

# Planning Assessment Officer Report

PA2604207 – 41-45A Railway  
Parade, Murrumbreena



Planning Assessment Officer Report  
Development Assessment

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Department  
of Transport  
and Planning

OFFICIAL

# Executive Summary



Key Information	Details																														
<b>Application No:</b>	PA2604207																														
<b>Received:</b>	4 February 2026																														
<b>Applicant:</b>	Housing Choices Australia C-/ Tract Consultants																														
<b>Planning Scheme:</b>	Glen Eira																														
<b>Land Address:</b>	41-45A Railway Parade, Murrumbeena																														
<b>Proposal:</b>	To construct a 4-storey apartment building containing 86 dwellings, to remove and vary existing easements and remove canopy trees.																														
<b>Development Value:</b>	\$ 35m																														
<b>Why is the Minister responsible?</b>	In accordance with Clause 72.01-1 of the Planning Scheme, the Minister for Planning is the responsible Authority for this application because the Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and endorsement of, approval of or being satisfied with matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a development to which clause 53.23 applies.																														
<b>Why is a permit required?</b>	<table border="1"> <thead> <tr> <th>Clause</th> <th>Control</th> <th>Trigger</th> </tr> </thead> <tbody> <tr> <td><b>Zone:</b></td> <td>Clause 32.08 General Residential Zone – Schedule 1 (<b>GRZ1</b>)</td> <td>Clause 32.08-7 – construct two or more dwellings on a lot</td> </tr> <tr> <td><b>Overlays:</b></td> <td>Clause 45.09 Parking Overlay – Schedule 2 (<b>PO2-2</b>)</td> <td>Not applicable</td> </tr> <tr> <td><b>Particular Provisions:</b></td> <td>Clause 52.06 Car Parking</td> <td>Applies to this application</td> </tr> <tr> <td></td> <td>Clause 52.02 Easements, Restrictions and Reserves</td> <td>Clause 52.02 – Remove an easement or restriction</td> </tr> <tr> <td></td> <td>Clause 52.34 Bicycle Parking</td> <td>Applies to this application</td> </tr> <tr> <td></td> <td>Clause 52.37 Canopy Trees</td> <td>Clause 52.37-2 Remove, destroy or lop a canopy tree in the General Residential Zone</td> </tr> <tr> <td><b>General Requirements and Performance Standards:</b></td> <td>Clause 53.18 Stormwater Management in Urban Development</td> <td>Applies to this development</td> </tr> <tr> <td></td> <td>Clause 53.23 Significant Residential Development with Affordable Housing</td> <td>Applies to this development</td> </tr> <tr> <td></td> <td>Clause 57 Two or more dwellings on a lot and residential buildings of four storeys</td> <td>Applies to this development</td> </tr> </tbody> </table>	Clause	Control	Trigger	<b>Zone:</b>	Clause 32.08 General Residential Zone – Schedule 1 ( <b>GRZ1</b> )	Clause 32.08-7 – construct two or more dwellings on a lot	<b>Overlays:</b>	Clause 45.09 Parking Overlay – Schedule 2 ( <b>PO2-2</b> )	Not applicable	<b>Particular Provisions:</b>	Clause 52.06 Car Parking	Applies to this application		Clause 52.02 Easements, Restrictions and Reserves	Clause 52.02 – Remove an easement or restriction		Clause 52.34 Bicycle Parking	Applies to this application		Clause 52.37 Canopy Trees	Clause 52.37-2 Remove, destroy or lop a canopy tree in the General Residential Zone	<b>General Requirements and Performance Standards:</b>	Clause 53.18 Stormwater Management in Urban Development	Applies to this development		Clause 53.23 Significant Residential Development with Affordable Housing	Applies to this development		Clause 57 Two or more dwellings on a lot and residential buildings of four storeys	Applies to this development
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<b>Cultural Heritage:</b>	The subject site is <u>not</u> located within an area of cultural heritage sensitivity.																														
<b>Total Site Area:</b>	4,239m <sup>2</sup>																														
<b>Referral Authorities:</b>	<ul style="list-style-type: none"> <li>Glen Eira City Council – <b>s52(1)(b) notice</b> – no response</li> <li>Head, Transport for Victoria – <b>s55 referral</b> – no objection</li> </ul>																														
<b>Public Notice:</b>	Notice of the application was undertaken and a total of 5 objections have been received.																														
<b>Delegates List:</b>	Approval to determine under delegation received on <b>11 May 2026</b>																														
<b>Recommendation:</b>	Grant planning permit PA2604207																														



