access to communal outdoor open space objective

Clause 58-03-3	Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>To allow solar access into communal outdoor open space</li></ul>	<b>Complies</b> Given the orientation of the site, both communal open spaces will receive uninterrupted solar access for more than 2 hours between 9am – 3pm on 21 June.
<b>Standard D8</b> <ul style="list-style-type: none"><li>The communal outdoor open space should be located on the north side of a building, if appropriate.</li><li>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.</li></ul>	

## Safety objective

Clause 58.03-4	Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>To ensure the layout of development provides for the safety and security of residents and property</li></ul>	<b>Complies</b> The proposal has been appropriately designed to ensure a highly activated frontage to the public realms and well-designed to avoid the creation of any unsafe spaces within the development.
<b>Standard D9</b> <ul style="list-style-type: none"><li>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</li><li>Planting which creates unsafe spaces along streets and accessways should be avoided.</li><li>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</li><li>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</li></ul>	

## Landscaping objectives

Clause 58.03-5	Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li>To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.</li><li>To preserve existing canopy cover and support the provision of new canopy cover.</li><li>To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.</li></ul>	<b>Complies</b> The standard requires a minimum of 400m <sup>2</sup> of deep soil planting and 388m <sup>2</sup> of canopy cover. The proposal provides a total of 777m <sup>2</sup> of deep soil planting and 420m <sup>2</sup> of canopy cover. The proposal complies with the requirements.
<b>Standard D10</b> <ul style="list-style-type: none"><li>Development should retain existing trees and canopy cover.</li><li>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</li><li>Development should:<ul style="list-style-type: none"><li>Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.</li><li>Provide canopy cover through canopy trees that are:<ul style="list-style-type: none"><li>Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.</li><li>Consistent with the canopy diameter and height at maturity specified in Table D4.</li><li>Located in communal outdoor open space or common areas or street frontages.</li></ul></li><li>Comprise smaller trees, shrubs and ground cover, including flowering native species.</li></ul></li></ul>	

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

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

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

**Table D3 Soil requirements for trees**

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

**Note:**



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

**Table D4 Tree types**

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

## Access objectives

Clause 58.03-6	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.</li> <li>• To ensure the vehicle crossovers are designed and located to minimise visual impact.</li> </ul> <p><b>Standard D11</b></p> <ul style="list-style-type: none"> <li>• Vehicle crossovers should be minimised.</li> <li>• Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.</li> <li>• Pedestrian and cyclist access should be clearly delineated from vehicle access.</li> <li>• The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</li> <li>• Developments must provide for access for service, emergency and delivery vehicles.</li> </ul>	<p><b>Complies</b></p> <p>The proposal will utilise a proposed single vehicle access from Rosstown Road providing access to the basement.</p>

## Parking location objectives

Clause 58.03-7	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To provide convenient parking for resident and visitor vehicles.</li> <li>• To protect residents from vehicular noise within developments.</li> </ul> <p><b>Standard D12</b></p> <ul style="list-style-type: none"> <li>• Car parking facilities should: <ul style="list-style-type: none"> <li>○ Be reasonably close and convenient to dwellings.</li> <li>○ Be secure.</li> <li>○ Be well ventilated if enclosed.</li> </ul> </li> <li>• Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</li> </ul>	<p><b>Complies</b></p> <p>The design includes car parking within an integrated basement providing convenient access to all dwellings.</p> <p>The car parking is not located within close proximity to any habitable room or windows.</p>

## Integrated water and stormwater management objectives

Clause 58.03-8	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> <li>• To facilitate stormwater collection, utilisation and infiltration within the development.</li> </ul>	<p><b>Complies, subject to condition.</b></p> <p>The proposal includes a range of ESD initiatives to minimise the reliance on potable water.</p>



- To encourage development that reduces the impact of stormwater runoff on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

As noted within the body of the report, it will be a condition of permit to annotate all ESD initiatives wherever possible and wherever practical.

#### Standard D13

- Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.
- Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.
- The stormwater management system should be:
  - Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
  - Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

