Planning Report



Planning Permit Application

Wurundjeri Country
98-104 Riversdale Road, Hawthorn

Prepared for Glenferrie Hill Pty Ltd

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21 August 2026

Acknowledgement of Country

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

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

Our Country, 2022
88 x 119 cm Acrylic on canvas
Original artwork by
Alfred Carter
Gunaikurnai

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Overview

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Applicant	Glenferrie Hill Pty Ltd
Address	98-104 Riversdale Road, Hawthorn
Lot Description	Lot 1 on Title Plan 558929K (01918/506) Lot 1 on Title Plan 554044A (01918/529) Lot 1 on Title Plan 396897V (08553/474) Lot 1 on Title Plan 680596C (06060/855)
Easements/Restrictions	Carriageway easement located along the southern boundary
Lot Size	3,344.54m^2
Planning Scheme	Boroondara Planning Scheme
Responsible Authority	Minister for Planning

Permit Application Details

Description of Proposal	Use of the land as a medical centre and associated partial demolition and buildings and works (98 Riversdale Road), and construction of a seven-storey apartment building with basement comprising 42 dwellings.
Permit Requirements	• Clause 32.07-2 – Use of the land for a medical centre. • Clause 32.07-6 – Construct two or more dwellings on a lot and construct a front fence within 3 metres of a street. • Clause 43.01-1 – Partial demolition and construct a building or construct or carry out works. • Clause 52.06-3 – Provide more than the maximum parking requirement specified in clause 52.06-5 for dwellings. • Clause 52.29-2 – Alter access to a road in a Transport Zone 2. • Clause 52.37-2 – Remove a canopy tree.

Relevant Planning Provisions

Zone	Residential Growth Zone – Schedule 1 (RGZ1)
Overlays	Heritage Overlay – Schedule 179 (HO179)
Particular Provisions	Clause 52.06 – Car Parking Clause 52.34 – Bicycle Facilities Clause 52.37 – Canopy Trees Clause 53.18 – Stormwater Management in Urban Areas Clause 53.23 – Significant Residential Development with Affordable Housing Clause 58 – Apartment Developments

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Quality Assurance

Planning Report

Planning Permit Application
Wurundjeri Country
98-104 Riversdale Road, Hawthorn

Project Number
325-0725-00

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Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	22/05/2026	Town Planning Report	MW/AC	EH	EH
01	21/08/2026	Town Planning Report – Formal Lodgement	AC	EH	EH

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Executive Summary

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This report has been prepared by Tract Consultants Pty Ltd for **Glenferrie Hill Pty Ltd** to support a planning permit application for the construction of a seven-storey apartment building and adaptive re-use of part of the land as a medical centre at 98-104 Riversdale Road, Hawthorn (**Site**), pursuant to Clause 53.23 – Significant Residential Development with Affordable Housing.

This executive summary highlights the key benefits of the proposal, noting the nature of these benefits are the result of a forensic analysis of site attributes, constraints and opportunities and extensive pre-application engagement with the Department of Transport and Planning's (**DTP**) Development Facilitation Program (**DFP**) and Urban Design Teams.

The Site represents a development opportunity that cannot be overlooked for sensitively designed, bespoke infill development within an amenity rich location, in an area classified as the 'missing middle' with a lack of diverse product to respond to overwhelming market and population demand.

The shared vision for the Site by the project team has culminated in a scheme which successfully facilitates the adaptive reuse of a significant heritage building while delivering upon the objectives of *Victoria's Housing Statement* in a carefully curated and contextually responsive manner. In doing this, the project also offers the following benefits, which are beyond that which we consider would be delivered by a conventional proposal:

- More housing (42 apartments) made possible through site amalgamation.
- More affordable housing with 3% of the residential development cost contributed to the Social Housing Growth Fund.
- Greater diversity in housing, including two and three-bedroom apartment typologies of varying layouts to suit a broad demographic.
- A landscape led design which sets aside 24% of the site as deep soil planting zones (planning scheme requirement for 15%) and 27% canopy cover (planning scheme requirement for 20%).
- Restoration and adaptive reuse of existing significant heritage fabric, breathing life back into a currently vacant heritage place and removing non-original additions at the rear.
- 66% BESS score, exceeding the industry best practice standard of 50%.
- Engagement of top tier architect and landscape architect, Tristan Wong Architecture and Eckersley Garden Architecture within the project team, who have a demonstrated track-record of designing and delivering award-winning projects of this nature and scale.

The benefits described above are achievable on the proviso that the foundational, first-principles approach to height and massing is supported by the Minister for Planning in recognition of the Site's context, attributes and opportunities.

It follows as the recommendation of this report that the Department of Transport and Planning should support the proposal and ultimately recommend the Minister for Planning to issue a Planning Permit for the development.

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Contents

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Executive Summary			**5**
1	**Introduction**		**8**
	1.1	Project Overview	8
	1.2	Permit Requirements	8
	1.3	Project Team	9
	1.4	Application Documents	9
	1.5	Pre-Application Meetings	9
2	**Site & Surrounds**		**11**
	2.1	Site Description	11
	2.2	Title Particulars	13
	2.3	Site Context and Analysis	13
3	**Proposal**		**16**
	3.1	Overview	16
	3.2	Land Use	17
	3.3	Demolition	17
	3.4	Built form	18
	3.5	Landscape response	20
	3.6	Internal program	21
	3.7	Vegetation removal	22
	3.8	Environmentally Sustainable Design (ESD)	23
	3.9	Parking, Traffic and Waste Management	23
4	**Planning Provisions**		**24**
	4.1	Zoning	24
	4.2	Overlays	25
	4.3	Particular Provisions	26

	4.4	General Provisions	31
	4.5	Operational Provisions	32
5	**Planning Policy**		**33**
	5.1	Municipal Planning Strategy	33
	5.2	Planning Policy Framework	34
	5.3	Strategic Planning Documents	37
	5.4	Other Considerations	38
6	**Planning Assessment**		**40**
	6.1	Overview	40
	6.2	Alignment with the Municipal Planning Strategy and Planning Policy Framework	40
	6.3	Consideration of Clause 53.23	41
	6.4	Consideration of the Residential Growth Zone	42
	6.5	Consideration of the Heritage Overlay	44
	6.6	Consideration of Clause 58	44
	6.7	Consideration of other particular provisions	45
	6.8	Integrated decision-making and net community benefit	47
7	**Conclusion**		**49**
Appendices			**50**

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1 Introduction

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1.1 Project Overview

This report has been prepared by Tract Consultants Pty Ltd upon the instructions of **Glenferrie Hill Pty Ltd**.

The purpose of the report is to accompany a planning application at 98-104 Riversdale Road, Hawthorn (**Site**) for the following:

- Use of the land as a medical centre and associated partial demolition and buildings and works (98 Riversdale Road).
- Construction of a seven-storey apartment building with basement comprising 42 dwellings.

This planning application is made via Clause 53.23 (Significant Residential Development with Affordable Housing), for which the Minister for Planning is the responsible authority.

The proposed development represents a high-quality residential infill proposition which will deliver 42 dwellings in a highly accessible and well serviced location in Hawthorn, with all apartments designed to deliver exceptional internal amenity through the provision of dual aspect layouts, cross ventilated apartments, large areas of private open space and highly functional designs. The proposal will facilitate the adaptive reuse of a significant heritage building and deliver an integrated site solution which successfully balances heritage preservation and increased density.

The apartment building proposes a height of seven storeys which responds to both the established apartment character of Riversdale Road and the emerging character of the Glenferrie Hill Activity Centre and adjacent corridor which seeks to deliver projects of this scale. The built form has been carefully designed with a high level of modulation and façade articulation when viewed from all public interfaces and within the streetscapes. The broader massing response carefully considers the sensitive interfaces to the south of the Site and the on-site heritage context at 98 Riversdale Road, and respectfully interprets significant heritage features in a contemporary architectural manner.

The development will also deliver an expansive landscape strategy which has a sound appreciation for the landscaping character of the surrounding area. The response significantly increases the overall canopy cover and deep soil planting opportunities across the Site, representing a demonstrable improvement from the existing hardstand conditions and an observable exceedance of the planning scheme requirements. This is achieved through generous building separation, boundary setbacks, and the provision of structural planting opportunities across upper levels.

The application also facilitates the adaptive reuse of the significant heritage building at 98 Riversdale Road for the use of the land as a medical centre. This use will operate in a manner which does not result in any unreasonable amenity impacts on the surrounding area, and will importantly contribute to the health care needs of the surrounding community. The adaptive reuse of this building to a non-residential use ensures that the significant heritage fabric is retained in full, with the internal layout retrofitted to support the end user.

1.2 Permit Requirements

Under the *Boroondara Planning Scheme* (**Planning Scheme**), a planning permit is required for the following:

- Clause 32.07-2 – Use of the land for a medical centre.
- Clause 32.07-6 – Construct two or more dwellings on a lot and construct a front fence within 3 metres of a street.
- Clause 43.01-1 – Partial demolition and construct a building or construct or carry out works.
- Clause 52.06-3 – Provide more than the maximum parking requirement specified in clause 52.06-5 for dwellings.
- Clause 52.29-2 – Alter access to a road in a Transport Zone 2.
- Clause 52.37-2 – Remove a canopy tree.

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1.3 Project Team

- Architect – Tristan Wong Architecture
- Landscape – Eckersley Garden Architecture
- Planning – Tract
- Heritage – Bryce Raworth
- Arborist – Open Space Management
- Environmentally Sustainable Design – GIW Environmental Solutions
- Waste and Traffic – Traffix Group
- Wind – Vipac

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1.4 Application Documents

- Architectural Plans prepared by Tristan Wong Architecture dated 18 August 2026 (Rev 2).
- Urban Context Report prepared by Tristan Wong Architecture dated 21 May 2026.
- Heritage Impact Statement prepared by Bryce Raworth dated May 2026.
- Landscape Plans prepared by Eckersley Garden Architecture dated 22 May 2026.
- Tree Assessment Report prepared by Open Space Management dated 19 May 2026.
- Sustainability Management Plan prepared by GIW Environmental Solutions dated 20 May 2026.
- ESD Memorandum prepared by GIW Environmental Solutions dated 21 August 2026.
- Traffic Impact Assessment prepared by Traffix Group dated 19 May 2026.
- Waste Management Plan prepared by Traffix Group dated 19 May 2026.
- Wind Impact Assessment prepared by Vipac dated 19 May 2026.
- Certificates of Title produced 20 August 2026.
- Metropolitan Planning Levy Certificate dated 14 August 2026.
- Quantity Surveyor Report prepared by Rider Levett Bucknall dated 24 May 2026.
- Written Advice prepared by Acting Executive Director, Invest Victoria dated 13 July 2026.

1.5 Pre-Application Meetings

The proposal has been the subject of extensive pre-application discussions with the Department of Transport and Planning (**DTP**), which has resulted in adjustments and refinements to the massing and architectural response throughout the process. Key feedback received during this phase is summarised as follows:

Pre-application meeting (4 March 2026):

- Planning support provided for the facilitation of the project through the Clause 53.23 pathway
- Re-establish a heritage-first built form response
- Refine massing adjacent to No. 98 Riversdale Road
- Strengthen façade composition and architectural rationale
- Reconsider materiality and balcony treatments
- Enhance public realm and boundary treatments
- Retain significant landscape elements, including the Liquidambar styraciflua tree

Pre-application meeting (25 March 2026):

Revised plans which responded to the previous feedback and proposed a reduction in form were tabled at this meeting, and the following further feedback provided:

- Project team commended for reduction of mass from the rear of the heritage building
- Support for the changes to the column and contemporary reinterpretation of heritage
- Consideration should be given to the redistribution of mass from the central portion of the building to the corner
- Façade rhythm will be critical in the central portion of the building
- Further consideration should be given to retention of canopy trees on site, pending arborist advice

This project team has considered the feedback received to date in formulating this submission.

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2 Site & Surrounds

2.1 Site Description

This planning application relates to land located at 98–104 Riversdale Road, Hawthorn (the **Site**).

The Site comprises three adjoining allotments that are generally regular and uniform in shape. The Site is located on the southern side of Riversdale Road, approximately 6.5 kilometres east of Melbourne's CBD, within an established urban setting.

The consolidated land holding is one of the largest within the corridor at 3,356 square metres, and comprises the following allotments:

- 98 Riversdale Road: circa 1,450 sqm
- 100 Riversdale Road: circa 947 sqm
- 104 Riversdale Road: circa 946 sqm



Figure 1. Aerial site plan

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The Site has a combined frontage of approximately 60.8 metres to Riversdale Road and 56.5 metres to Glen Street. There is an appreciable fall of 3.5 metres from southwest to northeast across the Site. A 3.05 metre wide laneway that is listed on the City of Boroondara's road register also exists to the south of the Site, which is accessible from Glen Street. The laneway is comprised of a separate road allotment, and carriageway easements E-1over 100 Riversdale Road and E-2 over 104 Riversdale Road. Refer to the Plan of Survey prepared by KLM Spatial for detail.

The land is currently developed with three separate buildings, each associated with extensive areas of hardstand car parking serving their respective uses. These buildings were formerly used as offices by Dementia Australia. Vehicular access to the rear of all three allotments is currently achieved via 104 Riversdale Road, a corner site with an additional frontage to Glen Street. Vehicular access is also available from Riversdale Road, with four car parking spaces contained within the site frontage.

Continuous fencing is present along the site boundaries and, in places, comprises a solid high wall with adjoining properties and the public realm.

There is a range of on-site vegetation mostly comprising exotic trees layered with various weedy-trees and shrubs. The most readily identifiable tree is a Liquidambar styraciflua (identified as Tree 31 on the Architectural Plans and Tree Assessment Report), which is identifiable by virtue of its mature size and visibility from Riversdale Road. The tree has been the subject of historic root disturbance and pruning events, which has led to an atypical multi-stemmed nature. No trees on Site have been considered worthy of retention by the project arborist at Open Space Management. Refer to the Architectural Plans and Tree Assessment Report prepared by Open Space Management for further detail.



Figure 2. Key views

The existing building at 98 Riversdale Road is listed as a 'significant building' on Council's heritage register. The building is not listed on the Victorian Heritage Register. The building is a Queen Anne-era freestanding villa which was designed by architects Ussher and Kemp in 1899, formally used as a dwelling. The building is double-storey with a generous front setback to Riversdale Road. The building features a steeply pitched hipped roof with a shallow pitched verandah located around the front and side perimeter of the building. The verandah contains a red basket weave brick balustrade.

The building is afforded a 'Significant' grading, with the Statement of Significance as follows[1]:

[1] *https://vhd.heritagecouncil.vic.gov.au/places/14851*

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Architecturally significant at the State level as one of Ussher and Kemps' best and most sophisticated designs, integrating unusual brick detailing and an atypical symmetrical arrangement.



Figure 3. 98 Riversdale Road

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2.2 Title Particulars

The Site comprises three separate lots formally identified as follows:

- 98 Riversdale Road – Lot 1 on Title Plan 558929K (Vol. 01918, Fol. 506) and Lot 1 on Title Plan 554044A (Vol. 01918, Fol. 529).
- 100 Riversdale Road – Lot 1 on Title Plan 396897V (Vol. 08553, Fol. 474).
- 104 Riversdale Road – Lot 1 on Title Plan 680596C (Vol. 06060, Fol. 855).

The Sites are not affected by any restrictive covenants or agreements. As previously outlined, the Site benefits from a carriageway easement located along the southern boundary. The carriageway easement relates to the laneway accessed via Glen Street. The laneway was registered as a public road on the City of Boroondara's Register of Public Roads (no. 915093) on 15 May 2015.

2.3 Site Context and Analysis

The Site is located within an established and evolving urban precinct characterised by a varied land use and built form pattern. Surrounding land uses include a brewery, several medical clinics, a supermarket, retail premises and dwellings. The diverse built form pattern comprises commercial buildings built to boundaries, multi-storey apartment developments, heritage dwellings and detached contemporary housing. This diversity reflects a transitional context influenced by proximity to the Glenferrie Hill Neighbourhood Activity Centre and the Glenferrie Road Major Activity Centre, where the built form graduates in scale to reflect the densities expected for commercial corridors and within activity centres.

The broader Hawthorn area is well serviced by public transport, with tram routes operating along Riversdale Road and Glenferrie Road, and nearby train stations at Glenferrie, Hawthorn and Auburn providing access to the metropolitan rail network. Tram stops servicing three different tram routes are located approximately 30 metres from the Site along Riversdale Road.

Land within the immediate area is within the Residential Growth Zone, Commercial 1 Zone and Housing Choice and Transport Zone- Schedule 1, further demonstrating the scale of change anticipated for this precinct.