## Application Process

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

Milestone	Date
Pre-application meeting	5 November 2025
Application lodgement	6 February 2026
Further information requested	N/A
Decision Plans	<ul style="list-style-type: none"><li>• Architectural Plans, prepared by Genton Architects, Revision A, dated 2 February 2026</li><li>• Urban Context Report, prepared by Genton Architects, dated 30 January 2026</li><li>• Landscape Plans, prepared by John Patrick Landscape Architects, Revision A, dated 30 January 2026</li></ul>
Assessment Documents	<ul style="list-style-type: none"><li>• Acoustic Report, prepared by Acoustic Logic, Revision 2, dated 29 January 2026</li><li>• Arboricultural Report, prepared by John Patrick Version 1.3, dated January 2026</li><li>• Green Travel Plan prepared by Traffix Group, Revision B, dated 2 February 2026.</li><li>• Stormwater Management Plan, prepared WGA, Revision B, dated 2 February 2026.</li><li>• Sustainability Management Plan, prepared by wrap consulting, Revision 03, dated 30 January 2026</li><li>• Traffic Impact Assessment, prepared by Traffix Group, Revision D, dated 2 February 2026</li><li>• Waste Management Plan, prepared by Traffix Group, Revision C, dated 30 January 2026</li></ul>

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

## Proposal Summary

3. The proposal is for construction of a 4-storey apartment building (reaching a maximum height of approximately 12.8m, excluding the lift overrun) with associated basement.
4. Specifically, the application includes:
  - A total of 86 dwellings consisting of 46 x one-bedroom apartments, and 40 x two-bedroom apartments.
  - A total of 51 car parking spaces (0.6 spaces per dwelling) accessible via Railway Parade within a communal basement, and 45 bicycle parking spaces (10 for visitors within the frontage, and 35 for residents within a dedicated storage area).
  - A new ground floor communal open space / courtyard, with ancillary landscaping within and around the new buildings.
  - Development capable of achieving an average of 7 stars NatTHERs and 4 star Greenstar.





Figure 3 – Extract of the upper most floor.



Figure 4 – Indicative render of the proposed development, when viewed from Railway Parade

# Subject Site and Surrounds



5. The subject site is a large, irregularly shaped parcel of land of approximately 4,239m<sup>2</sup> in area and owned by the Chief Executive Officer, Homes Victoria. The subject site has its primary frontage to Railway Parade.
6. The site is currently vacant and contains a number of canopy trees, which have been appropriately identified within the submitted tree protection management plan.
7. The land is affected by any various stormwater and drainage easements, which are proposed to be removed and/or modified as part of this application.
8. The land is not affected by any covenants.



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

## Site Surrounds

9. The subject site is located within the established residential hinterland of Murrumbeena and within the inner catchment of the Hughesdale Activity Centre, proximate to Poath Road – the commercial spine of the activity centre.
10. The site's immediate abuttals generally include:
  - a. To the **north** is the Railway Parade, which is a local road under council jurisdiction. Further north is the Djerring Trail which is a linear walking trail with public open spaces, and elevated rail corridor (serving Pakenham and Cranbourne lines).



- b. To the **east** is 46 Railway Road, (single storey dwelling zoned within HCTZ1 – inner catchment).
  - c. To the **west** is 40 and 40B Railway Road (both single storey dwellings zoned within the HTCZ1 – inner catchment).
  - d. To the **south** are the secluded private open space areas of dwellings at 5/32 Rosella Street, 34, Rosella Street, 36 Rosella Street and a common parking area of 38 Rosella Street.
11. The subject site also benefits from good access to public transport infrastructure, service and amenities including:
- a. Hughesdale Railway Station approximately 200m (east), and Murrumbeena Railway Station approximately 700m (west), bus service 767 with nearest bus stop along Poath Road 200m (east).
  - b. Poath Road shops containing a range of retail premises, restaurants, shops, offices and other community services.
  - c. A range of public open space within a 1km catchment of the site including the Djerring Walking Trail with multiple break out casual open spaces, Riley Reserve and Koornang Park and Galbally Reserve.
  - d. A range of schools within a 2km catchment of the site including Carnegie Primary School, Oakleigh Grammar, and Sacred Heart Girls College
12. In summary, the subject site is well serviced by a range of amenities and services to service the everyday needs of residents and provides general support for the redevelopment of land for a medium density development.