## Building setback objectives

Clause 58.04-1	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>• To allow adequate daylight into new dwellings.</li> <li>• To limit views into habitable room windows and private open space of new and existing dwellings.</li> <li>• To provide a reasonable outlook from new dwellings.</li> <li>• To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</li> </ul>	<b>Complies</b> The proposed setbacks have been assessed in detail and, subject to conditions, are considered to be appropriate. In particular: <ul style="list-style-type: none"> <li>- At ground floor, the development largely has a 6m setback from the streetscape, this will facilitate meaningful landscaping outcomes as encouraged by the general strategies contained within clause 15.01-15L.</li> <li>- The building is generally well setback from both side and rear boundaries such that the rhythm and spacing commonly seen within the streetscape is maintained.</li> <li>- The development has been massed such that will it avoid direct views into any SPOS.</li> <li>- All apartments are oriented such that oriented outwards towards the streetscape, or inwards into the communal open space areas providing good internal amenity.</li> </ul>
<b>Standard D14</b> <ul style="list-style-type: none"> <li>• The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</li> <li>• Buildings should be set back from side and rear boundaries, and other buildings within the site to:               <ul style="list-style-type: none"> <li>○ Ensure adequate daylight into new habitable room windows.</li> <li>○ Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.</li> <li>○ Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.</li> <li>○ Ensure the dwellings are designed to meet the objectives of Clause 58.</li> </ul> </li> </ul>	

## Internal views objective

Clause 58.04-2	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>• To limit views into the private open space and habitable room windows of dwellings within a development.</li> </ul>	<b>Complies</b> The proposal does not result in any unreasonable internal overlooking.
<b>Standard D15</b> <ul style="list-style-type: none"> <li>• Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</li> </ul>	

## Noise impacts objectives

Clause 58.04-3	Assessment
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**Objectives**

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

**Standard D16**

- Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.
- The layout of new dwellings and buildings should minimise noise transmission within the site.
- Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.
- New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.
- Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:
  - Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
  - Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.
- Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.
- Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

**Table D5 Noise influence area**

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

**Note:**

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

**Complies**

The proposal has been appropriately designed to ensure that dwellings are located away from noise sources such as the elevated rail corridor, lift core and mechanical plants (noting that most of the mechanical plant are located on the roof, appropriately screened). An acoustic report was provided with the application confirming that the proposal is capable of including being to be acoustically treated, subject to the adopt of certain design material. However, it will be a condition of permit requiring confirmation that all recommendations within the acoustic report are appropriate annotated on all elevations and plans.

**Wind impacts objective**

**Clause 58.04-4**

**Objective**

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

**Assessment**

**Complies**



**Standard D17**

- *Development of five or more storeys, excluding a basement should:*
  - *not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and*
  - *achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.*
- *Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.*
- *Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.*

**Table D6 Wind conditions**

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <ul style="list-style-type: none"> <li>• 3 metres per second for sitting areas,</li> <li>• 4 metres per second for standing areas,</li> <li>• 5 metres per second for walking areas.</li> </ul>

The application has included an environmental wind assessment through a desktop study, rather than the wind tunnel test.

The desktop study has revealed that the proposal will not result in any unreasonable wind impacts and accordingly requires no design modification. The desktop study also noted no complex flow scenarios associated with the site and therefore did not recommend any wind tunnel testing in this instance. This is considered acceptable.

**Accessibility objective**

**Clause 58.05-1**

**Objective**

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

**Standard D18**

- *At least 50 per cent of dwellings should have:*
  - *A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.*
  - *A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.*
  - *A main bedroom with access to an adaptable bathroom.*
  - *At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.*

**Table D7 Bathroom design:**

	Design option A	Design option B
Door opening	A clear 850mm wide door opening	A clear 820mm wide door opening located opposite the shower
Door Design	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards and has readily removable hinges.</li> </ul>

**Assessment**

**Complies**

50% of dwellings have been designed to achieve compliance with either Design option A or Design option B.



Circulation area	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> <li>A minimum area of 1.2 metres by 1.2 metres.</li> <li>Located in front of the shower and the toilet.</li> <li>Clear of the toilet, basin and the door swing.</li> </ul> <p>The circulation area for the toilet and shower can overlap.</p>	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> <li>A minimum width of 1 metre.</li> <li>The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>Clear of the toilet and basin.</li> </ul> <p>The circulation area can include a shower area.</p>
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

## Building entry and circulation objectives

Clause 58.05-2	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling and building with its own sense of identity.</li> <li>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</li> <li>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</li> </ul>	<p><b>Complies</b></p> <p>The building entrances to the different uses are visible and easily identifiable from the streetscape, while the pedestrian link has been appropriately designed to ensure a good building entry identity from Rosstown Road.</p>
<p><b>Standard D19</b></p> <ul style="list-style-type: none"> <li>Entries to dwellings and buildings should: <ul style="list-style-type: none"> <li>Be visible and easily identifiable.</li> <li>Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul> </li> <li>The layout and design of buildings should: <ul style="list-style-type: none"> <li>Clearly distinguish entrances to residential and non-residential areas.</li> <li>Provide windows to building entrances and lift areas.</li> <li>Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</li> <li>Provide common areas and corridors that: <ul style="list-style-type: none"> <li>Include at least one source of natural light and natural ventilation.</li> <li>Avoid obstruction from building services.</li> <li>Maintain clear sight lines.</li> </ul> </li> </ul> </li> </ul>	