Figure 4 Riversdale Road streetscape

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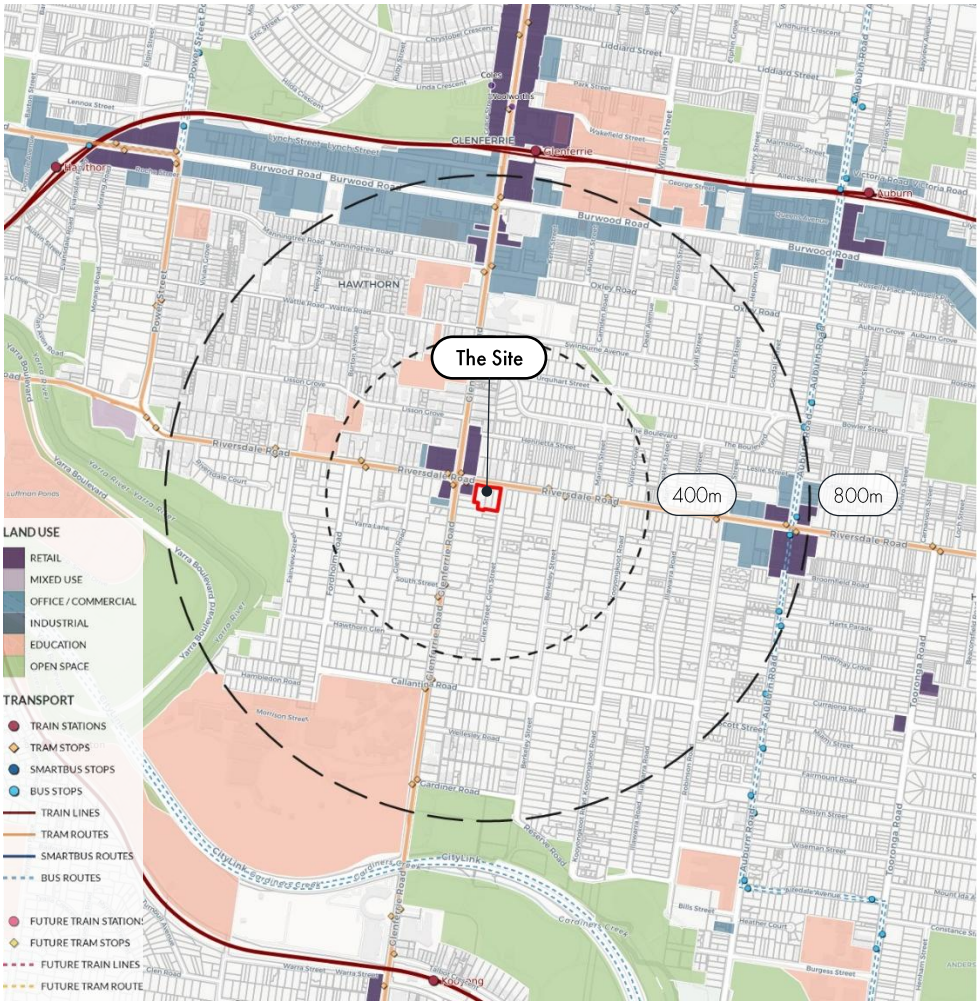


Figure 5. Site context



Figure 6. Site context (Source: Tristan Wong Architecture)

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2.3.1 Interfaces

When considering the site's interfaces, particular regard has been given to land use patterns, built form scale, setbacks, and vegetation.

- North – Riversdale Road – The northern boundary interfaces with Riversdale Road, a major east–west arterial road characterised by a wide road reserve, established street tree planting, and a varied built form rhythm. Riversdale Road is zoned Transport Zone 2 (TZ2). Development along this corridor comprises a mix of detached dwellings, heritage buildings, contemporary multi-storey apartment developments, and retail premises associated with the Glenferrie Hill Neighbourhood Activity Centre. Sites are located within the Commercial 1 Zone and Housing Choice and Transport Zone Schedule 1.
- East – Glen Street – The eastern boundary fronts Glen Street, a local street characterised by two-way traffic, on-street parking and predominantly residential dwellings. Built form along Glen Street varies in scale and presentation, reflecting a mix of established housing and more contemporary development. The street exhibits a strong landscape character, with a number of mature trees within the public realm and established vegetation within private gardens.
- South – Rear Laneway – The southern boundary is partially defined by a rear laneway under Council's management (Laneway No. 915093) that provides access to the rear of adjoining properties and functions as a physical and visual buffer between the Site and development fronting Glen Street to the south. Immediately adjoining land to the south is located within the Residential Growth Zone. Boundary treatments along this interface include established high fencing of greater than 4 metres in height with hedgerow planting, which provides a degree of visual screening to neighbouring residential properties. Land beyond the laneway comprises residential dwellings of varied scale and architectural style.
- West – Adjoining Properties – The western boundary interfaces with land comprising predominantly commercial uses. Immediately adjoining the Site to the west at 96 Riversdale Road is a brewery which is single storey in scale and built to all boundaries. To the south-west at 520 and 522 Glenferrie Road exist single and double storey buildings used as a medical centre and dental surgery, with hard stand car parking areas immediately interfacing the Site. Further southwest at 518 Glenferrie Road exists a double-storey dwelling, with a rear secluded private open space which interfaces the Site for a distance of approximately 14 metres. This is the only sensitive abuttal to the west.

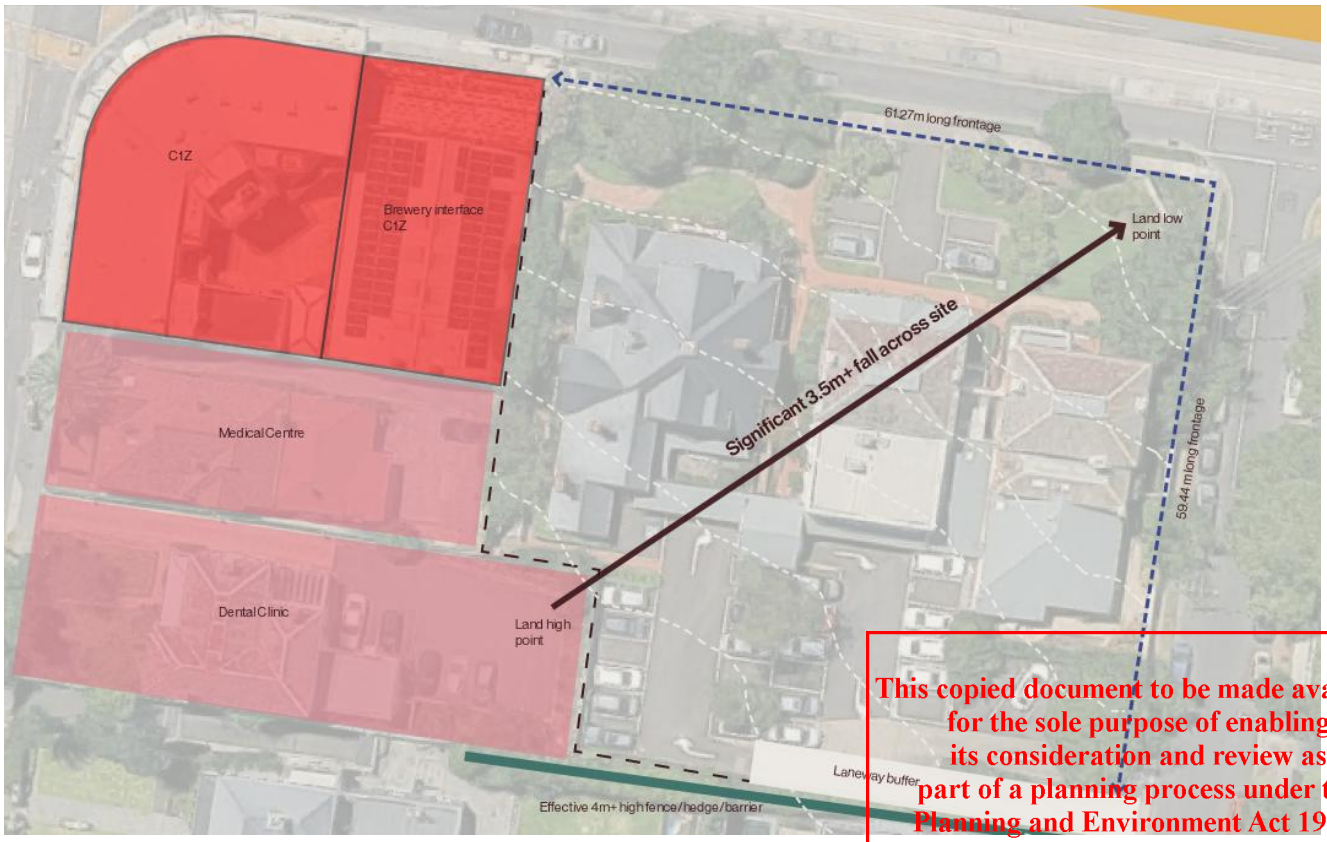


Figure 7. Site interfaces (Source: Tristan Wong Architecture)

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3 Proposal

This section should be read in conjunction with the Architectural Plans and Urban Context Report prepared by Tristan Wong Architects and the Landscape Plans prepared by Eckersley Garden Architecture.

3.1 Overview

The proposal seeks approval for an integrated site redevelopment comprising a mid-rise, multi-storey residential development and the adaptive reuse of an existing heritage building at 98 Riversdale Road. The development is located on a consolidated site comprising three allotments with a combined area of approximately 3,356 square metres.

Key elements of the proposal include:

- A multi-storey apartment building of 7-storeys.
- A total of 42 dwellings, comprising a mix of two- and three-bedroom apartments.
- Adaptive reuse of the heritage building at 98 Riversdale Road as a medical centre.
- Communal internal and external resident amenities.
- Basement parking, bicycle facilities and building services.
- Extensive landscaping, deep soil and canopy cover throughout the Site.

The proposal has been designed to respond to its activity centre adjacency and the evolving strategic context while maintaining a sensitive relationship with the retained heritage building.



Figure 8. Proposed render of the apartment building as viewed from Riversdale Road

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3.2 Land Use

The proposed development comprises two land uses across the subject site.

3.2.1 Dwellings

The predominant land use is dwellings located within a multi-storey residential apartment building located at 100 and 104 Riversdale Road. The residential component is designed to deliver a high-density housing outcome consistent with the objectives of the Residential Growth Zone, providing dwellings with high internal amenity in a well serviced and accessible inner-urban location.

Dwellings are in the form of apartments in a 7-storey building with two levels of basement comprising parking, storage. Residential amenities ancillary to the apartments are located at ground level, fronting Glen Street.

3.2.2 Medical Centre

The proposal seeks to retain and reuse the existing significant building at 98 Riversdale Road as a medical centre. The existing building at 98 Riversdale Road was first constructed and used as a dwelling but was later converted to an office in circa 1992. The previous office operations, however, have since ceased.

The primary entrance for the proposed medical centre is via Riversdale Road, through the existing building entrance along the western façade. Car parking is located within the Basement Level 1 of the proposed apartment building, with 7 car parking spaces (separate from the balance of the car park for residents and their guests). Staff and patients accessing the car parking spaces in Basement 1 enter through the basement ramp via Glen Street. An accessway lift is accessible adjacent to the medical centre carparking spaces to allow staff/patients to travel from the basement to the rear of the medical centre building.

Details of the proposed medical centre are as follows:

- Gross floor area: 418 square metres.
- Leasable floor area: 229 square metres.
- Proposed staff: 1 practitioner to each treatment room + 2 reception staff (approximately 11 staff)
- Hours of operation:
  - Monday to Friday: 8am to 6pm.
  - Saturday: 8am to 1pm.
- Waste arrangements: Separated waste storage arrangements for the Medical centre.
- Car parking: 7 spaces allocated to the medical centre, comprising 2 staff spaces, and 5 visitor spaces inclusive of 1 DDA space.
- Bicycle facilities: 4 bicycle spaces (2x staff spaces and 2 visitor spaces) provided as bicycle hoops adjacent to the front entrance (west). End of trip facilities are provided within the building, including 2 lockers and 1 shower and change room.

Please refer to Section 3.9 for further details in relation to waste, car parking and bicycle facilities.

3.3 Demolition

The application proposes to partially demolish the non-original single storey walkway structure located to the rear of 98 Riversdale Road. Refer to Drawing SD01_02 and SD01_03 of the Architectural Plans prepared by Tristan Wong Architecture for details and the Heritage Impact Statement prepared by Bryce Raworth for full details supporting the partial demolition of the existing heritage building.

Full demolition of the existing buildings at 100 and 104 Riversdale Road is proposed, however as no planning permit is required for their demolition, the demolition of these buildings is not relevant to the assessment of the application and as such will not be further discussed within this report.

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Figure 9. Extent of demolition proposed to 98 Riversdale Road

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3.4 Built form

3.4.1 Design response

A set of design pillars were established by Tristan Wong Architecture at the inception of the project, which have been a key influence in determining the ultimate siting, massing and layout of the proposal. These design pillars have remained at the forefront of the iterative design process undertaken by the project team and throughout the pre-application process. The design pillars are as follows:



Figure 10. Tristan Wong Design Pillars

These design pillars were layered with a deep and rich understanding of the attributes and context of the Site to inform the design response, in particular:

- The presence of larger allotments and established multi-storey apartment development along Riversdale Road.
- The Site's commercial adjacencies and location within an activity centre, where increased building height and density are encouraged along key corridors.
- The significant heritage building at 98 Riversdale Road, including its siting, significant heritage fabric and features, and garden setting.

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- Landscape, and the establishment of substantial deep soil and canopy tree planting opportunities.
- The sensitive residential interfaces to the south of the Site.

Refer to the Urban Context Report prepared by Tristan Wong Architecture for detail on further influences on the design response.

3.4.2 Arrangement of massing

The massing response has been derived from a forensic analysis of site attributes, interfaces and surrounding context, to ensure that the ultimate arrangement allows for an integrated site response which successfully balances heritage sensitivities with regulatory and contextual expectations for density and scale.

The development comprises a maximum of seven storeys, including lower ground, ground and five upper levels, with the overall built form modulated through a series of articulated elements rather than a single continuous volume. This approach responds to the established and emerging pattern of development along Riversdale Road, where larger sites accommodate multi-storey buildings with varied massing and façade articulation.

The massing arrangement which favours greater height over the spread of mass allows for deep soil landscaping opportunities to be prioritised, which is achieved through generous front and side setbacks. Notably, the street wall to Riversdale Road incorporate setbacks in the order of 6 to 9 metres (and an upper level setback of 12 metres) with the greatest setback aligning with the front setback of the retained building at 98 Riversdale Road, to maintain its visual prominence and legibility when viewed from the street. The development also provides for significant separation from 98 Riversdale Road, including side separation in the order of 6 to 7.4 metres (noting this is increased from the existing 3 metre separation) and rear separation of 10 metres.

A street wall height of approximately 4 storeys presents to Riversdale Road and Glen Street which will read a 2-3 storey street wall by virtue of the topography of the land. Carefully considered upper-level setbacks are incorporated across the scheme to ensure the development is well articulated and manages its various interfaces. Taller elements of the building are deliberately concentrated to the corner of Glen Street and Riversdale Road, away from more sensitive adjoining interfaces, achieved through graduated height transitions, upper-level setbacks, and by responding to the site's natural topography to reduce perceived bulk.

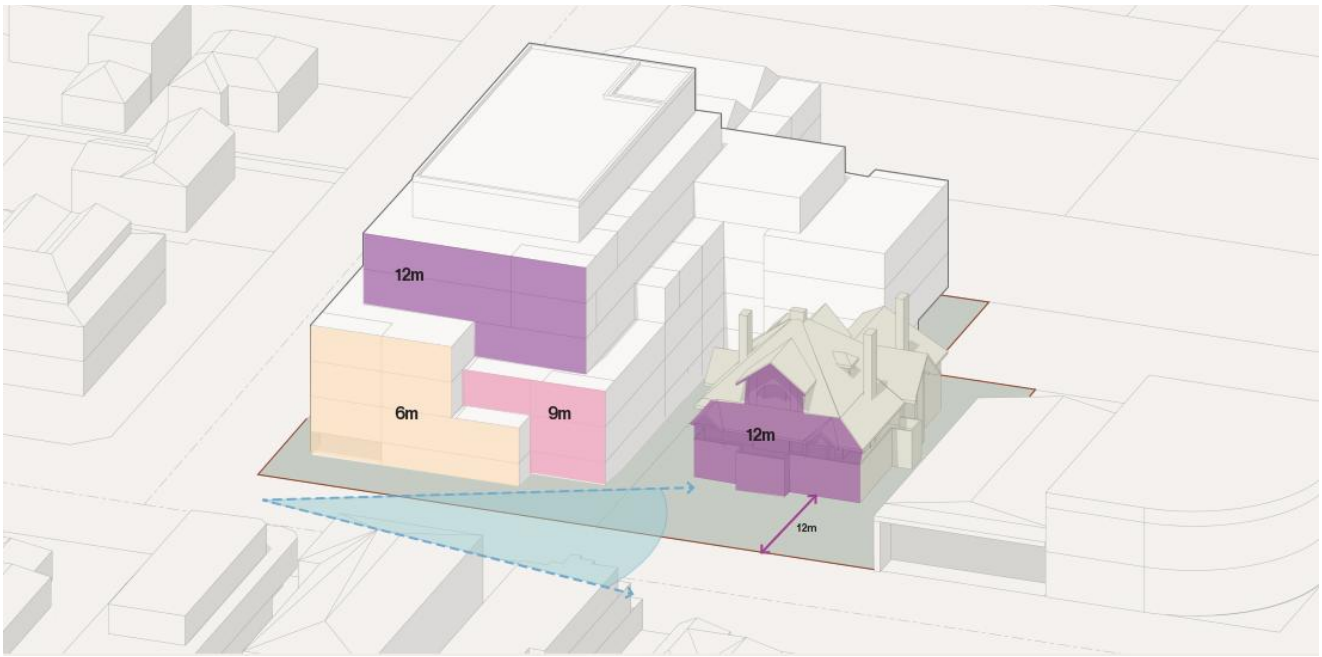


Figure 11. Massing arrangement

3.4.3 Heritage response

The built form adopts a heritage-responsive approach that references the scale, proportions and architectural language of the retained significant building at 98 Riversdale Road, while overall maintaining the prominence and legibility of the building and its significant fabric. Key design moves include:

- Built form presenting to the corner of Riversdale Road and Glen Street is stepped, coupled with open corners through the careful location of terraces and columns to facilitate views to 98 Riversdale Road from the oblique.