## Municipal Planning Strategy

13. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant to this assessment:
- Clause 2 – Municipal Planning Strategy
    - Clause 2.01 Context
    - Clause 2.02 Vision
    - Clause 2.03 Strategic Directions
    - Clause 2.04 Strategic Framework Plan
  - Clause 11 – Settlement
    - Clause 11.01 – Victoria
  - Clause 15 – Built environment and Heritage
    - Clause 15.01 – Built Environment
  - Clause 16 – Housing
    - Clause 16.01 – Residential Development
  - Clause 18 – Transport
    - Clause 18.01 – Land Use and Transport

## Zoning and Overlays

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

## Zoning

16. The subject site located within General Residential Zone – Schedule 1 (GRZ1).
17. The purpose of the GRZ1 is:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
  - *To encourage development that respects the neighbourhood character of the area.*
  - *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
18. Pursuant to clause 32.08-7, a planning permit is required to construct two or more dwellings on a lot.
19. Under clause 32.08-4, an application to construct a dwelling must provide a minimum of 35% garden area, which is achieved by the proposal.
20. Schedule 1 to clause 32.08 does not contain any variations to clause 55, however, contains a number of schedule specific decision guidelines that relate to amenity impacts to neighbouring properties potentially caused by development and car parking structures.



## Overlays

21. The subject site is affected by a Parking Overlay – Schedule 2 (PO2-2).
22. PO2-2 provides specific car parking rates for student housing accommodation. As the proposal is not for student accommodation, the overlay is not applicable to this application.

## Particular Provisions

### Clause 52.02 – Easements, Restrictions and Reserves

23. Clause 52.02 seeks to the enable removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.
24. As the application proposes to remove easements that benefit external parties, a planning permit is triggered under this provision.

### Clause 52.06 – Car Parking

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

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

28. The proposal creates 86 dwellings and a total of 51 car parking spaces is provided. This equates to 0.6 car parking spaces per dwelling.
29. Accordingly, a planning permit is not triggered for a reduction of car parking spaces under clause 52.06-3.

### Clause 52.34 (Bicycle Facilities)

30. Clause 52.34-1 specifies that a new use must not commence until the required bicycle facilities have been provided on the land.
31. Clause 52.34-5 specifies that the development is required to provide a minimum of 25 bicycle spaces, being 17 bicycle spaces for future occupants and 8 for visitors.
32. The development plans show that a total of 45 bicycle spaces – 10 spaces for visitors within the frontage, and 35 bicycle spaces for occupants within the ground floor storage room to the rear of the communal open space. This exceeds the requirements.
33. Accordingly, no planning permit is triggered under this clause.

### Clause 52.37 (Canopy Trees)

34. The subject site only contains a number of existing canopy trees which are proposed to be removed. This trigger permission under clause 52.37 as summarised within the table below.

Relevant tree	Permit Trigger under clause 52.37?
Tree 1 – <i>Pittosporum tenuifolium</i>	No.



The circumference at breast height (DBH) is more than 0.5m, but the tree does not have a canopy diameter larger than 4 metres above ground and therefore is not defined as a canopy tree that falls under clause 52.37.

<b>Tree 2 – Olea europaea</b>	Yes  The circumference at breast height (DBH) is more than 0.5m, the tree has a canopy diameter larger than 4 metres above ground and is taller than 5 metres in height.  Therefore it is defined as a canopy tree that falls under clause 52.37.
<b>Tree 2 – Pittosporum tenuifolium</b>	No.  The circumference at breast height (DBH) is more than 0.5m, but the tree does not have a canopy diameter larger than 4 metres above ground and therefore is not defined as a canopy tree that falls under clause 52.37.
<b>Tree 6A - Pittosporum undulatum</b>	Yes  The circumference at breast height (DBH) is more than 0.5m, the tree has a canopy diameter larger than 4 metres above ground and is taller than 5 metres in height.  Therefore it is defined as a canopy tree that falls under clause 52.37.

Clause 53.18 (Stormwater Management in Urban Development)

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

Clause 53.23 (Significant Residential Development with Affordable Housing)

36. The purpose of Clause 53.23 is to:

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

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

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

Category	Condition	Compliance Comments
<b>Category 2</b>	<p><i>The use or development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) will be:</i></p> <ul style="list-style-type: none"> <li>• <i>carried out by or on behalf of, or jointly or in partnership with, the State of Victoria or a public authority; or</i></li> <li>• <i>funded, or partly funded, by the State of Victoria or a public authority; or</i></li> </ul>	<p><b>Complies</b></p> <p>The proposal is funded by the State of Victoria through the Housing Australia Future Fund in partnership with Homes Victoria.</p> <p>This has been confirmed by the written confirmation from the Chief Executive Officer, Homes Victoria, which confirms that the project is</p>



- *carried out on Crown land.*

If the application is made by or on behalf of the Chief Executive Officer, Homes Victoria, the proposed development includes at least 10 dwellings.

funded by and being undertaken on behalf of Homes Victoria.