## Private open space objective

Clause 58.05-3	Assessment																													
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents</li> </ul>	<p><b>Does not apply as per clause 53.23-2, given that the application is funded by the State of Victoria through Homes Victoria.</b></p> <p>However, the proposal has been designed to ensure all dwellings are provided with a private open space in the form of balconies.</p> <ul style="list-style-type: none"> <li>For one and two-bedroom dwellings, a minimum of 8m<sup>2</sup> is provided, with a minimum of 2m in dimension</li> <li>For three-bedroom dwellings, a minimum of 12m<sup>2</sup> with a minimum dimension exceeding 2.4m is provided, meeting the requirements of the standard.</li> </ul>																													
<p><b>Standard D20</b></p> <ul style="list-style-type: none"> <li>A dwelling should have private open space consisting of at least one of the following:               <ul style="list-style-type: none"> <li>An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.</li> <li>A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.</li> <li>An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.</li> <li>An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.</li> </ul> </li> <li>If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.</li> <li>If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.</li> </ul> <div style="text-align: center;"> <p><b>Table D8 Balcony size</b></p> <table border="1"> <thead> <tr> <th style="background-color: #009688; color: white;">Orientation of dwelling</th> <th style="background-color: #009688; color: white;">Dwelling type</th> <th style="background-color: #009688; color: white;">Minimum area</th> <th style="background-color: #009688; color: white;">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>North (between north 20 degrees west to north 30 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.7 metres</td> </tr> <tr> <td>South (between south 30 degrees west to south 20 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.2 metres</td> </tr> <tr> <td rowspan="3">Any other orientation</td> <td>Studio or 1 bedroom</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 or more bedroom</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table> </div> <div style="text-align: center;"> <p><b>Table D9 Additional living area or bedroom area</b></p> <table border="1"> <thead> <tr> <th style="background-color: #009688; color: white;">Dwelling type</th> <th style="background-color: #009688; color: white;">Additional area</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom</td> <td>8 square metres</td> </tr> <tr> <td>2 bedroom</td> <td>8 square metres</td> </tr> <tr> <td>3 or more bedroom</td> <td>12 square metres</td> </tr> </tbody> </table> </div>		Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres	South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres	Any other orientation	Studio or 1 bedroom	8 square metres	1.8 metres	2 bedroom	8 square metres	2 metres	3 or more bedroom	12 square metres	2.4 metres	Dwelling type	Additional area	Studio or 1 bedroom	8 square metres	2 bedroom	8 square metres	3 or more bedroom
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2 bedroom	8 square metres																													
3 or more bedroom	12 square metres																													



## Storage objective

Clause 58.05-4	Assessment														
<b>Objective</b> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling</li> </ul>	<b>Complies</b> For all one bedroom dwellings, the proposal provides a total of 10m <sup>3</sup> within the dwelling. For all two bedroom dwellings, the proposal provides a total of 12m <sup>3</sup> within the dwelling. For all three bedroom dwellings, the proposal provides a minimum of 18m <sup>3</sup> within the dwelling.														
<b>Standard D21</b> <ul style="list-style-type: none"> <li>Each dwelling should have convenient access to usable and secure storage space.</li> <li>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.</li> </ul>															
<b>Table D10 Storage</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #009688; color: white;"> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>		Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling													
Studio	8 cubic metres	5 cubic metres													
1 bedroom dwelling	10 cubic metres	6 cubic metres													
2 bedroom dwelling	14 cubic metres	9 cubic metres													
3 or more bedroom dwelling	18 cubic metres	12 cubic metres													

## Common property objectives

Clause 58.06-1	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future management difficulties in areas of common ownership.</li> </ul>	<b>Complies</b> The proposal has been designed to have a clear delineation between the public and private realms.
<b>Standard D22</b> <ul style="list-style-type: none"> <li>Developments should clearly delineate public, communal and private areas.</li> <li>Common property, where provided, should be functional and capable of efficient management.</li> </ul>	

## Site services objectives

Clause 58.06-2	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To ensure that site services are accessible and can be installed and maintained.</li> <li>To ensure that site services and facilities are visually integrated into the building design or landscape.</li> </ul>	<b>Complies</b> The proposal includes service cabinets at the ground floor, however, this only occupies a small portion of the front and has been appropriately integrated within the overall design with the mailboxes clearly shown.
<b>Standard D23</b> <ul style="list-style-type: none"> <li>Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.</li> <li>Meters and utility services should be designed as an integrated component of the building or landscape.</li> <li>Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.</li> </ul>	