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- Incorporation of front façade proportions which reference the scale and length of 98 Riversdale Road, to maintain streetscape rhythm.
- The new built form reads cohesively with 98 Riversdale Road, with volumes which respond to key datum lines (including ground floor alignment, eave alignment and chimney alignment).
- The rear form of the proposed built form is designed in a manner to ensure the chimney and roofline of 98 Riversdale Road reads legibly and uninterrupted.
- The landscape response draws on the heritage garden form of 98 Riversdale Road.
- Respectful reinterpretation of key significant features of 98 Riversdale Road throughout the proposed design, including:
  - The use of brick as the predominant material of the new building.
  - Sculptured column expression which draws from verandah elements.
  - Hit-and-miss 'basket weave' brickwork of the verandah balustrade is reinterpreted in the proposed front fence design.

3.4.4 Materiality

Material selection is informed by the established character of Hawthorn and the retained heritage dwelling at 98 Riversdale Road. The palette comprises durable, high-quality materials that respond to the surrounding built form, including:

- Face brickwork with variation in bond and detailing to provide articulation across elevations.
- Concrete elements used to define structural components and building form.
- Recessed glazing and framed openings.

Materials are used to break down the building into a series of elements rather than a single continuous façade.

The heritage dwelling remains visually distinct, with the new development adopting a complementary material palette to differentiate between old and new.

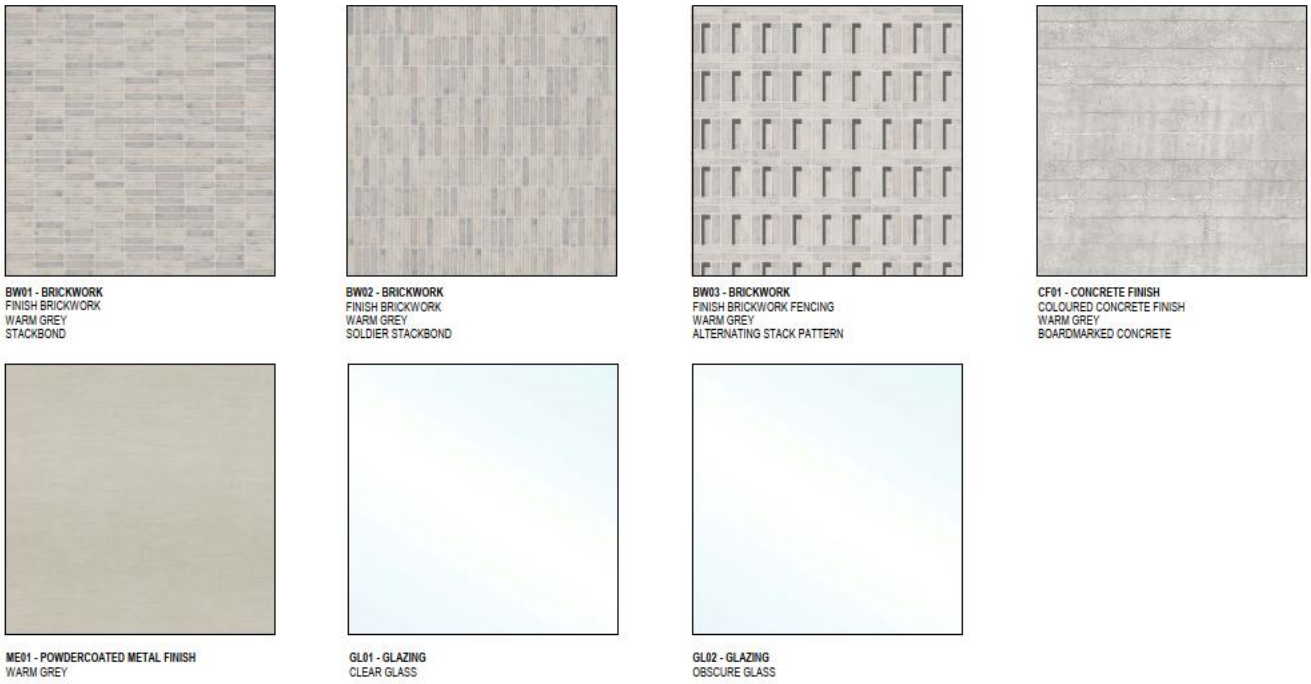


Figure 12. Proposed materials schedule

3.5 Landscape response

The landscape vision and design response has been led by Eckersley Garden Architecture, who have organised the landscape response as comprising a series of garden typologies including the heritage garden, entry garden and contemporary garden. Collectively, these typologies have been designed to accommodate the unique functional

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whilst incorporating a planting palette which will be integrated across the Site, substantially enhance environmental outcomes and ensure that the species selected are suitable for the Site and complements the architecture.

The landscaping response has also been driven by the objective to meaningfully increase canopy cover and deep soil planting opportunities within the Site to contribute to the garden character of the streetscape and neighbourhood. The response seeks to deliver a robust landscape strategy which will ensure mature plants and trees are supported in perpetuity, supported by a detailed landscaping irrigation and maintenance approach. The landscaping response also respectfully draws on the heritage garden form, which is a key feature of 98 Riversdale Road and will ensure the development is well integrated with the existing significant heritage fabric and context.

Key landscape outcomes include:

- Provision of deep soil planting areas across the Site (24%).
- Extensive canopy cover across the Site, equating to 27% with an additional 6% additional vegetation cover comprising tall shrubs which are above the building roof or partly outside the title boundary.
- Retention and protection of all existing street trees (Trees 1-6).
- Considered palette of species which responds to site conditions and soil conditions, including use of exotic species at ground level and native species at the upper levels of the building.
- Enhanced landscaping and public realm treatment along Riversdale Road notably through a new street tree planting (in lieu of a removed crossover), bench seating and improved fencing treatment.



Figure 13. Proposed Landscape Design

3.6 Internal program

The development comprises a total of 42 dwellings, distributed across the lower ground, ground and five upper levels of the building.

3.6.1 Dwelling Mix

The apartment mix consists of:

- 16 two-bedroom dwellings (38%)
- 26 three-bedroom dwellings (62%)

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This dwelling mix responds to local housing demand for larger, family-sized apartments in a highly accessible location and provides diversity in household types.

3.6.2 Apartment Typologies and Distribution

A broad range of apartment types is provided across the development, with variations in:

- Layout and internal configuration.
- Aspect and orientation, prioritising dual aspect and naturally cross ventilated apartments.
- Private open space size and arrangement.

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- Relationship to landscaped areas.

Apartments are distributed across all levels of the building and include a mix of single-aspect and dual-aspect dwellings, improving access to daylight, outlook and natural ventilation.

3.6.3 Internal Layout and Amenity

The internal layouts are designed to provide functional and flexible living arrangements, with:

- Clear separation between living and sleeping areas.
- Generous living room widths and minimum room sizes exceeding baseline standards.
- Direct internal access to private open space for all dwellings.

All apartments generally achieve or exceed minimum internal amenity requirements, including:

- Minimum primary bedroom sizes and compliant secondary bedroom dimensions.
- Compliance with minimum living room widths and habitable room depths.
- Minimum ceiling heights of 2.7 metres to habitable rooms.

A high proportion of dwellings achieve minimum cross-ventilation outcomes, supporting thermal comfort and reduced reliance on mechanical systems.

3.6.4 Private Open Space

All dwellings are provided with private open space, including balconies and terraces, with minimum depths generally exceeding 1.8 metres for two-bedroom dwellings and 2.4 metres for three-bedroom dwellings.

3.6.5 Storage Provision

Each apartment is allocated dedicated storage, including:

- Inside-apartment storage spaces of approximately 17–45 cubic metres.
- Additional basement storage and lower ground cages, resulting in total storage provision of approximately 5–20 cubic metres.

The proposed storage arrangements exceed the minimum expectations and supports long-term residential occupation.

3.6.6 Accessibility

The development incorporates accessible and adaptable dwellings (69%), including:

- Apartments with compliant entry door and circulation clearances.
- Adaptable bathroom provisions, including step-free showers and reinforced walls.
- Lift access provided, and an accessible front entrance arrangement.

These measures ensure the internal program can accommodate a wide range of mobility needs and support ageing-in-place.

3.7 Vegetation removal

This application is accompanied by a detailed Tree Assessment Report prepared by Open Space Management. The design response has had careful consideration of the broad range of existing vegetation in scope.

The Tree Assessment Report provides an overview of the relevant tree and vegetation controls, including the requirements of Clause 52.37 (Canopy trees) and *Boroondara Tree Protection Local Law 2024-2034*.

The Tree Assessment Report identifies a total of 35 trees and small trees/shrubs which are either within the Site or located on adjoining properties. There is a total of 6 street trees in scope which are proposed to be retained (T1-T6), and 27 trees within the Site are proposed to be removed. Of these 27 trees to be removed, 10 trees (T7, T15 and T31) to be removed require a planning permit under Clause 52.37-2. While the application of the *Boroondara Tree Protection Local Law 2024-2034* is separate from this application, it is noted that only 1 tree (T34) requires a permit under the Local Law for its removal.

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Refer to Drawing SD01_02 of the Architectural Plans (Tristan Wong Architecture) and the Tree Assessment Report prepared by Open Space Management for full detail.

3.8 Environmentally Sustainable Design (ESD)

The proposal is supported by a Sustainability Management Plan (SMP) prepared by GIW.

The proposal seeks to, and commits to, implementing the following ESD initiatives (summarised):

- The development achieves an overall BESS score of 66%, with all mandatory categories (IEQ, Operational Energy or IWM) above 50%.
- 50% of apartments (21 of 42) are naturally cross-ventilated, supporting improved internal amenity and reduced reliance on mechanical ventilation.
- Daylight performance has been assessed using the BESS daylight calculator, with compliance achieved for IEQ 1.1 and 1.2 and 45% of apartments receiving a minimum of 3 hours of daylight.
- Non-residential areas target a 2% daylight factor to 33% of the nominated floor area.
- The residential component is designed to achieve a 7.5-Star average NatHERS rating, with non-residential areas targeting BCA Section J (2022) DTS compliance.
- Energy efficiency initiatives include all-electric instantaneous hot water systems and a 10kW rooftop solar PV system.
- Water conservation measures include water-efficient fixtures throughout and 16,000-litre and 12,000L rainwater tank harvesting system supplying toilet flushing and landscape irrigation, respectively, achieving a Blue Factor of 106%.
- Sustainable transport is supported through extensive bicycle parking for residents, visitors and employees, and provision of an end-of-trip facility with showers, lockers and change rooms.
- 199 m² of communal open space is provided at ground level to support resident amenity and social interaction.

3.9 Parking, Traffic and Waste Management

The development provides a total of 95 car parking spaces, accommodating 88 residential spaces and 7 medical centre spaces (comprising 2 staff spaces, and 5 visitor spaces inclusive of 1 DDA space).

Parking is located within two basement levels accessed via a double crossover circa 6 metres wide to Glen Street. The proposal involves the removal of the existing crossover to Riversdale Road, with all vehicle and loading access via Glen Street. A consolidated access arrangement minimises disruption to the public realm and allows for enhanced landscaping along street frontages.

The location of the medical centre car parking spaces is separated from the residential car park by an internal gate at Basement Level 1.

The key traffic and waste aspects include:

- 42 resident bicycle spaces, and 10 visitor bicycle spaces.
- 2 employee spaces and 2 patient (visitor) bicycle spaces, with additional end of trip facilities are provided within the medical centre inclusive of 2 lockers and 1 shower and change room.
- Dedicated waste and recycling areas with bin chute infrastructure.
- Safe and separated waste storage arrangements for residents and the medical centre.
- Clear internal circulation for vehicles, cyclists and pedestrians.

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4 Planning Provisions

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4.1 Zoning

The Site is located within the Residential Growth Zone Schedule 1 (**RGZ1** – Main Road Apartment Precincts). The purpose of the RGZ is as follows:

- *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.*

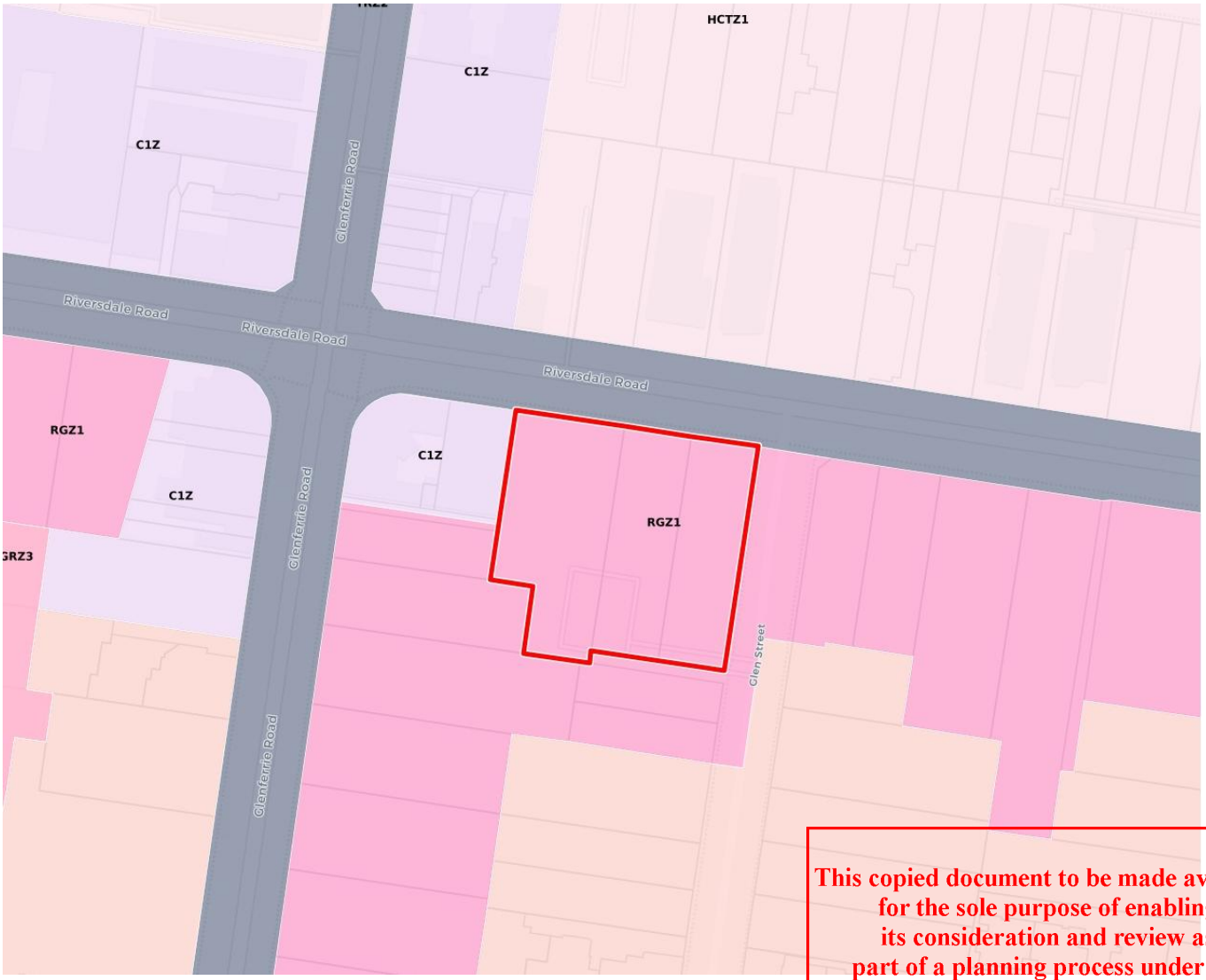


Figure 14. Zoning Map

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Permit Requirements – Land Use

Pursuant to Clause 32.07-2, a permit is not required to use the land for:

- Dwelling (other than Bed and breakfast).
- Medical centre, provided the gross floor area of all buildings must not exceed 250 square metres.