The application contains more than 10 dwellings. All of the proposed dwellings are to be social housing.

This is to be secured by condition and further commentary is provided in the assessment section of this report.

- 
38. Pursuant to Clause 52.23-2 the responsible authority may waive or vary any of the following (as relevant to this application):
- A minimum garden area requirement; and
  - Any building height or setback requirement.
39. An application is exempt from an application requirement in this planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application.
40. Pursuant to Clause 52.23-6, an application under any provision of this planning scheme is exempt from the decision requirements of Section 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

Clause 57 (Two or more dwellings on a lot and residential buildings of four storeys)

41. The application was lodged prior to the introduction of VC257 and VC300.
42. As such, the objectives and standards of Clause 57 (as immediately before VC257 and VC300) are applicable to this application and are assessed in detail in the assessment section of this report and at **Appendix A**.



## Referrals

43. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
<b>Section 55 Referral – Determining</b>	Head Transport for Victoria	4 March 2026 – <b>no objection</b>
<b>Section 52(1)(d) – notice</b>	South East Water	16 March 2026 – <b>no objection</b>

## Municipal Council Comments

44. Glen Eira City Council (the council) was notified of the application on 4 February 2026 under section 52(1)(b) of the Act.
45. Despite multiple follow up emails and phone calls, no comments have been provided to DTP at the time of this report.

## Notice

46. The applicant was directed to give notice by way of erecting a sign on the site and letters sent to adjoining and nearby owners and occupiers.
47. Following the notice period, 5 objections were received raising concerns with neighbourhood character, bulk and mass, traffic impacts and waste arrangements, off-site amenity impacts, anti-social behaviour, compensation claims due to the introduction of social housing in the street, and property values.
48. These matters are discussed throughout the assessment section of the report.



## Strategic Direction and Land Use

50. The *Planning Policy Framework* encourages appropriate land use and development which enhances the built environment, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
51. Clause 2.03-4 (Housing and clause 16.01-1L-01 (Housing Supply) identifies the subject site as a substantial change area, and seeks to direct substantial housing growth appropriately, and specifies that the highest intensity of new housing will be directed to those areas that are substantial housing change areas.
52. Having regard to the planning policy framework, it is considered that the proposal aligns with the strategic direction for this part of Murrumbena, noting that:
- Given that the site is positioned within a 'substantial change area,' a 4-storey development can be supported. This aligns with the purpose of the GRZ seeking a diversity of housing types and objectives of clause 16.01, which encourages the highest intensity of development into substantial change areas.
  - The proposal involves the delivery of new medium-density housing in the form of apartments for social housing. The development delivers one-, and two-bedroom dwellings which responds appropriately to the objectives of housing diversity within clause 16.01-2S and supports increased housing choice.
  - The proposal consolidates multiple lots which enables the development to be optimised for medium density redevelopment within an appropriately serviced area, while ensuring that unreasonable off-site amenity impacts are avoided.
  - The proposal has been appropriately massed and sited to enable landscaping opportunities to respond to the existing character, while supporting the preferred future character as sought within the Precinct 8 (Glenhuntly, Carnegie and Murrumbena). This is consistent with the strategies listed at clauses 15.01-1L and 15.01-5L.
  - The proposal is broken up into two distinctive buildings, with upper levels being appropriately recessed, and utilises a high quality of design detail to support an appropriate degree of built form articulation and fenestration. This is consistent with clause 15.01-2S, which aims to support well-designed and site-responsive development outcomes.
  - The proposal provides 35 resident bicycle spaces to support alternative modes of transport, which is consistent with clause 18.01-3S which aims to promote walking, cycling, and minimise car dependency.
  - The proposal incorporates a high degree of sustainability initiatives, adopting a range of appropriate strategies relating to energy performance, indoor environment quality, integrated water management and urban ecology, consistent with that which is sought under clause 15.01-2L-02.
53. Accordingly, the proposal is an acceptable response to the strategic direction that has been established by the underlying planning provisions.