## Waste and recycling objectives

Clause 58.06-3	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings are designed to encourage waste recycling.</li> <li>To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul>	<p><b>Complies</b></p> <p>A waste management plan that includes waste considerations has been prepared which confirms:</p> <ul style="list-style-type: none"> <li>Waste collection will be undertaken by a private contractor, while the plans have clearly highlighted the bin storage and collection areas.</li> </ul>
<p><b>Standard D24</b></p> <ul style="list-style-type: none"> <li>Developments should include dedicated areas for:             <ul style="list-style-type: none"> <li>Waste and recycling enclosures which are:                 <ul style="list-style-type: none"> <li>Adequate in size, durable, waterproof and blend in with the development.</li> <li>Adequately ventilated.</li> <li>Located and designed for convenient access by residents and made easily accessible to people with limited mobility.</li> </ul> </li> <li>Adequate facilities for bin washing. These areas should be adequately ventilated.</li> <li>Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</li> <li>Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</li> <li>Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</li> <li>Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.</li> </ul> </li> <li>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:             <ul style="list-style-type: none"> <li>Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.</li> <li>Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>A waste loading area has been clearly identified on the plans.</li> <li>A 6.4m long mini rear loader vehicle is capable of entering / exiting the site in a safe and efficient manner in a forward direction onto Rosstown Road.</li> </ul>

## External walls and materials objective

Clause 58.06-4	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</li> <li>To ensure external walls endure and retain their attractiveness.</li> </ul>	<p><b>Complies</b></p> <p>The proposal has been designed to minimise the presence of blank walls, while the body of the building utilises a high quality façade cladding when viewed from Rosstown Road.</p>
<p><b>Standard D25</b></p> <ul style="list-style-type: none"> <li>External walls should be finished with materials that:             <ul style="list-style-type: none"> <li>Do not easily deteriorate or stain.</li> <li>Weather well over time.</li> <li>Are resilient to the wear and tear from their intended use.</li> </ul> </li> <li>External wall design should facilitate safe and convenient access for maintenance.</li> </ul>	



## Functional layout objective

Clause 58.07-1	Assessment																	
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings provide functional areas that meet the needs of residents</li> </ul>	<p><b>Complies</b></p> <p>The living areas and bedrooms for all dwellings have been designed to comply with the minimum dimensions for one, two and three bedrooms.</p>																	
<p><b>Standard D26</b></p> <ul style="list-style-type: none"> <li>Bedrooms should:               <ul style="list-style-type: none"> <li>Meet the minimum internal room dimensions specified in Table D11.</li> <li>Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</li> </ul> </li> </ul> <p style="text-align: center;"><b>Table D11 Bedroom dimensions</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #009688; color: white;"> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.</li> </ul> <p style="text-align: center;"><b>Table D12 Living area dimensions</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #009688; color: white;"> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>		Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres
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## Room depth objective

Clause 58.07-2	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into single aspect habitable rooms</li> </ul>	<p><b>Complies</b></p> <p>All single aspect habitable rooms do not exceed 9m room depth.</p>
<p><b>Standard D27</b></p> <ul style="list-style-type: none"> <li>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</li> <li>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:               <ul style="list-style-type: none"> <li>The room combines the living area, dining area and kitchen.</li> <li>The kitchen is located furthest from the window.</li> <li>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.</li> </ul> </li> <li>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</li> </ul>	

## Windows objective

Clause 58.07-3	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul>	<p><b>Complies</b></p> <p>All new habitable room are designed with floor to ceiling windows which exceed the minimum dimension.</p>
<p><b>Standard D28</b></p> <ul style="list-style-type: none"> <li>Habitable rooms should have a window in an external wall of the building.</li> <li>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</li> <li>The secondary area should be:               <ul style="list-style-type: none"> <li>A minimum width of 1.2 metres.</li> </ul> </li> </ul>	



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

## Natural ventilation objectives

Clause 58.07-4	Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li>• <i>To encourage natural ventilation of dwellings.</i></li><li>• <i>To allow occupants to effectively manage natural ventilation of dwellings.</i></li></ul>	<b>Complies</b> 48% of apartments have been designed to enable natural cross ventilation, while the remaining apartments are through mechanical ventilation.
<b>Standard D29</b> <ul style="list-style-type: none"><li>• <i>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</i></li><li>• <i>At least 40 per cent of dwellings should provide effective cross ventilation that has:</i><ul style="list-style-type: none"><li>○ <i>A maximum breeze path through the dwelling of 18 metres.</i></li><li>○ <i>A minimum breeze path through the dwelling of 5 metres.</i></li><li>○ <i>Ventilation openings with approximately the same area.</i></li></ul></li><li>• <i>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</i></li></ul>	