The proposed medical centre at 98 Riversdale Road has a gross floor area of approximately 418 square metres, and accordingly **a permit is required** for this land use.

Permit Requirements – Buildings and Works

Pursuant to Clause 32.07-6, **a permit is required** to construct two or more dwellings on a lot.

A **permit is also required** to construct a front fence, as the front fence height exceeds 1.5m to Glen Street.

An apartment development of seven storeys or more, excluding a basement, must meet the requirements of Clause 58.

Maximum Building Height Requirements

Pursuant to Clause 32.07-10, a building must not be constructed for use as a dwelling (amongst others) that exceeds the maximum building height specified in a schedule to this zone.

Clause 3.0 to RGZ1 does not specify a maximum building height. Accordingly, the building height should not exceed 13.5 metres pursuant to Clause 32.07-10.

Refer further discussion in Section 6 of this report in relation to building height.

4.2 Overlays

4.2.1 Heritage Overlay – HO179

The Site is partially affected by the Heritage Overlay (HO179 – Alzheimer Society of Victoria (House)). The Heritage Overlay applies only to 98 Riversdale Road.

The purpose of the Heritage Overlay is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance*
- *To conserve and enhance those elements which contribute to the significance of heritage places*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

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Figure 15. Overlay Map

Permit Requirements

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Pursuant to Clause 43.01-1, a permit is required to:

- Demolish or remove a building.
- Construct a building or construct or carry out works, including:
  - A fence, if the fence is visible from a street (other than a lane) or public park.
- Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.
- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply.

HO179 does not apply internal controls or tree controls, accordingly a permit is not required for the internal rearrangements or removal of trees within the boundaries of HO179.

A permit is only required for the partial demolition and construct a building or construct or carry out works.

4.3 Particular Provisions

4.3.1 Clause 52.06 – Car Parking

In addition to implementing the MPS and PFF, Clause 52.06 seeks:

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- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Permit Requirements

Pursuant to Clause 52.06-3, a permit is required to (inter alia):

- Provide more than the maximum parking requirement specified in clause 52.06-5 or in a schedule to the Parking Overlay.

Car parking requirement calculation

The Site is located within Category 3 of the *Car Parking Requirement Maps* (Department of Transport and Planning, 2025), where minimum and maximum requirements apply. The uses generate the following requirements:

Land use	Rate (Category 3 Minimum and maximum requirement)	Required spaces	Proposed spaces
Dwelling	To each dwelling: 0 – minimum 2 – maximum	Minimum: 0 Maximum: 84 spaces	88 spaces
Medical centre	To each 100 square metres of leasable floor area: 0 – minimum 5 – maximum	Minimum: 0 Maximum: 11 spaces	7 spaces

As above, a permit is required to exceed the maximum parking requirement by 4 spaces associated with the dwellings.

No permit is required for the car parking associated with the medical centre noting the minimum is not reduced and the maximum is not exceeded.

4.3.2 Clause 52.29 – Land Adjacent to the Principal Road Network

Clause 52.29 applies to land adjacent to a road in the Transport Zone 2. Riversdale Road is located within the Transport Zone 2.

The purpose of Clause 52.29 is to:

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

Permit Requirements

Pursuant to Clause 52.29-2, a permit is required to create or alter access to a road in a Transport Zone 2.

The application seeks to remove redundant vehicle crossovers to Riversdale Road (alteration to a road in a Transport Zone 2). All vehicle access is otherwise provided via proposed crossovers to Glen Street.

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Referral Requirements

Pursuant to Clause 52.29-4, an application must be referred under section 55 of the Act to the person or body specified as the referral authority in clause 66.03.

Clause 66.03 specifies an application under Clause 52.29-4 must be referred to Head, Transport for Victoria (Determining referral authority).

4.3.3 Clause 52.34 – Bicycle Facilities

Clause 52.34 aims to encourage cycling as a mode of transport by providing secure, accessible and convenient bicycle parking spaces.

Permit Requirements

Pursuant to Clause 52.34-2, a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

Bicycle Requirements

Pursuant to Clause 52.34-5, the following bicycle requirements apply to the proposal:

Table 1 to Clause 52.34-5: Bicycle spaces

Use	Employee/resident rate	Visitor rate	Total required spaces	Total proposed spaces
Dwelling	1 to each 5 dwellings	1 to each 10 dwellings	Residents: 8.4 (8 rounded down) Visitors: 4.2 (4 rounded down)	Residents: 42 Visitors: 10
Medical centre	1 to each 8 practitioners	1 to each 4 practitioners	Employees: 1 Visitors: 2	Employees: 2 Visitors: 2

Table 2 and 3 to Clause 52.34-5: Showers and Changes Rooms (Medical centre only)

Use	Employee rate	Total required showers	Total proposed showers
Showers	If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.	None required – less than 5 employees spaces are required.	1 shower
Change rooms	1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room.	None required – less than 5 employees spaces are required.	1 change room

Accordingly, a permit is not required under Clause 52.34-2 as the requirements are met.

4.3.4 Clause 52.37 – Canopy Trees

The purpose of Clause 52.37 is:

- *To protect and enhance canopy tree cover to support greener and cooler residential areas.*
- *To maximise the retention of existing canopy tree cover where no development is proposed.*

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- *To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.*
- *To encourage canopy tree cover that is site and climate responsive and supports the local environment.*

Clause 52.37-1 outlines the following definitions:

- *canopy tree* means a tree that has:
  - a height of more than 5 metres above ground level; and
  - a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and
  - a canopy diameter of at least 4 metres;
- *boundary canopy tree* means a canopy tree if any part of its trunk is within:
  - 6 metres of the narrowest street frontage of a lot; or
  - 4.5 metres of the rear boundary of a lot;
- *new canopy tree* means a canopy tree proposed to be planted. It must be a species and type that will, at maturity, have:
  - an expected height of at least 6 metres above ground level; and
  - an expected canopy diameter of at least 4 metres.

Permit Requirements

Pursuant to Clause 52.37-2, **a permit is required** to remove, destroy or lop a canopy tree in the Residential Growth Zone (amongst other zones), unless an exemption applies. This does not apply to:

- *To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.*

A total of three boundary canopy trees are proposed to be removed and require a permit for their removal (Trees 7, 16 and 31).

Requirements

Pursuant to Clause 52.37-2, the number of canopy trees proposed on site should meet the minimum canopy tree requirements specific in Table 1 of the clause, which requires that sites of more than 1001sqm achieve a total canopy cover within the site that is equal to at least 20% of the site area.

In this instance, the latter part of Clause 52.37-3 relating to sites of more than 1001sqm with existing canopy tree coverage of 20% does not apply, as the existing tree canopy coverage does not equate to 20%.

Accordingly, minimum canopy tree cover of 20% / 671sqm is required. The minimum canopy tree requirement may be met with either an existing canopy tree, by planting a new canopy tree, or a combination of both.

4.3.5 Clause 53.03 – Residential Reticulated Gas Service Connection

Clause 53.03 seeks to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions and applies to an application for a permit for the construction of a new dwelling (other than a caretaker's house) or a new apartment development.

Pursuant to Clause 53.03-2, a permit must not be granted for construction of a new dwelling or a new apartment development that is to be connected to a reticulated gas service. Mandatory conditions are required to be included on any permit issued for buildings and works which would prohibit the connection to a reticulated gas service.

4.3.6 Clause 53.18 – Stormwater Management in Urban Areas

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

An application to construct a building or construct or carry out works:

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- Must meet all of the objectives of Clause 53.18-5 and 53.18-6
- Should meet all of the standards of Clause 53.18-5 and Clause 53.18-6

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

The design proposal should consider the following:

- *The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features.*
- *Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.*
- *Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.*
- *Whether the stormwater treatment areas can be effectively maintained.*

The stormwater management system should be designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban stormwater management guidance* (Environment Protection Authority - Publication 1739.1, 2021).

4.3.7 Clause 53.23 – Significant Residential Development with Affordable Housing

As stated above, this application is seeking approval under the provisions of Clause 53.23 of the planning scheme.

The purpose of Clause 53.23 is:

- *To facilitate residential development that contributes to the provision of 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.*

The provisions of Clause 53.23 prevail over any inconsistent provision in this planning scheme.

Pathway Eligibility

The Eligibility Letter prepared by the DFP dated 14 August 2026 (ref. PPA-1881) confirms that the project is eligible under Category 1 of Clause 53.23 – Significant Residential Development with Affordable Housing under the *Boroondara Planning Scheme*. The project meets the Category 1 criteria under Clause 53.23 as follows:

Eligibility Requirement	Response
The estimated cost of the proposed development of land for accommodation (other than camping and caravan park, group accommodation, residential hotel and small second dwelling) as specified in a report prepared by a suitably qualified quantity surveyor must be one of the following to the satisfaction of the Minister for Planning: • *At least $50 million if any part of the land is in metropolitan Melbourne.* • *At least $15 million if the land is not in metropolitan Melbourne.*	As confirmed within the QS Report prepared by Rider Levett Bucknall Quantity Surveyors, the estimated construction cost is approximately $53M.
The application includes an affordable housing report required under clause 53.23-3 that demonstrates how the affordable housing contribution specified in clause 53.23-4 (being at least 10 per cent of the total number of dwellings in the proposed development provided as affordable housing	The proposal will satisfy the affordable housing contribution requirement through Option 2, which allows for a cash contribution to the social housing growth fund delivery criteria.

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or an alternative contribution towards the provision of affordable housing) is intended to be provided if a permit is granted.	A cash contribution equal to 3% of the development cost will be made to the Social Housing Growth Fund. This will be secured by way of a Section 173 Agreement which will be entered into following issue of a planning permit for the proposal.
Information demonstrating the likely feasibility of the proposed development is provided to the satisfaction of the Minister for Planning. This must include written advice from the Chief Executive Officer or delegate, Invest Victoria.	The formal application is accompanied by written advice from Invest Victoria dated 13 July 2026.

Exemptions

Pursuant to Clause 53.23-2, the responsible authority may waive or vary any of the following:

- *A minimum garden area requirement.*
- *Any building height or setback requirement.*
- *A condition opposite a use in Section 2 in a zone or a schedule to a zone.*
- *Any 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.*

Pursuant to Clause 53.23-5, this application is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

4.3.8 Clause 58 – Apartment Developments

The purpose of Clause 58 is as follows:

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

The provisions of Clause 58 apply to an application for the construction of an apartment development which is seven storeys or more, excluding a basement, and is in the Residential Growth Zone (amongst other zones).

Clause 58 contains:

- Objectives. An objective describes the desired outcome to be achieved in the completed development.
- Standards. A standard contains the requirements to meet the objective.
  A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- Decision guidelines. The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

A development:

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

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

4.4 General Provisions

4.4.1 Clause 62.02 – General Exemptions, Buildings and works

Pursuant to Clause 62.02-1 (Buildings and works not requiring a permit), any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to buildings and works associated with a minor utility installation (amongst other things).

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The application proposes a minor utility installation (i.e. an electrical sub-station which operates at no more than 66,000 volts) which is exempt from a planning permit.

4.4.2 Clause 62.05 – Demolition

Pursuant to Clause 62.05 (Demolition), a permit is not required for the demolition or removal of a building or works unless a permit is specifically required for demolition or removal.

A permit is specifically required to demolish or remove a building pursuant to Clause 43.01-1 (Heritage Overlay). This permit requirement, however, only applies to 98 Riversdale Road which is affected by HO179. Refer Section 4.2.1 of this report.

100 and 104 Riversdale Road are not affected by a Heritage Overlay, therefore the permit requirement to demolish or remove a building under Clause 43.01-1 does not apply to these buildings.

Given a permit is otherwise not specifically required for demolition or removal of buildings located at 100 and 104 Riversdale Road, the exemption at Clause 62.05 therefore applies.

4.5 Operational Provisions

4.5.1 Clause 72.01 – Responsible Authority for this Planning Scheme

Pursuant to Clause 72.01-1, the Minister for Planning is the responsible authority for the following matters where clause 53.22 or 53.23 applies:

- matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act;
- matters under Division 2 of Part 9 of the Act where required under a permit in relation to the provision of the affordable housing contribution; 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.

This application seeks approval under the provisions of Clause 53.23 as a Category 1 project. Accordingly, the Minister for Planning is the responsible authority.

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5 Planning Policy

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5.1 Municipal Planning Strategy

The provisions of the MPS that are most relevant to this proposal have been summarised below.

- **Clause 02.01 (Context)** identifies the City of Boroondara part of the Inner South East region of Metropolitan Melbourne. The City is bordered by the cities of Banyule, Manningham, Whitehorse, Monash, Stonnington and Yarra.
- **Clause 02.01-1 (Settlement and the built environment)** identifies that Boroondara is an attractive and highly sought after residential environment with a mix of housing types and range of heritage assets in the City which makes a significant contribution to the City's character.
- **Clause 02.01-3 (Housing)** acknowledges that Boroondara's population is changing and ageing, with future housing provision needing to be responsive to demand and must provide flexible options for a mix of household types. The City has an abundance of high quality community facilities and public infrastructure and high levels of residential amenity and quality of residential design.
- **Clause 02.01-5 (Transport)** notes that Boroondara has a high degree of accessibility and is well serviced by public transport, main arterial roads and freeways.
- **Clause 02.02 (Vision)** outlines that community's vision for the municipality to be *'a vibrant and inclusive city, meeting the needs and aspirations of its community'*. The land use and development strategic objectives of the *Boroondara Community Plan* are:
  - *Community services and facilities are high quality, inclusive and meet a variety of needs now and into the future.*
  - *Inviting and well-utilised community parks and green spaces.*
  - *Our natural environment is healthy and sustainable for future generations.*
  - *Protect the heritage and respect the character of the City to maintain amenity and liveability whilst recognising the need for appropriate, well-designed development for future generations.*
  - *Travel options that are connected, safe, accessible, environmentally sustainable and well-designed.*
  - *A vibrant local economy and shops that are accessible, attractive and a centre of community life.*
- **Clause 02.03-1 (Settlement)** identifies Hawthorn - Glenferrie Road as an activity centre which should support a wide range of goods and services and are planned and coordinated by local government.
- **Clause 02.03-3 (Built environment and heritage)** outlines that the character of Boroondara is one of the key features that makes the municipality special, being derived from both the natural setting in which it is located and the manner in which the City has developed over time. This Clause identifies Council's strategic directions are to (extracted as relevant):
  - *Ensure high quality urban design standards in development.*
  - *Protect and respect the preferred neighbourhood character and ensure development makes a positive contribution while minimising adverse impacts.*
  - *Protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance.*
  - *Ensure development respects, and is sensitive to, the significance of heritage places.*
  - *Ensure development incorporates Environmentally Sustainable Development (ESD) principles including through energy and waste efficiency and water conservation.*
  - *Support growth in Activity Centres - Housing Choice and Stations and land in the Housing Choice and Transport Zone.*
- **Clause 02.03-5 (Housing)** establishes Council's strategic directions are to facilitate residential development in accordance with the Housing Framework Plan at Clause 02.04, provide a diverse range of housing types that

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protect preferred neighbourhood character and adjoining residential amenity and provide housing that is sufficiently flexible to account for age, temporary or permanent injury or impairment, and disability.

- **Clause 02.03-6 (Transport)** identifies that Council's strategic direction is to support a shift towards healthy and sustainable transport modes and ensure provision of sufficient car parking.
- **Clause 02.04-1 (Strategic Framework Plan)** provides a visualisation of the above strategic directions. The Site is identified within proximity to the Glenferrie Hill Neighbourhood Activity Centre.
- **Clause 02.04-3 (Housing Framework Plan)** identifies the Site is located along the 'Main Road Apartment Precincts' (which relates to the RGZ1) and is within proximity to the Glenferrie Hill Neighbourhood Activity Centre.