## Built Form

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

## Site Layout and Massing

56. Overall, the development has been designed to be well setback from both side boundaries and between the new buildings, creating two distinctive forms that are staggered in setback to the street frontage, and includes a communal open space in the centre of the site. This will be respectful of the rhythm and spacing of existing dwellings along Railway Parade, provides appropriate landscaping opportunities and view lines between the buildings to break up the built form.
57. The buildings orient outwards (or inwards to a communal open space) ensuring a good sense of entry when viewed from Railway Parade.
58. Along the frontage, the development is setback at minimum of 4.1 metres from the street. This does not comply with the minimum of 6 metres. However, the reduced front setback is appropriate having regard to the size and development opportunity of the site, and will not unreasonably diminish landscaping opportunities, while continuing to preserve an appropriate sense of openness to the streetscape.
59. Although part of the front setback will be occupied by a substation, utility meters, and hard surfaces for entry lobbies, there are still generous landscaping opportunities within the frontage of the site. This is supported and will respond appropriately to the front garden character of the area.
60. Above the ground floor, apartments are oriented outwards towards the public realm or inward towards the communal open space. This ensures an acceptable degree of outlook and internal amenity for future residents within those dwellings, as well as daylight appropriate daylight access, while avoid unreasonable overlooking impacts.
61. Vehicle access will be via a double crossover and car parking is concealed within a basement. This is supported and will sufficiently minimise any visual impacts of car parking structures, responding appropriately to the decision guidelines of the GRZ1.
62. In terms of the overall massing, in close range views, the form will be largely perceived as 3-storey (noting that the 4<sup>th</sup> storey is setback from the streetscape) but will present as 4-storeys in longer range views. This is acceptable given that in longer range views, the height will not cause any unreasonable visual bulk impacts.
63. Additionally, the building setbacks and internal separation further break up the built mass into 'segments' providing visual interest and relief in the built form.

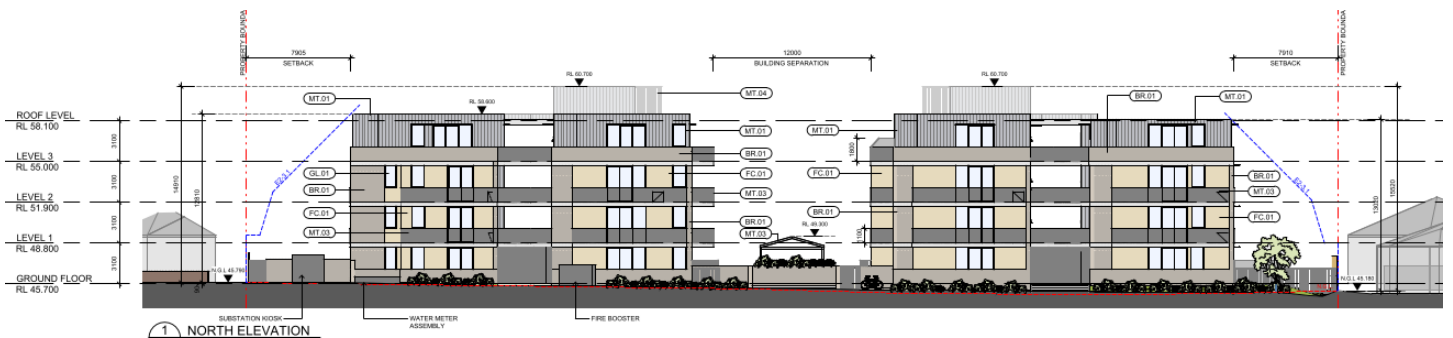


Figure 6 – Diagram of streetscape elevation showing the overall building height with compliant side setbacks and appropriate separation

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

## Building Height

65. Clause 15.01-2S (Building Design) encourages new building design outcomes that positively contributes to its strategic and cultural context, and seeks to ensure that a comprehensive site analysis forms the starting point of consideration of height and scale. The GRZ specifies a 11m / maximum 3-storey building height.



66. The proposal reaches a maximum height of approximately 12.8m and 4-storeys. This exceeds the maximum height specified in the zone.

67. The overall height of the building is considered to be acceptable for the following reasons:

- Given that the proposal appropriately includes the consolidation of multiple lots, additional height can be supported where off-site amenity impacts are minimised. The large site optimises development opportunities, which is evident in that the design has been able to avoid unreasonable amenity impacts such as overshadowing to surrounding properties. This is discussed further below.
- The development avoids a boundary-to-boundary outcome and will avoid the perception of an overwhelming volume within the streetscape. It is also set back well from both side boundaries ensuring that an appropriate landscaping outcome is achieved.
- A comparative analysis of the proposed 4-storey development confirms that the 4<sup>th</sup> level does not result in any additional overshadowing beyond that of a compliant 3-storey development. As such, given that the subject site is located within a substantial change area where increased housing is sought, the additional height will maximise housing outcomes on this site. This is supported.