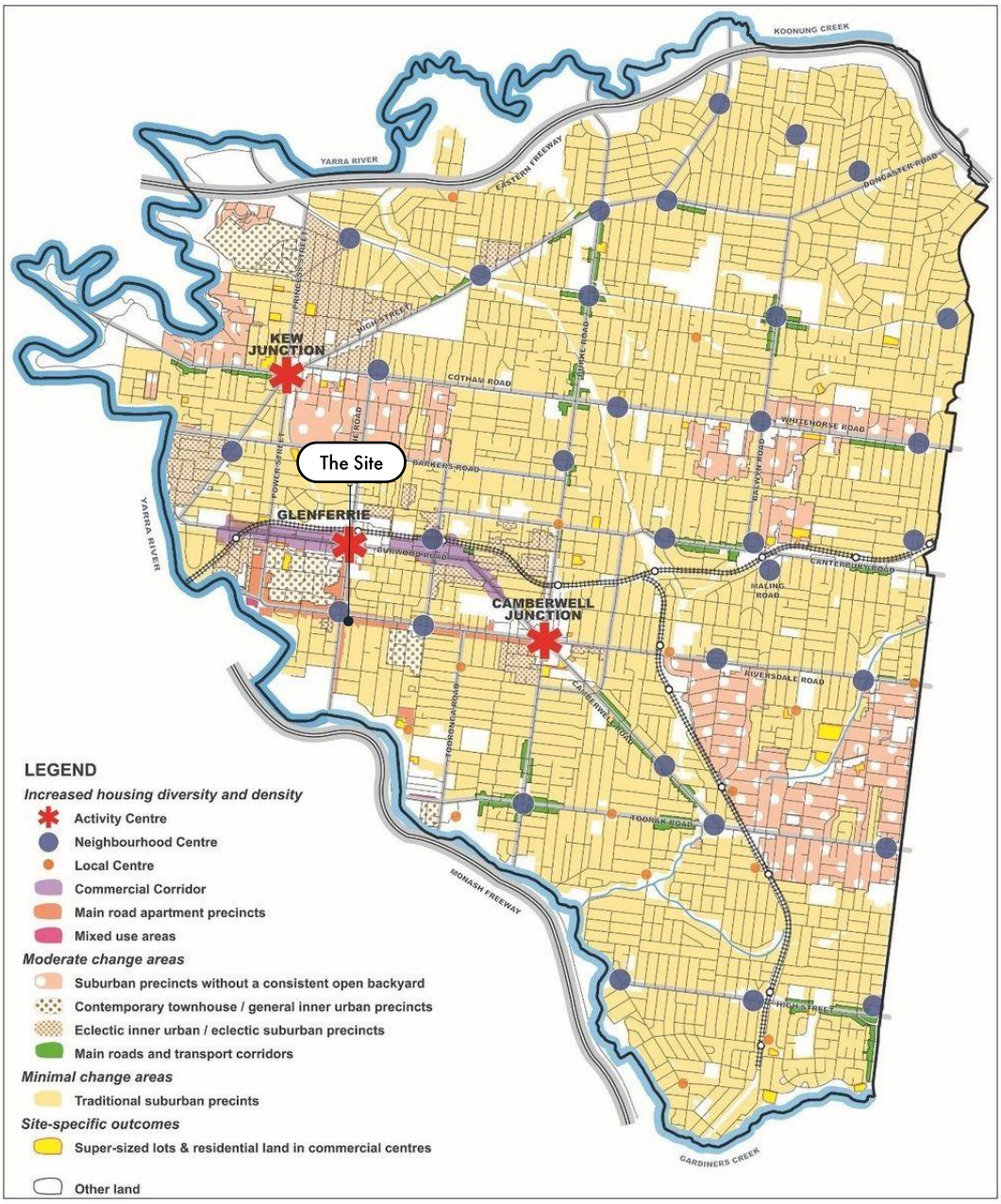


Figure 16. Housing Framework Plan

5.2 Planning Policy Framework

The provisions of the PPF that are most relevant to this proposal have been summarised below:

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5.2.1 Clause 11 – Settlement

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

- **Clause 11.03-1S (Activity Centres and Precincts)** seeks to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres with good public transport services. Of relevance, diversity of housing types at higher densities in and around activity centres is encouraged.
- **Clause 11.03-1L-04 (Neighbourhood centres, local centres, commercial corridors)** seeks to facilitate mixed use development that supports the local community and ensures that neighbourhood centres, local centres and commercial corridors remain sustainable and multi-functional destinations.

5.2.2 Clause 13 – Environmental Risks and Amenity

Clause 13 outlines that Planning should strengthen the resilience and safety of communities. Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through land use and development compatibility (amongst other things). Specific sub-clauses relevant to the Site and proposal include:

- **Clause 13.07-1S (Land use compatibility)** seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.
- **Clause 13.07-1L (Discretionary uses and development in residential areas)** applies to all Section 2 uses, and buildings and works associated with a Section 2 use in any residential zone (with exceptions which do not apply to this project). The key objectives of this Clause are:
    - *To minimise adverse amenity impacts from non-residential uses on surrounding residential properties.*
    - *To ensure that development associated with discretionary uses respects the established neighbourhood character and contributes to achieving the area's preferred character.*

  Location, siting and operational criteria guidelines also apply under this Clause.

5.2.3 Clause 15 – Built Environment and Heritage

Clause 15 outlines that Planning should ensure all new land use and development appropriately responds to its landscape and character, valued built form and cultural context. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 15.01-1S (Urban Design)** which seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. Strategies to achieve this include:
    - *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
    - *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
    - *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- **Clause 15.01-1L-01 (Urban design and built form outcomes)** aims to achieve the following urban design strategies:
    - *Facilitate development that sensitively manages its various interfaces.*
    - *Design buildings and their internal layout to maximise passive surveillance, engagement and safety within the public realm.*
    - *Provide continuous weather protection canopies within activity centres and adjacent to commercial premises to ensure sheltered and comfortable pedestrian environments.*
    - *Design development to be responsive to existing streetscape patterns and themes.*
    - *Provide landscaping as an integral part of the overall design of development.*
    - *Design development to contribute positively to streets and laneways as high quality public spaces including their amenity and appearance.*

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- *Site and design service areas (and other utility requirements) of buildings to face the private domain where possible or to be fully screened from the public realm.*
- *Design development so that is accessible for people with all abilities.*

- **Clause 15.01-1L-02 (Neighbourhood centres and commercial corridors built form)** applies to land within the neighbourhood centres and commercial corridors. This policy seeks to achieve excellence in design and high quality, contemporary architecture that efficiently utilises the site, enhances the character of the centre or corridor and actively engages with the public realm whilst ensuring the development provides for the amenity of future occupants of the development and does not detrimentally impact of the amenity of adjoining residential properties.
- **Clause 15.02-2S (Building design)** seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- **Clause 15.02-5S (Neighbourhood character)** seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.02-5L (Neighbourhood character - Boroondara)** applies to applications for development in the Residential Growth Zone (amongst other zones) and seeks to ensure development retains and enhances the key character attributes that contribute to a precinct's preferred character. For development within the RGZ1, the following strategies apply:
  - *Set development back from front, side and rear boundaries consistent with the preferred character of the precinct.*
  - *Provide a transition in building scale and setbacks to residential properties located within the Neighbourhood Residential Zone Schedule 3 or public open space areas.*
  - *Design and site development adjacent to a property in an individual Heritage Overlay fronting onto the same street to provide a transition in scale and not detrimentally impact the heritage significance of the place.*
- **Clause 15.03-1S (Heritage conservation)** aims to ensure the conservation of places of heritage significance.
- **Clause 15.03-1L (Heritage in Boroondara)** applies to land affected by the Heritage Overlay, and as such is only of relevance to the portion of the Site within the Heritage Overlay. This policy sets out objectives and strategies, relevant to the heritage grading of buildings. The following objectives are of relevance to this application:
  - *To preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm.*
  - *To facilitate sympathetic new buildings which extend the life of 'significant' heritage places.*

5.2.4 Clause 16 – Housing

Clause 16 outlines that Planning should provide for housing diversity and ensuring efficient provision of supporting infrastructure, ensure the long term sustainability of new housing and should include provision of land for affordable housing. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 16.01-1S (Housing supply)** seeks to facilitate well-located, integrated and diverse housing that meets community needs. This Clause also outlines a housing target for Boroondara of 65,500 new dwellings by 2051.
- **Clause 16.01-1L (Housing - Boroondara)** seeks to, amongst other things, support increased housing density and diversity that provides a transition from the Commercial 1 Zone to other residential zones in the Housing Choice and Transport Zone and 'Main road apartment precincts' as identified in the Housing Framework Plan at Clause 02.04.
- **Clause 16.01-2S (Housing affordability)** encourages the delivery of affordable housing in areas with good access to opportunities and services. This policy specifically encourages the increase of supply of well-located affordable housing by facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.

5.2.5 Clause 18 – Transport

Clause 18 identifies that Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe. Specific sub-clauses relevant to the Site and proposal include:

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- **Clause 18.01-3S (Sustainable and safe transport)** aims to facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.
- **Clause 18.01-3L (Sustainable personal transport – Boroondara)** aims to support the creation of pedestrian friendly streets and urban centres, specifically to ensure pedestrian and cyclist safety. The policy also encourages the provision of end of trip facilities for cyclists.
- **Clause 18.02-4L-02 (Car parking – Boroondara)** seeks to ensure adequate user and visitor car parking is provided with use and development. Strategies include supporting parking reductions in development where sufficient car parking exists and where there is a choice of transport modes available in the area.

5.2.6 Clause 19 – Infrastructure

Clause 19 outlines that Planning should (amongst other things) seek to minimise the impact of use and development on the operation of major infrastructure of national, state and regional significance, including communication networks and energy generation and distribution systems. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 19.02-1R (Health precincts – Metropolitan Melbourne)** seeks to facilitate health and community wellbeing precincts across Metropolitan Melbourne, including provision of general practitioners, community health facilities, allied health services and not-for-profit health providers at the neighbourhood level.
- **Clause 19.02-1L (Health facilities)** aims to accommodate the future development needs of health facilities, while limiting detrimental impacts on the neighbourhood character and amenity of surrounding residential areas. Health facilities are encouraged in activity centres and are encouraged to minimize adverse amenity impacts on adjoining residential properties particularly in relation to noise, carparking and access and circulation.
- **Clause 19.03-3S (Integrated water management)** seeks to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach through a series of strategies and policy guidelines.
- **Clause 19.03-3L (Integrated water management)** seeks to manage stormwater flow and quality before it enters waterways, including through supporting the inclusion of water harvesting and reuse measures within the planning and design stages of development.

5.3 Strategic Planning Documents

The follow strategic planning documents are relevant to the proposal and are discussed below:

- *Victoria's Housing Statement 2024-2025*
- *Plan for Victoria 2025.*
- *Hawthorn, Glenferrie and Auburn Train and Tram Zone Activity Centres Plan 2026*
- *Boroondara Housing Strategy 2023.*
- *Neighbourhood Character Study & Precinct Guidelines 2013.*

5.3.1 Victoria's Housing Statement 2024-2025

Victoria's Housing Statement – *The Decade Ahead 2024–2034* – sets an ambitious target to deliver 800,000 new homes over the next decade. The Statement focuses on five key areas:

1. *Boosting housing supply through streamlined planning processes and rezoning in activity centres.*
2. *Faster approvals via new "deemed-to-comply" standards and reduced permit requirements for certain dwellings.*
3. *Increasing housing choice in established suburbs, including medium-density housing and second dwellings.*
4. *Expanding social and affordable housing, supported by partnerships with the Commonwealth and private sector.*
5. *Long-term planning through the forthcoming Plan for Victoria and municipal housing targets.*

5.3.2 Plan for Victoria 2025

Plan for Victoria sets the long-term strategic vision and framework for housing, employment growth, liveability, and sustainability across Victoria until 2050. It is supported by five pillars:

- Self-determination and caring for Country – underpinning and informing all other pillars.
- Housing for all Victorians – delivering sufficient affordable homes for all Victorians.

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- Accessible jobs and services – making sure Victorians have good access to facilities and good jobs.
- Great places, suburbs and towns – creating thriving places that are attractive, safe and welcoming for everyone.
- Sustainable environments – preserving the natural values of Victoria and addressing climate change.

Plan For Victoria sets a housing target of 65,500 new homes in Boroondara by 2051.

5.3.3 Hawthorn, Glenferrie and Auburn Train and Tram Zone Activity Centres Plan 2026

The *Hawthorn, Glenferrie and Auburn Train and Tram Zone Activity Centres Plan* was released by the Department of Transport and Planning in February 2026, and seeks to guide new housing development through placed-based planning rules and built form outcomes.

The Site is identified as being on the periphery of the outer catchment area of the Glenferrie Activity Centre. The vision for Glenferrie is:

> *A lively hub of learning, community and commerce. Heritage buildings sit comfortably alongside contemporary architecture, and its bustling streets bring together students, residents and visitors. With its public spaces, cultural destinations and education anchors, Glenferrie will continue to evolve as a vibrant, well-connected precinct that blends the old and the new while supporting future growth.*

5.3.4 Boroondara Housing Strategy 2023

The *Boroondara Housing Strategy* sets out a 15-year plan for accommodating the community's housing needs. It identifies needs and challenges as well as the following strategic directions:

- *Housing diversity in appropriate locations.*
- *Housing this is sustainable and achieves design excellence.*
- *Housing that meets the needs of all residents now and in the future.*

The *Boroondara Housing Strategy* identifies the Site as being in a 'High Change Area' which aims to support additional housing provision and diversity at increased densities. These areas benefit from high access to existing services, public transport, amenity and infrastructure, with housing density expected to occur through mixed use, infill and apartment development.

5.3.5 Neighbourhood Character Study & Precinct Guidelines 2013

The Site is located in Precinct 40 of the Boroondara *Neighbourhood Character Study*. Precinct 46 consists of several main road corridors which follow tram lines along Glenferrie Road, Riversdale Road and Power Street, Hawthorn. The south side of Riversdale Road is of relevance and is significant for its collection of medium density interwar and post war apartments.

The preferred character for Precinct 40 seeks to facilitate development of a diverse range of housing that integrates with the scale and form of buildings in the precinct. It aims to achieve this by:

- *Encouraging the retention of large trees;*
- *Ensuring buildings are sufficiently setback from the front boundary to retain and enhance the existing streetscape rhythm and provide sufficient space for landscaping;*
- *Ensuring new developments and additions respect the predominant scale and form of buildings in the streetscape;*
- *Encouraging design that integrates with the heritage styles of the precinct;*
- *Ensuring car parking structures do not dominate the streetscape;*
- *Maximising soft landscaping and minimising areas of hard surfaces; and*
- *Encouraging low or open style front fences.s*

5.4 Other Considerations

5.4.1 Boroondara Tree Protection Local Law

The City of Boroondara *Tree Protection Local Law 2024* (**Local Law**) is of relevance to this project.

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The Local Law seeks to protect significant trees and canopy trees and applies local law permit requirements for the removal, pruning or damaging of specified trees or the carrying out of any works within Tree Protection Zones of specified trees.

It is noted that this Local Law permit is separate to the planning permit application process and the tree related provisions of the *Boroondara Planning Scheme*. Specifically, the difference in operation of the Local Law and Clause 52.37 (Canopy trees) is clarified in the written advice prepared by the Urban Planning Forestry team at the City of Boroondara dated 21 April 2026, extracted below:

- *Clause 52.37 applies for any boundary canopy tree within front 6m or rear 4.5m which meets the definition under this clause. If a permit is required to remove a boundary canopy tree, Clause 52.37 applies and the Local Law does not apply for the removal of that boundary canopy tree.*
- *The Local Law applies to the removal of any other canopy trees outside of the boundary canopy tree setbacks (i.e. for any other trees on a site which are not subject to Clause 52.37), but needs to meet the Tree Protection Local Law triggers (i.e. >110 cm trunk circumference when measured at 1.4 metres above ground).*
- *For any retained trees, the Tree Protection Local Law applies if works are proposed near a protected tree (within 2m of the trunk of a canopy tree or within the Tree Protection Zone (TPZ) of a significant tree).*

This project has been designed in consultation with Open Space Management, to ensure that impacts to high-value trees are minimised.

Refer to the Tree Assessment Report prepared by Open Space Management for details of tree removal and local law permit requirements.

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6 Planning Assessment

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6.1 Overview

An assessment of the development proposal has been conducted under the following headings:

- Alignment with the Municipal Planning Strategy and Planning Policy Framework
- Consideration of requirements in Clause 53.23.
- Consideration of the Residential Growth Zone.
- Consideration of the Heritage Overlay.
- Consideration of Clause 58 requirements.
- Consideration of other particular provisions
- Integrated decision-making and net community benefit.

Each of these matters are discussed further below.

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6.2 Alignment with the Municipal Planning Strategy and Planning Policy Framework

The proposal has been assessed against the broader strategic objectives of the *Boroondara Planning Scheme* and is highly consistent with these objectives for the following reasons:

6.2.1 Settlement and Housing

- The proposal is located within an area designated for substantial change within local policy and state strategic planning frameworks. Specifically, the Site is adjacent to the Glenferrie Hill Neighbourhood Activity Centre and within the periphery of the recently released Glenferrie Train and Tram Zone Activity Centre (under the *Hawthorn, Glenferrie & Auburn Train & Tram Activity Centres Plan*). The Site benefits from excellent access to retail, entertainment, shops and services located along Riversdale and Glenferrie Road, high quality open spaces such the Yarra River and the HA Smith Reserve in the broader context, along with educational facilities (including primary, secondary and tertiary facilities). It is an ideal location for a higher density of development, consistent with Clause 02.03-5 (Housing), Clause 11.03-1S (Activity centres and precincts), Clause 11.03-1L-04 (Neighbourhood centres, local centres and commercial corridors) and Clause 16.01-1L (Housing – Boroondara).
- The Site benefits from access to a multitude of public transport options and is notably located proximate to high-frequency tram routes along Riversdale Road (Tram Routes 70 and 75) and Glenferrie Road (Tram Route 16). The Site is also located circa 850m from the Glenferrie Railway Station (Alamein, Belgrave and Lilydale Railway Lines). This provides direct access to the CBD and a range of other activity centres and employment nodes. The location of a higher density of housing in this location is consistent with Clause 11.03-1S (Activity centres and precincts) and Clause 16.01-1L (Housing – Boroondara).
- The project will deliver 42 dwellings comprising a mix of two- and three-bedroom typologies affording generous internal amenity and scale with variations in layout, aspect, private open space and relationship to common areas. The proposal will facilitate a diverse range of housing appropriate for different household structures, consistent with Clause 02.03-5 (Housing), Clause 11.03-1S (Activity centres and precincts) and Clause 16.01-1L (Housing – Boroondara). Importantly, the delivery of more diverse housing within the 'missing middle' will allow local residents to age in place and downsize, in turn freeing up existing dwelling stock for families.

6.2.2 Land Use and Amenity

- The proposal involves the preservation of the existing significant building at 98 Riversdale Road for the use of the land as a medical centre. The adaptive reuse will allow for the provision of additional community services adjacent to an activity centre in a manner which requires minimal intervention to the existing fabric, in line with Clause 19.02-1S (Health facilities) and Clause 19.02-1L (Health facilities).

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- The medical centre land use is compatible with nearby land uses noting the Site abuts land within the C1Z where commercial and non-residential uses prevail. The use will operate in a manner which does not generate any unreasonable amenity impacts on the existing residential uses to the south and east of the Site, including the apartment building proposed under this application. Further detail with respect to Clause 13.07-1S (Land use compatibility) and Clause 13.07-1L (Discretionary uses and development in residential areas) is provided in Section 6.4 of this report.

6.2.3 Built Form, Heritage and Landscaping

- The proposed architectural response is well considered and has due consideration to the existing significant heritage building at 98 Riversdale Road, alongside the broader character and context. The design of the apartment building concentrates the mass to the corner as it presents to Glen Street, allowing a respectful transition to 98 Riversdale Road through moderation in heights and generous front and side setbacks. Other design techniques are adopted including respectful interpretation of key features, scale and proportions, datum line references, verandah rhythm, recessing of rear form behind 98 Riversdale Road, and the provision of open terraces at lower levels to facilitate oblique views of the significant building and its roofline from the north-eastern side of Riversdale Road, to further give prominence to 98 Riversdale Road and celebrate its features from the various angles of the public realm. This demonstrates an appropriate response to policy at Clause 15.01-1L-01 (Urban design and built form outcomes) and Clause 15.03-1L (Heritage in Boroondara).
- The apartment typology and associated massing and height arrangement responds to the 'Main Road Apartment Precinct' where increased housing diversity and density is encouraged by Clause 02.04-3 (Housing framework plan), particularly noting the Site's location within proximity to the recently released Glenferrie Hill Activity Centre. The massing has had due consideration to the emerging and preferred character of this activity centre.
- The design response draws on the eclectic architectural context whilst drawing on features of 98 Riversdale Road in a respectful and interpretative manner. This includes the use of brickwork as a key feature of the surrounding area, in with cream and sandy tones proposed to reference secondary features of 98 Riversdale Road without competing or replicating significant details. This is consistent with Clause 15.01-1L-01 (Urban design and built form outcomes) and Clause 15.03-1L (Heritage in Boroondara).
- An integral feature of the design response is the landscaping design which includes planting across the façade and terraced areas, alongside generous canopy cover and deep soil planting to reference and respond to the garden character of the broader context. The landscape design also uses planting to enhance legibility of entrance arrivals and will contribute positively to the public realm. This responds to Clause 15.01-2S (Building design) and Clause 15.01-1L-01 (Urban design and built form outcomes).
- The proposal has been designed to minimise amenity impacts to existing residents within the local area. In particular, the built form provides a transition in height from the concentrated built form holding the north-east corner, down towards the more sensitive residential properties to the south of the Site. Furthermore, the proposal is not expected to create unreasonable noise, traffic or visual impacts to adjoining properties. This is consistent with Clause 15.01-1L-02 (Neighbourhood centres and commercial corridors built form) and Clause 15.01-5L (Neighbourhood character – Boroondara).
- The proposal provides for building setbacks to side and rear boundaries that will provide for appropriate daylight and outlook for future residents while considering the equitable development opportunities of adjoining land, particularly to the Site's south. This is consistent with Clause 15.01-1L-02 (Neighbourhood centres and commercial corridors built form) and Clause 15.01-5L (Neighbourhood character – Boroondara).
- The proposal involves the construction of a basement level which provides appropriate provision of car parking and services which are obscured from the public realm. Vehicle access is afforded via Glen Street, away from Riversdale Road. This is responsive to Clause 15.01-1L-02 (Neighbourhood centres and commercial corridors built form) and Clause 18.02-4L-02 (Car parking – Boroondara).

6.3 Consideration of Clause 53.23

The following points are raised regarding the proposal's response to statutory considerations within Clause 53.23:

- The proposal delivers a high quality architectural, urban design and landscape outcome to an amenity rich location which is already earmarked for substantial growth.

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- The proposal meets all eligibility criteria for Category 1 projects, including a construction cost of greater than $50 million and an affordable housing contribution of 3% of the residential development cost. The application is accompanied by a letter from Invest Victoria dated 13 July 2026.
- The proposal offers a substantial net community benefit through the exceedance of planning scheme requirements relating to canopy cover, deep soil, internal amenity and ESD, while also delivering public realm benefits through additional street tree planting and integrated bench seating for pedestrians along street edges.
- The scheme complies with all mandatory planning scheme controls and does not seek a dispensation under any clause through this pathway.

An application under Clause 53.23 is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

6.4 Consideration of the Residential Growth Zone

The proposal responds to the purpose of the RGZ through the delivery of housing at increased densities and sensitively designed non-residential uses that are derived from a contextually appropriate architectural and landscape response.

6.4.1 Medical centre

The application proposes to retain the existing building at 98 Riversdale Road (alongside partial demolition of non-original fabric and external alterations) and use the land for a medical centre. The proposed gross floor area of the medical centre measures 418 sqm, for which a permit is required under Clause 32.07-2 (RGZ).

As detailed in the Heritage Impact Statement accompanying this application, the existing building at 98 Riversdale Road was first constructed and used as a dwelling. The dwelling was converted to a medical centre in circa 1992, associated with the headquarters by Alzheimer's Society of Victoria (now Dementia Australia). Dementia Australia vacated the premises and the medical centre use ceased. This application now seeks to formalise the use of a Medical Centre within 98 Riversdale Road only.

The proposed use forms an appropriate response to the purpose of the RGZ1 and policy at Clause 13.07-1L (Discretionary uses and development in residential areas) for the following reasons:

- The use of the land as a medical centre aligns with the relevant purposes of the RGZ1, notably to allow a range of non-residential uses to serve local community needs in appropriate locations. The Site is in a well-accessible location which benefits from high levels of access to existing services and transport options. The new use will contribute to the economic vitality of the area, providing health care for surrounding residents and visitors of Hawthorn.
- The use will complement the residential use (dwellings) proposed on the balance of the Site without causing any unreasonable amenity impacts. The uses are separated by generous landscaping buffers and built form setbacks.
- Medical centres are an encouraged use under Clause 13.07-1L. The clustering of this use is notably also supported under policy, particularly in locations along main roads (Transport Zones). The Site is located along the Principal Road Network (TRZ2) and is in proximity to existing medical centres operating on abutting allotments, or properties fronting Glenferrie Road (520 and 522 Glenferrie Road).
- The proposed hours of operation from 8am until 6pm (Monday to Friday) and 8am to 1pm (Saturday) aligns with the RGZ1 and the hours encouraged under Clause 13.07-1L and importantly are not expected to generate any unreasonable amenity impacts on the area given the type of use proposed. While there are existing and proposed sensitive uses (residential) in the immediate context, there are a variety of other commercial uses noting the proximity to the C1Z west of the Site, notably with other medical centres currently operating on abutting allotments as described above.
- This application is supported by a Waste Management Plan which demonstrates that the waste arrangements can be appropriately accommodated and managed in a manner which does not result in any unreasonable amenity impacts on the surrounding areas. The proposed waste storage location is within the basement (separate to residential waste storage) and will not be visible from the public realm, responding to Clause 13.07-1L.
- This application is also supported by a Traffic Impact Assessment which demonstrates that the proposed car parking arrangements associated with the medical centre can be appropriately accommodated and managed in a manner which does not result in any unreasonable amenity impacts on the surrounding area. Access to the proposed basement of the apartment building is provided via an access lift at the rear of 98 Riversdale Road. Car parking is

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accessible via the proposed ramp off Glen Street, with the vehicle crossover located along one frontage only which aligns with Clause 13.07-1L.

6.4.2 Building height

- While the proposed building height exceeds the preferred maximum building height set out in the RGZ1, a variation is considered appropriate and justified noting the discretionary nature of the control and having regard to the following:
  - At over 3,300 square metres, the Site is one of the largest consolidated land holdings within the precinct and as such has the capacity to absorb a greater building height in a manner which is contextually responsive and ensures unreasonable off-site amenity impacts are avoided. It is considered that the discretionary nature of the RGZ height control has been adopted in this precinct to facilitate circumstances such as this – where physical attributes and strategic context can support the delivery of greater density and scale.
  - The Site is located in an evolving precinct –where multi-storey residential apartment buildings are becoming more prevalent within the corridor and where residential catchments beyond the corridor have recently been rezoned to accommodate greater height and density.
  - The Site interfaces predominantly non-residential land uses, and where a residential interface does exist, it is located within the RGZ where greater scale and density can be accommodated in the future. Accordingly, unreasonable off-site amenity impacts are avoided, in particular with respect to solar access, outlook and visual impact.
  - With a site coverage of less than 60%, the design response avoids the spread of mass across the Site in favour of appropriately located height and a landscape led response which ensures generous deep soil areas, canopy cover and building separation. This approach allows the heritage fabric to remain visually prominent within the streetscape whilst facilitating density outcomes that are commensurate with the zoning of the land and policy ambitions.
  - The design response directs the mass away from the more sensitive heritage interface to effectively hold the north-eastern corner of the Site, which allows for a more recessive and moderated form adjacent to the heritage building and a transition in scale away from the existing dwelling to the south. The massing approach adopted by Tristan Wong Architecture favours purposefully interlocking volumes to create a layered frontage. This approach allows for a contextually responsive transition in street wall height along Riversdale Road and Glen Street, which responds to the lower datum points of the heritage building and increases in height toward the corner of Glen Street. In response to feedback received by DTP during the pre-application process, an option was explored which redistributed some of this mass away from the heritage building and resulted in a sheer five storey volume at the corner. However, ultimately this option was considered inferior as it lacked transition from one volume to the other and resulted in an overly exaggerated form at the corner which was at odds with the scale of the surrounds, in particular along Glen Street, without any perceived benefit.

Accordingly, the building height proposed is considered appropriate.

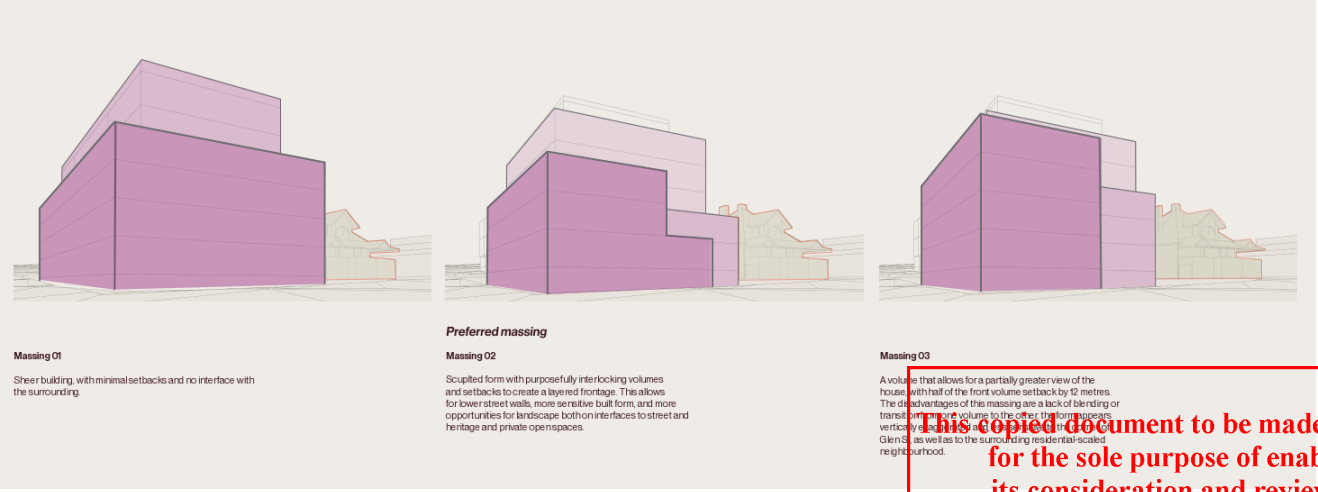


Figure 17. Testing of massing (Source: Tristan Wong Architecture)

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6.5 Consideration of the Heritage Overlay

The Site is partially affected by the Heritage Overlay (HO179 – Alzheimer Society of Victoria (House)) which applies to 98 Riversdale Road only. 100 and 104 Riversdale Road are not located within the Heritage Overlay and accordingly are not subject to the provisions of Clause 43.01 or the local heritage policy guidelines at Clause 15.03-1L.

A Heritage Impact Statement (**HIS**) prepared by Bryce Raworth accompanies this application and demonstrates that the proposal represents a balanced and heritage-responsive approach to development that retains and conserves 98 Riversdale Road and its elements of significance, supports the removal of non-original fabric located at the rear and introduces new development that is appropriately scaled, sited, and designed in relation to the heritage place.

With respect to the works that are proposed within the Heritage Overlay, it is considered that the application forms an appropriate response to policy at Clause 15.03-1L (Heritage in Boroondara) and the decision guidelines of Clause 43.01-8 (Heritage Overlay) for the following reasons:

- The application seeks to remove the covered walkway located at the rear of 98 Riversdale Road, currently connecting this building to the buildings at 100 and 104 Riversdale Road (outside of the boundaries of the HO179). The extent of demolition within the boundaries of HO179 is limited to non-original fabric which does not contribute to the significance of 98 Riversdale Road. The extent of demolition therefore responds to relevant significant heritage places strategies which encourage '*the demolition of non-original and non-contributory additions*'.
- With respect to the extent of new form within the boundaries of the HO179 (at the rear of 98 Riversdale Road), the apartment building has been designed in a manner which is sympathetic in scale without unreasonably obscuring the significant fabric as it presents to the public realm. The rear wing of the apartment building will read as a recessive element of the proposed building to ensure it presents secondary to 98 Riversdale Road, maintaining its prominence and legibility from Riversdale Road. This is achieved through a generous setback of 10 metres behind the primary double storey volume and the peeling away of form above level 2.
- The architectural treatment of the new form within the overlay area comprises a simple, refined volume with a subdued material and colour palette which is sympathetic to the heritage building and allows it to remain the prominent element within the streetscape.

It is further acknowledged that whilst the works proposed across the balance of the Site are not subject to heritage controls or policy considerations, as an integrated site response it remains good practice to consider heritage fabric on site when designing new form. Accordingly, the design response has had due consideration to the heritage context at 98 Riversdale Road including respectful interpretation of key features, scale and proportions, datum line references, verandah rhythm, and the provision of open terraces at lower levels to facilitate oblique views of the significant building and its roofline from the north-eastern side of Riversdale Road, to further give prominence to 98 Riversdale Road and celebrate its features from the various angles of the public realm.

For these reasons, the proposal is considered to respond to the purpose and objectives of the Heritage Overlay.

6.6 Consideration of Clause 58

The table below provides a summary of compliance against applicable standards within Clause 58. The proposal meets the majority of requirements of all applicable standards and objectives within Clause 58, confirming that high levels of on and off-site amenity are afforded by the development.

Clause 58 Standard	Does it meet the Standard?	Does it meet the Objective(s)?
58.02 Urban Context		
D1 (Urban context)	✓	✓
D2 (Residential policy)	✓	✓
D3 (Dwelling diversity)	✓	✓
D4 (Infrastructure)	✓	✓
D5 (Integration with the street)	✓	✓
58.03 Site Layout		

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D6 (Energy efficiency)	✓	✓
D7 (Communal open space)	✓	✓
D8 (Solar access to communal open space)	✓	✓
D9 (Safety)	✓	✓
D10 (Landscaping)	✓	✓
D11 (Access)	✓	✓
D12 (Parking location)	✓	✓
D13 (Integrated water and stormwater management)	✓	✓
58.04 Amenity Impacts		
D14 (Building setback)	✓	✓
D15 (Internal views)	✓	✓
D16 (Noise impacts	✓	✓
D17 (Wind impacts)	✓	✓
58.05 On Site Amenity and Facilities		
D18 (Accessibility)	✓	✓
D19 (Building entry and circulation)	✓	✓
D20 (Private Open Space)	✓	✓
D21 (Storage)	✓	✓
58.06 Detailed Design		
D22 (Common property)	✓	✓
D23 (Site services)	✓	✓
D24 (Waste and recycling)	✓	✓
D25 (External walls and materials)	✓	✓
58.07 Internal Amenity		
D26 (Functional layout)	✓	✓
D27 (Room depth)	×	✓
D28 (Windows)	✓	✓
D29 (Natural ventilation)	✓	✓

Refer to Appendix A for a detailed assessment of the development against all standards and objectives in Clause 58.