68. Overall, the building height is acceptable.

## **Building Setbacks**

### Front Setback

69. The proposal is setback a minimum of 4.1m from Railway Parade, instead of the minimum required 6m. The shortfall is nonetheless considered to be appropriate given that:

- It does not unreasonably diminish landscaping opportunities within the front setback nor does the building result in any unreasonable impacts to the street tree.
- The built form is two distinct and separate buildings, with the upper-most storey recessed to provide articulated and differentiated 'segments.' This ensures visual interest and reduces the perceived bulk when viewed from the streetscape.
- A sense of openness is achieved through the open garden setting and lack of front fence.
- The proposal provides a positive contribution to Precinct 8 (Glenhuntly, Carnegie and Murrumbena) neighbourhood character strategies contained within clause 15.01-1L.

### Side and Rear Setbacks

70. Along both side boundaries (east and west), the building has a minimum setback of approximately 7.9 metres. This complies with the requirements of standard E2.3-1 and will facilitate generous landscaping outcomes at the ground floor.

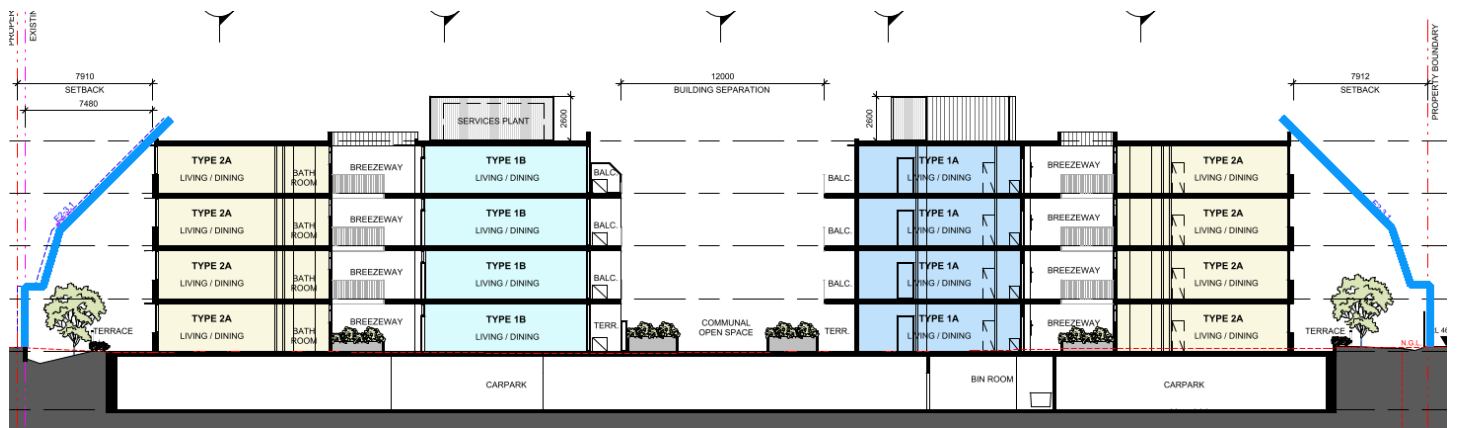


Figure 7 – Typical east-west section through the site showing compliance of the development from both side boundaries

71. Along the rear boundary the setbacks vary due to the irregular title boundary as a result of the easement. Nonetheless, the building is setback in accordance with standard E2.3-1.

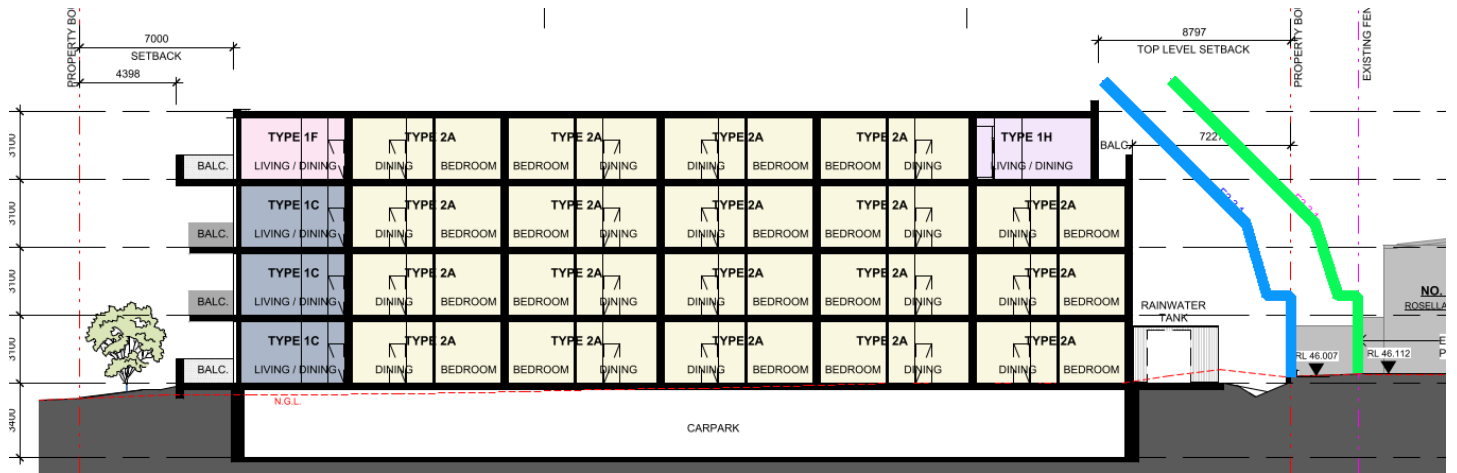


Figure 8 - Typical north-south section showing the compliance the building from the rear boundary. Two compliances are shown due to the staggered nature of the rear boundary.

## Overlooking and Overshadowing

### Overshadowing

#### 40A and 40B Railway Parade (west)

72. The submitted shadow diagrams show that at 9am, the development will result in some additional overshadowing to the secluded private open space (SPOS) areas of 40A and 40B Railway Parade, compared to current conditions, which does not comply with the requirements of the standard. A variation can be supported given that:

- The additional shadow caused by the development will be largely removed by 9:30am. This ensures that the SPOS areas will still receive a good amount of daylight access for the remainder of the day.
- The extent of overshadowing is comparable to that of a 3-storey building.
- The side setbacks of the development comply with the requirements of standard E2.3.1.

#### 46 and 46A Railway Parade (east)

73. The shadow diagrams show that the development will cast very minor additional overshadowing to the SPOS of 46 Railway Parade at 3pm on 22 September. This SPOS area will, nonetheless, receive a minimum of 5 hours of sunlight until this time, on 22 September.

74. As such, the development will not cause any unreasonable overshadowing to the SPOS of these dwellings.

*South boundary – Rosella Street properties*

75. Along the southern boundaries, multiple properties are potentially affected:

- 34 and 36 Rosella Street – the rear yards are utilised for at grade car parking and are not SPOS areas. Nevertheless, if the spaces were to be used for SPOS in the future, the shadow assessment confirms that there will be limited shadow impact to these spaces.
- 5/32 Rosella Street – the development causes very minor additional overshadowing to the west part of the dwelling’s SPOS. However, this is removed by 10am, ensuring that the dwelling will receive the existing daylight for the remainder of the day.
- 38 Rosella Street – the development does not cast any shadows on this property between 9am–3pm on 22 September.

76. Overall, the development does not cause any unreasonable overshadowing impacts.

Overlooking

77. The development is located more than 9m away from any SPOS areas of neighbouring buildings noting that:

- The SPOS areas of 40A and 40B Railway Parade are located more than 10m from the balconies of the development.
- The SPOS area of 46 Railway Parade is more than 11m from the balconies of the development.

78. As such, the proposal will avoid unreasonable overlooking impacts.

Design detail

79. The applicant submitted a detailed urban context report, which articulated how the design response has been derived and how the existing context has informed the overall design.

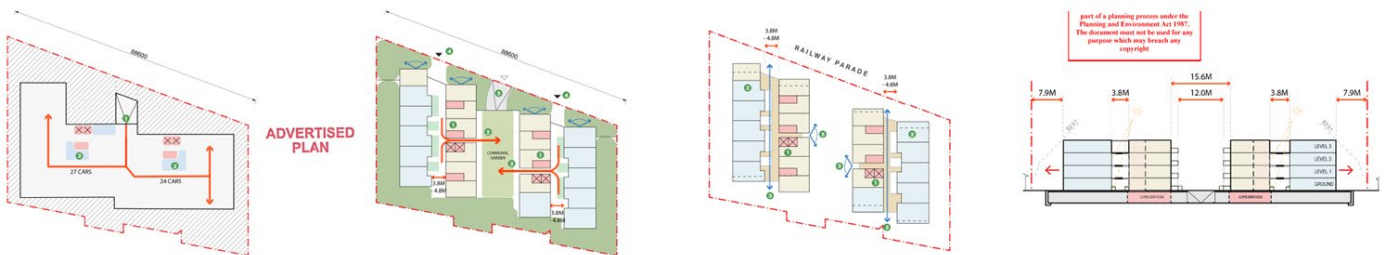


Figure 9 - Extract from the UCR with explanatory diagrams showing how the design of the building has been derived

80. The UCR is satisfactory and confirms the proposal achieves a high degree of design quality, noting that:

- The built form is setback from the site boundaries to create distinctive modules which will break up the volume and massing. This provides a meaningful design entrance, creates articulation in the built form and emphasises the communal open space area.
- The building separation enables new landscaping opportunities to be created.