The compliance of the proposal with all standards and objectives of Clause 58 is a demonstration of the high levels of on and off-site amenity that will be afforded by the project. With respect to the non-compliance relating to room depth, this is considered appropriate as the daylight analysis undertaken by GIW has demonstrated that sufficient levels of daylight in accordance with BESS standards will be met by the non-compliant apartments. Accordingly, whilst not strictly meeting the standard, the objective is met as reasonable levels of daylight will continue to be provided to apartments.

6.7 Consideration of other particular provisions

6.7.1 Consideration of Clause 52.06

The development proposes a total of 95 car parking spaces, comprising 88 residential spaces and 7 medical centre (2 spaces allocated to staff and 5 spaces allocated to visitors).

The Site is located in Category 3 of the *Car Parking Requirement Maps* (Department of Transport and Planning, 2025), which outlines minimum and maximum rates to align with the Site's high accessibility to public transport. While the proposed number of spaces for the medical centre complies with Clause 52.06-5, a permit is required to exceed the maximum number of spaces for the dwellings, with an additional 4 car parking spaces proposed.

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A Car Parking Demand Assessment is contained with the TIA prepared by Traffix to address the requirements of Clause 52.06-7 with respect to the exceedance of 4 spaces for dwellings. Having regard to the proposed traffic generation, the following is noted:

> *There is a limited market for larger apartments with 3 car spaces, which this proposal seeks to meet. We expect that the future owners of the car spaces will use them, as they have specifically sought to purchase the additional car space. It is also important to note that although residents may have an additional car, it is not expected that providing an additional vehicle would necessarily result in the car being used at the same time as the others, or generating additional traffic trips (i.e. residents would still likely utilise their 'primary' car on most occasions).*

Further, it is important to note that the development would be permitted to provide a maximum of 95 spaces (comprising 84 spaces for dwellings and 11 spaces for medical centre) which aligns with the overall total provision proposed. The proposed exceedance associated with dwellings is appropriate in this context, noting that the overall traffic generation is not expected to result in any unreasonable impacts on the surrounding area.

The removal of a crossover to Riversdale Road and consolidation of vehicle access via Glen Street is expected to also minimise disruption to the public realm. The location of the medical centre car parking spaces at basement levels are also separated from the residential car park by an internal gate at Basement Level 1, which is a safe and accessible arrangement.

Please refer to the TIA prepared by Traffix Group for full detail, including an assessment against the requirements of Clause 52.06-9 (Design standards).

6.7.2 Consideration of Clause 52.34

The proposal includes the provision of 52 bicycle spaces (42 for residents and 10 for visitors) for the apartment building and 4 bicycle spaces (2 for staff and 2 for visitors) for the medical centre, both of which exceed the statutory requirement under Clause 52.34. The proposal will adequately provide sufficient bicycle parking facilities for future residents, staff and their visitors.

The proposed location of bicycle spaces and facilities allow for convenient access from surrounding bicycle routes and are located proximate to main building entrances. Bicycle spaces provided as rails are securely fixed to the ground in highly visible locations which are allow easy access to park, lock and remove a bicycle. The balance of bicycle spaces are provided in a bicycle compound which includes floor rails and sufficient internal access paths in response to the requirements of Clause 52.34-6.

On this basis, the proposed provision of bicycle parking and bicycle facilities is considered appropriate.

6.7.3 Consideration of Clause 52.37

The Site is currently comprised of a contrived and aging landscape poly-culture of mostly exotic species, including various small weedy trees and shrubs. The Arboricultural Report prepared by Open Space Management confirms that all trees within the Site are Mature Plus, Scenescent or in a Poor and Fair condition and accordingly are not worthy of retention. When considering the health and amenity value of trees on balance with the state and local planning policy ambitions which direct greater densities and substantial growth to this site, it was determined the most appropriate outcome involved the removal of all canopy trees on Site and a replacement planting scheme which prioritised greater canopy cover and more suitable species.

Specifically, the application seeks to remove three boundary canopy trees (Trees 7, 16 and 31) which require a permit under Clause 52.37-2.

Pursuant to Clause 52.37-4, the Responsible Authority is exempt from and not required to consider the decision guidelines in Clause 65. The application forms an appropriate response to the decision guidelines at Clause 52.37-7 for the following reasons:

- Tree 31 (Liquidambar styraciflua) is located within 6 metres of the narrowest street frontage (Glen Street) and is the most readily identifiable tree. Notwithstanding its fair condition, the Arboricultural Report identifies that this tree is presently constrained and comprised by existing conditions. The tree protection zone of this tree are encroached upon by a stormwater drainage pipe and brick fences and associated footings, limiting the restricted root environment which is typically not tolerated by the Liquidambar styraciflua species. In addition to the constrained conditions, the Arboricultural Report confirms the tree exhibits diminished structural and form aspects, has ongoing conflict with electrical services and ground-swell related damage, and has exceeded its Safe Useful Life Expectancy (SULE). These factors demonstrate that the tree is subject to pre-existing functional, structural

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and management constraints independent of any future development. If retained in situ, the tree's long-term health, structural integrity, and capacity to safely remain within the landscape would be compromised. It is therefore not practical to retain this tree. This is particularly relevant when considering the canopy size of the tree at 10 metres and the tree protection zone of 6 metres, which would render a substantial portion of the parcel at 104 Riversdale Road as undevelopable. This is contrary to the purpose of the zone particularly when considering the compromised condition of the tree at present.

- The development will not impact existing trees on adjoining land, including street trees.
- The proposal provides for a range of new planting across the Site and achieves 27% canopy cover (plus 6% of additional canopy cover comprising taller shrubs or canopy outside of the standard constraints). The proposed canopy cover is not only an exceedance of the planning scheme requirements (20%), it demonstrates a significant improvement to the existing canopy cover and defensive hardstand conditions at present across the Site.
- New canopy trees will include a range of planting, including native trees which are well suited to the climatic conditions of the region.
- The Landscaping Plan accompanying the application demonstrates that an area of 24% for deep soil is proposed which significantly exceed the requirements of Clause 58.03-5 (Landscaping) and Standard D10 (minimum 15%). The proposed deep soil areas have been meaningfully designed to ensure true deep soil is provided which will not conflict with sub-ground structures.

For these reasons, it is considered that the proposal provides an appropriate response to the purpose and objectives of Clause 52.37.

6.8 Integrated decision-making and net community benefit

The proposal presents a unique opportunity to deliver a mid-rise building on a large, amalgamated land holding in a location with high levels of accessibility to public transport, community facilities, open space and an activity centre precinct. The presence of a significant heritage building on a portion of the Site requires a balanced and heritage-responsive approach, alongside a landscaped outcome which replaces unsuitable canopy trees with more appropriate species with a greater ability to contribute to enhanced canopy cover and urban greening in perpetuity.

Clause 71.02 (Integrated decision-making) acknowledges that *'Victorians have various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure.'* It is the role of planning to meet these needs, which often times requires the balancing of competing objectives in favour of net community benefit and sustainable development which benefits current and future generations.

The proposal successfully balances the numerous competing policy objectives for this Site including the promotion of densification in amenity rich locations, heritage restoration, significant revegetation with canopy cover and deep soil targets exceeding the conventional requirements of the planning scheme, environmentally sustainable design and architectural and design excellence. While the building proposes a height above the discretionary controls under the RGZ1, the proposal facilitates a building which provides a sensitive and meaningful transition and interface to significant heritage fabric, prioritises deep soil planting opportunities, avoids unreasonable off-site amenity impact, and provides a streetscape presentation which responds to the surrounding and emerging character expectations for an identified growth corridor. The siting of new form and restoration of existing form will facilitate the delivery of new dwellings which places landscape as a focal point, with over 27% canopy cover and 24% of the Site as deep soil. These are metrics which offset the loss of existing canopy trees on site that are deemed unsuitable for retention, and go above and beyond outcomes that would be delivered under a conventional planning permit pathway scenario. Coupled with the generous on-site landscaping outcome is the delivery of public realm benefits including the planting of new street trees along Riversdale Road and integrated bench seating along street frontages as a pedestrian refuge. These features will deliver on and off site landscape outcomes that are far superior to those currently defining the Site, which is only made possible through a facilitated site development which successfully balances competing objectives.

From a sustainability perspective, the 66% BESS score, high levels of natural ventilation and a focus on providing dual aspect apartments with functional layouts will benefit future generations and ensures the development is future-proofed to respond to a changing climate. Again, this ESD rating greatly exceeds the industry best practice score of 50%, which is particularly relevant when considering the lack of ESD policy and requirement within the Boroondara Planning Scheme. Facilitating planning approval through the pathway sought will also result in an affordable housing contribution to the Social Housing Growth Fund, in turn delivering wide-reaching public benefits beyond the bounds of the Site.

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It is therefore considered that on balance, when considering the myriad of planning policy objectives that apply to the Site and the principles of integrated decision-making, the proposal is entirely appropriate and supportable.

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7 Conclusion

This report has been prepared by Tract Consultants Pty Ltd upon the instructions of Glenferrie Hill Pty Ltd to accompany a planning permit application for the construction of an integrated site development comprising the adaptive reuse of an existing heritage building and the establishment of a new seven storey residential apartment building comprising 42 dwellings.

The application is proposed for consideration under Clause 53.23 of the Boroondara Planning Scheme; 'Significant Residential Development with Affordable Housing'. As outlined in this report, the proposal is an excellent candidate for this approval pathway and will deliver architectural, landscape, liveability and sustainability excellence, alongside a myriad of other public benefits.

Core to achieving this is the collaboration between Tristan Wong Architecture and Eckersley Garden Architecture who have carefully and deliberately curated a scheme which successfully conserves, enhances and celebrates significant heritage fabric and facilitates the establishment of new form, all within a landscaped setting.

The proposal will allow for the redevelopment of a large, consolidated land holding adjacent to an activity centre and along a designated growth corridor and deliver thoughtfully designed and high amenity apartments to a location well-serviced by public transport and in proximity to a range of services and amenities.

Redevelopment of the Site as proposed is commensurate with the Government aspirations to deliver more dwellings in established urban areas. Further, the proposed development can be accommodated without introducing unreasonable amenity impact to adjoining properties, by way of overlooking, overshadowing or visual bulk.

It follows as the recommendation of this report that the Department of Transport and Planning should support the proposal and ultimately recommend the Minister for Planning to issue a Planning Permit for the development.

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Appendices

Appendix A Clause 58 Assessment

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Appendix A Clause 58 Assessment

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Clause 58
Better Apartment Design Standards

Tract

1.1 Purpose

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

1.2 Requirements

A development:

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

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

For Clause 58.04-1 (Building setback):

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

1.3 Definition

An Apartment is defined in Clause 73.01 as:

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

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Clause 58.02 – Neighbourhood Character and Infrastructure

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Clause 58.02-1 – Urban Context Objectives

Objectives	To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area.
	Achieved
Standard D1	The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site.
	Complies with the standard

Clause 58.02-1 – Urban Context Objectives Assessment

The proposed development will sit comfortably within the emerging built form character of the area, noting the Site's location within the Residential Growth Zone Schedule 1 (RGZ1) which encourages apartment development along main roads, coupled with the recently released Glenferrie Activity Centre (Planning Scheme Amendment VC257) which re-zones land to the north of the Site to the Housing Choice and Transport Zone. For land directly north, built form up to 6 storeys is contemplated in the inner-catchment areas. The proposed height and massing response aligns with the relevant design objectives and requirements of the preferred urban context.

Refer Planning Report for further details.

Clause 58.02-2 – Residential Policy Objectives

Objectives	To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services.
	Achieved
Standard D2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
	Complies with the standard

Clause 58.02-2 – Residential Policy Objectives Assessment

The proposed development aligns with the various strategic planning directives to facilitate urban consolidation and increase housing supply in activity centres and their surrounds, which benefit from high levels of access to existing transport infrastructure, employment options, services and amenities. The proposal is highly compliant with the relevant policies and strategies within the Municipal Planning Strategy and the Planning Policy Framework.

Refer Planning Report for further details.

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Clause 58.02-3 – Dwelling Diversity Objectives

Objectives	To encourage a range of dwelling sizes and types in developments of ten or more dwellings.
	Achieved
Standard D3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.
	Complies with the standard

Clause 58.02-3 – Dwelling Diversity Objectives Assessment

The proposed development provides for a range of apartment typologies generally comprising 2BR and 3BR in a variety of layouts and arrangements. The proposed dwelling mix will cater to a range of household types at different phases of their lives.

Clause 58.02-4 – Infrastructure Objectives

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

Clause 58.02-4 – Infrastructure Objectives Assessment

The proposed development is appropriately serviced and is in an already established and well-connected area.

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Clause 58.02-5 – Integration with the Street Objectives

Objectives	To integrate the layout of development with the street. To support development that activates street frontage.
	Achieved
Standard D5	Development should be oriented to front existing and proposed streets. Along street frontage, development should: • Incorporate pedestrian entries, windows, balconies or other active spaces. • Limit blank walls. • Limit high front fencing, unless consistent with the existing urban context. • Provide low and visually permeable front fences, where proposed. • Conceal car parking and internal waste collection areas from the street. Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.
	Complies with the standard

Clause 58.02-5 – Integration with the Street Objectives Assessment

The proposal complies with the standard as follows:

- The development is appropriately integrated with Riversdale Road and Glen Street. The primary entrance and vehicle access to the apartment building is afforded via Glen Street which will provide a sensitive and comfortable entrance experience as a transition from the public to communal realm with a number of dwellings and communal indoor space fronting the entrance to provide for passive surveillance.
- There are no blank walls facing the public realm and the façade is well articulated from all angles.
- Fencing treatments to the internal accessway are visually permeable and appropriately integrated with landscaping to provide for a balanced outcome between internal amenity considerations and ensuring communal areas are well activated.
- Car parking access is separated from the pedestrian accessway on Glen Street, with the location of car parking concealed in the basement level to obscure this from the public realm.

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Clause 58.03 – Site Layout

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Clause 58.03-1 – Energy Efficiency Objectives

Objectives

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

Achieved

Standard D6

Buildings should be:

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

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

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

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

Complies with the standard

Clause 58.03-1 – Energy Efficiency Objectives Assessment

The proposal complies with Standard D6 as follows:

- The building is sited to incorporate space for solar PV panels and to maximise passive heating and cooling.
- Where possible, living spaces are sited to provide for northern aspect.
- All apartments comply with the relevant maximum cooling load.

Please refer to the accompanying SMP for further detail.

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Clause 58.03-2 – Communal Open Space Objective

Objectives	To provide communal open space that meets the recreation and amenity needs of residents. To ensure that communal open space is accessible, practical, attractive, easily maintained. To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.
	Achieved
Standard D7	A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space. Each area of communal open space should be: • Accessible to all residents. • A useable size, shape and dimension. • Capable of efficient management • Located to: ◦ Provide passive surveillance opportunities, where appropriate. ◦ Provide outlook for as many dwellings as practicable. ◦ Avoid overlooking into habitable rooms and private open space of new dwellings. ◦ Minimise noise impacts to new and existing dwellings. Any area of communal outdoor open space should be landscaped and include canopy cover and trees
	Complies with the standard

Clause 58.03-2 – Communal Open Space Objective Assessment

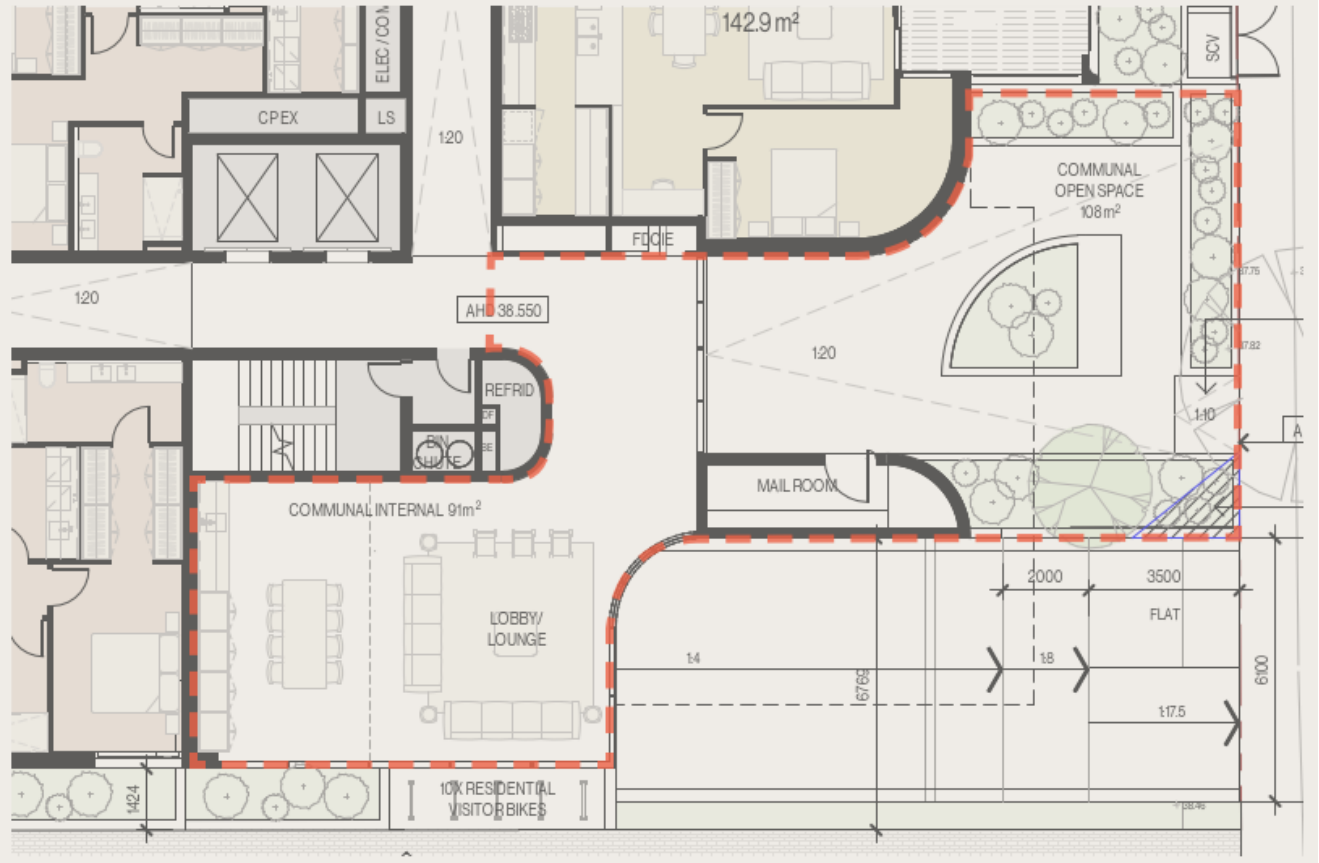
The proposal development provides for two key communal open space areas, both indoor and outdoor, which will meet the amenity needs of residents and is in a practical area which is easily accessible. The proposal exceeds the numerical requirements of Standard D7 as follows:

Type of communal open space	Requirement (for 42 dwellings)	Proposed communal open space	Assessment
Minimum landscape communal open space	30sqm	108sqm (total), inclusive of 53sqm clear to sky	Complies – Exceeds the requirement
Minimum communal open space (indoor and/or outdoor)	75sqm	91sqm (indoor)	Complies – Exceeds the requirement
Total communal open space	105sqm	199sqm	Complies – Exceeds the requirement

The location of communal open spaces are illustrated below:

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

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

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

The communal outdoor open space area is provided at ground level within the front entrance off Glen Street. The area clear to the sky measures 53sqm (complies, refer above).
This area of communal outdoor open space requires an unshaded area of 50% (26.5sqm) between 9am and 3pm on 21 June to meet Standard D8.
The communal outdoor open space receives a minimum of 33sqm of sunlight between 9am and 11am, exceeding the requirements of Standard D8.

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Clause 58.03-4 – Safety Objective

Objectives	To ensure the layout of development provides for the safety and security of residents and property.
	Achieved
Standard D9	Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.
	Complies with the standard

Clause 58.03-4 – Safety Objective Assessment

The proposal provides excellent safety for both residents and the public. Specifically, the proposal complies with the standard as follows:

- All dwelling entries are clearly identifiable and visible from internal accessways.
- Car parks and internal accessways are appropriately lit and arranged to maximise visibility and passive surveillance.
- All private spaces are clearly delineated from public or communal thoroughfares.

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Clause 58.03-5 – Landscaping Objectives

Objectives

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

	Achieved
Standard D10	Development should retain existing trees and canopy cover Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. Development should: • Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2. • Provide canopy cover through canopy trees that are: ○ Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3. ○ Consistent with the canopy diameter and height at maturity specified in Table D4. ○ Located in communal outdoor open space or common areas or street frontages. • Comprise smaller trees, shrubs and ground cover, including flowering native species. • Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. • Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption. • Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. • Protect any predominant landscape features of the area. • Take into account the soil type and drainage patterns of the site. • Provide a safe, attractive and functional environment for residents. • Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

Site Area	Canopy cover	Deep soil
1000 square meters or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 – 1500 square meters	50 square metres plus 20% of site area above1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 – 2500 square meters	150 square metres plus 20% of site area above1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area

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2500 square meters 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 D2 Canopy cover and deep soil requirements

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

Table D3 Soil requirements for trees

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

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

Table D4 Tree types

Complies with the standard

Clause 58.03-5 – Landscaping Objectives Assessment

The proposal provides for:

- 909sqm of canopy cover (equivalent to 27% of site area), exceeding the minimum required.
- 809sqm of deep soil (equivalent to 24% of site area), exceeding the minimum 15% required.
- 57 x Type A trees and 8 x Type B trees, which both meet the minimum canopy diameter and height at maturity in Table D4.
- The development provides 200sqm (6% of site area) of 'additional canopy cover' comprising taller shrubs outside the standard constraints.
- The proposal includes ground cover and smaller shrubs as part of the landscaping strategy.
- The proposed landscaping is supported by an irrigation systems which utilise alternative water sources as detailed in the accompanying Landscape Plans and SMP.

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Clause 58.03-6 – Access Objective

Objectives	To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. To ensure the vehicle crossovers are designed and located to minimise visual impact.
	Achieved
Standard D11	Vehicle crossovers should be minimised. Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building. Pedestrian and cyclist access should be clearly delineated from vehicle access. The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees. Developments must provide for access for service, emergency and delivery vehicles.
	Complies with the standard

Clause 58.03-6 – Access Objective Assessment

The proposal complies with the standard as follows:

- The proposal provides one vehicle crossover.
- Car parking entrance is appropriately integrated within the façade and recessed and separated away from the primary pedestrian entrance.
- The location of the crossover to Glen Street clearly separates vehicular and pedestrian movement.
- The proposal proves for appropriate access for service, emergency and delivery vehicles.

Clause 58.03-7 – Parking Location Objectives

Objectives	To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.
	Achieved
Standard D12	Car parking facilities should: • Be reasonably close and convenient to dwellings. • Be secure. • Be well ventilated if enclosed. Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.
	Complies with the standard

Clause 58.03-7 – Parking Location Objectives Assessment

Car parking for residents and the medical centre is provided in the basement car park, for safety and convenience, whilst protecting dwellings from any potential amenity impacts associated with the car park.

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Clause 58.03-8 – Integrated Water and Stormwater Management Objectives

Objectives	To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
	Achieved
Standard D13	Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: • Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater – Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee 1999) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.
	Complies with the standard

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

The proposal is accompanied by an integrated stormwater management strategy comprising:

- Rainwater harvesting from Level 5 roof draining to 16,000L tank for apartment toilet flushing.
- Rainwater harvesting from Levels 1-4 private open space draining to a 12,000L tank for landscape irrigation.

The results of the BlueFactor undertaken indicate that the project meets the requirements of Planning Scheme Clause 58.13, with the development also achieving a BlueFactor rating of 106%.

Refer to the SMP prepared by GIW for further detail.

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Clause 58.04 – Amenity Impacts

Clause 58.04-1 – Building Setback Objectives

Objectives	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. To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.
	Achieved
Standard D14	The built form of the development must respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to: • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58.
	Complies with the standard

Clause 58.04-1 – Building Setback Objectives Assessment

A detailed assessment of the proposed building setback arrangements against the relevant requirements is provided in Section 6 of the Planning Report.

In summary, the proposed massing arrangement:

- Delivers a building typology that is consistent with the preferred and emerging built form character of the precinct.
- Provides appropriate levels of daylight to new habitable rooms.
- Avoids direct views and utilises obscure glazing to prevent overlooking where required.
- Provides appropriate opportunities for outlook and visual connection to the street.
- Ensures compliance with the objectives of Clause 58 with respect to internal amenity considerations.
- Appropriately addresses equitable development considerations.

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Clause 58.04-2 – Internal Views Objective

Objectives	To limit views into the private open space and habitable room windows of dwellings within a development.
	Achieved
Standard D15	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.
	Complies with the standard

Clause 58.04-2 – Internal Views Objective Assessment

The proposed apartments have been sited and oriented to minimise direct views into the private open space and habitable rooms of other dwellings within the development.

Specifically, this has ensured that all windows and balconies are designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below.

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Clause 58.04-3 – Noise Impacts

Objectives	To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources.
	Achieved
Standard D16	Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings. The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels: • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements. Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed. **Note:** The noise influence area should be measured from the closest part of the building to the noise source.

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

Table D3 Noise Influence Area

Complies with the standard

Clause 58.04-3 – Noise Impacts Assessment

The proposal is not located within the Noise Influence Area of the Noise Source identified in Table D3.

All dwellings will be constructed with appropriate acoustic attenuation to minimise noise transmission within the Site, noting that noise generating elements such as plant equipment are sited away from living areas and bedrooms.

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Clause 58.04-4 – Wind Impacts Objective

Objectives

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

Achieved

Standard D17

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

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

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

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

Unsafe	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: • 3 metres per second for sitting areas, • 4 metres per second for standing areas, • 5 metres per second for walking areas

Table D6 Wind Conditions

Complies with the standard

Clause 58.04-4 – Wind Impacts Objective Assessment

The proposal has been designed to limit the impact any unacceptable wind conditions to public, communal and private areas, specifically having regard to its mid-rise scale and its sheltered location surrounded by other similarly sized development or future development parcels.

Refer to the Wind Assessment prepared by Vipac for further information.

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Clause 58.05 – On Site Amenity and Facilities

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Clause 58.05-1 – Accessibility Objective

Objectives

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

Achieved

Standard D18

At least 50 per cent of dwellings should have:

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

	Design option A	Design Option B
Door Opening	A clear 850mm wide door opening	A clear 820mm wide door opening located opposite the shower
Door Design	Either: • A slide door, or • A door that opens outwards, or • A door that opens inwards that is clear of the circulation area and has readily removable hinges	Either: • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges
Circulation Area	A clear circulation area that is: • A minimum area of 1.2 meters by 1.2 meters • Located in front of the shower and the toilet • Clear of the toilet, basin and the door swing The circulation area for the toilet and shower can overlap	A clear circulation area that is: • A minimum width of 1 meter • The full length of the bathroom and a minimum length of 2.7 meters • Clear of the toilet and basin The circulation area can include a shower area
Path to Circulation Area	A clear path with a minimum width of 900mm from the door opening to the circulation area	Not applicable
Shower	A hobless (step-free) shower	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening
Toilet	A toilet located in the corner of the room	A toilet located closest to the door opening and clear of the circulation area

Table D7 Bathroom Design

Complies with the standard

Clause 58.05-1 – Accessibility Objective Assessment

69% (29/42) of the proposed apartments comply with Standard D18.

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Clause 58.05-2 – Building Entry and Circulation Objectives

Objectives	To provide each dwelling and building with its own sense of identity. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal communal areas provide adequate access to daylight and natural ventilation.
	Achieved
Standard D19	Entries to dwellings and buildings should: • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry. The layout and design of buildings should: • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: ◦ Include at least one source of natural light and natural ventilation. ◦ Avoid obstruction from building services. ◦ Maintain clear sight lines.
	Complies with the standard

Clause 58.05-2 – Dwelling Entry Objectives Assessment

The proposal complies with the standard as follows:

- The ground floor lobby provides shelter and a sense of entry and will be clearly legible from within the communal landscaped entrance.
- All dwellings have a clear entrance from within the building via the main lobby.
- Corridors are provided with access to natural light and ventilation and maintain clear sign lines.

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Clause 58.05-3 – Private Open Space Objective

Objectives

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

Achieved

Standard D20

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

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

If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.
If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

Orientation of dwelling	Dwelling Type	Minimum Area	Minimum Dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

Table D8 Balcony Size

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

Table D9 Additional living area or bedroom area

Complies with the standard

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Clause 58.05-3 – Private Open Space Objective Assessment

All dwellings achieve the requisite area and dimensions of POS, with the large majority of dwellings provided with POS areas substantially greater than the requirements or with secondary POS areas.

Clause 58.05-4 – Storage Objective

Objectives

To provide adequate storage facilities for each dwelling.

Achieved

Standard D21

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

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

Table D10 Storage

Complies with the standard

Clause 58.05-4 – Storage Objective Assessment

All dwellings are provided with ample storage inside the dwelling which exceed the storage requirements.

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Clause 58.06 – Detailed Design

Clause 58.06-1 – Common Property Objectives

Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.
	Achieved
Standard D22	Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.
	Complies with the standard

Clause 58.06-1 – Common Property Objectives Assessment

The proposal complies with the standard as follows:

- All private and communal areas are clearly delineated and identified, while maintaining appropriate transitional spaces between these areas through the development.
- All areas of common property are capable of efficient management, including the ground floor landscaped entrances areas.

Clause 58.06-2 – Site Services Objectives

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

Clause 58.06-2 – Site Services Objectives Assessment

The proposal complies with the standard as follows:

- Site services have been appropriately integrated within the façade and internal areas of the building, providing for convenient access while minimising their impact on the public realm and streetscape.
- It provides opportunity for mailboxes and parcel rooms to be integrated within the lobby areas and appropriately sized to account for the scale of the development.

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Clause 58.06-3 – Waste and Recycling Objectives

Objectives	To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.
	Achieved
Standard D24	Developments should include dedicated areas for: • Waste and recycling enclosures which are: ◦ Adequate in size, durable, waterproof and blend in with the development. ◦ Adequately ventilated. ◦ Located and designed for convenient access by residents and made easily accessible to people with limited mobility. • Adequate facilities for bin washing. These areas should be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: • Be designed to meet the better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019). • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.
	Complies with the standard

Clause 58.06-3 – Waste and Recycling Objectives Assessment

A detailed response to this item is provided in the Waste Management Plan prepared by Traffix Group.

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Clause 58.06-4 – External Walls and Materials Objectives

Objectives	To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area. To ensure external walls endure and retain their attractiveness.
	Achieved
Standard D25	External walls should be finished with materials that: • Do not easily deteriorate or stain. • Weather well over time. • Are resilient to the wear and tear from their intended use. External wall design should facilitate safe and convenient access for maintenance
	Complies with the standard

Clause 58.06-4 – External Walls and Materials Objectives Assessment

The design response prioritises high quality materials that will weather well over time. These include a range of sandy tone brickwork and render, interpreted from the heritage fabric of 98 Riversdale Road in a modern and contemporary manner.

An assessment of the proposed materiality is included within Section 6 of the Planning Report.

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Clause 58.07 – Internal Amenity

Clause 58.07-1 – Functional Layout Objective

Objectives

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

Achieved

Standard D26

Bedrooms should:

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

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

Table D11 Bedroom Dimensions

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

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

Table D12 Living Area Dimensions

Complies with the standard

Clause 58.07-1 – Functional Layout Objective Assessment

All dwellings are afforded with functional layout which exceeds the requirements of Standard D26 in terms of bedroom width and depth, and living room width and area.

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Clause 58.07-2 – Room Depth Objective

Objectives	To allow adequate daylight into single aspect habitable rooms.
	Achieved
Standard D27	Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.
	Complies with objective

Clause 58.07-2 – Room Depth Objective Assessment

The majority of dwellings are dual aspect dwellings and are afforded with good amenity. The majority of single aspect dwellings also achieve full compliance with the room depth requirement. However, it is acknowledged there are a select number of dwellings where the room depth dimensions represent a marginal variation. These apartments are:

- Ground level: G.03 and G.04
- First floor level: 1.03 and 1.04
- Second floor level: 2.03 and 2.04

The SMP prepared by GIW demonstrates that the development complies with the daylight requirements of BESS (IEQ 1.1 and 1.2) using the in-built calculator.

For these reasons, the variation to the standard is considered acceptable as the objective has been met.

Clause 58.07-3 – Windows Objective

Objectives	To allow adequate daylight into new habitable room windows.
	Achieved
Standard D28	Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window.
	Complies with the standard

Clause 58.07-3 – Windows Objective Assessment

All habitable rooms are provided with a window in an external wall of the building and are afforded with adequate daylight.

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Clause 58.07-4 – Natural Ventilation Objectives

Objectives	To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.
	Achieved
Standard D29	The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.
	Complies with the standard

Clause 58.07-4 – Natural Ventilation Objectives Assessment

23 of 42 apartments allow for cross ventilation, equivalent to 55% of the total apartments which exceeds the requirement (40%).

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