- The material palette is a combination of masonry and metal cladding, which appropriately balances neighbourhood character while providing a contemporary built form.
- The basement car parking has been sensitivity integrated within the overall design ensuring that the car parking structure is appropriately hidden from the public realm.

81. The architectural response is considered acceptable.

## Tree Canopy and Landscaping

82. Clause 15.01-1S (Urban Design) seeks to ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
83. The applicant included a landscape concept plan which provides a meaningful design for the proposed ground floor and the communal open space within the subject site.
84. The plan commits to:
- A well-designed communal open space within the centre of the site and provide for new landscaping and tree planting opportunities, enhancing amenity outcomes for future residents.
  - Boundary planting along the side (eastern and western) boundaries consisting of new medium canopy trees and shrubs.
  - Within the front setback, the proposal will accommodate meaningful landscaping opportunities to appropriately respond to the front garden character that evident in this part of Murrumbena.
85. The application involves the removal of two existing canopy trees on site, Trees 2 and 6A, which is acceptable given that both trees are of low arboricultural value and would provide limited amenity for the new development, if retained.
86. Overall, the proposal will provide an acceptable degree of landscaping.

## Internal Amenity

87. Clause 16.01-1S (Housing Supply) seeks to facilitate development that adopts best practice through a combination of methods and provides a high level of internal amenity.
88. The plans were accompanied with a detailed assessment of the apartment layouts and are considered to achieve a high degree of internal amenity. In particular:
- The individual apartment plans demonstrate that the internal circulation paths and bathroom configurations are compliant with Clause 57.03-12 (Accessibility – Standard E3-12).
  - All apartments are provided with access ground level private open space or balcony as sought by requirements contained within clause 53.23-2.
  - The dimensions of bedrooms and living room areas comply with the requirements of Clause 57.03-7 (Functional Layout – Standard E3-7).
  - All single aspect apartments are not deeper than 9m, compliant with Clause 57.03-8 (Room Depth – Standard E3-8).

## Car Parking and Waste Management

### Car Parking

89. As noted above, as the proposal is on behalf of the Chief Executive Officer, Homes Victoria, the applicable car parking requirement rates is 0.6 spaces per dwelling within clause 53.23-2.

90. The proposal provides a total of 51 car spaces, equating to 0.6 spaces per dwelling. As such, this complies with the requirements.

### **Design Standards for Car Parking**

91. The proposed car parking layout has otherwise been assessed against the requirements of Clause 52.06-9 and is compliant. In particular:
- The aisle width is 6.4m and capable of facilitating vehicles exiting the site in a forward direction without vehicle conflicts. Splays on the corner of the driveway to ensure suitable sight line have been provided. This complies with Design Standard 1.
  - The car parking spaces are designed to comply with the planning scheme requirements with a 4.9m depth and 2.6m width. As such, this complies with Design Standard 2.
  - As noted previously, the basement car parking is appropriately integrated and readily identifiable within the overall design. Its appearance will have minimal to no impact on the public realm. As such, this complies with Design Standards 5, 6 and 7.

### **Waste Collection**

92. The submitted waste management plan (WMP) outlines that a private contractor will undertake waste collection.
93. The plans show two dedicated waste storage rooms conveniently located to the waste collection area, appropriately sized for the proposed development and conveniently located.
94. The WMP identifies that waste collection will occur within the basement.
95. As such, the proposal provides acceptable waste collection and management

## **Sustainability**

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

96. The application was accompanied by an ESD report which identifies a range of ESD measures to ensure a sustainable built form including:
- Achieves an average 7 stars of NatHERs (with no individual building below 6) rating ensuring good building energy efficiency.
  - A 43kW solar PV system (or approximately 0.5kW per dwelling), which minimises reliance on fossil fuels.
  - Water efficient fixtures.
  - High performance glazing systems.
97. The committed ESD initiatives are acceptable.
98. However, it is recommended that where possible, these are initiatives are shown on the development plans.
99. As such, the proposal provides an acceptable ESD outcome, subject to condition.

### **Water Sensitive Urban Design (WSUD) and Stormwater Management**

100. In addition to the ESD measures, the applicant outlines a range of WSUD measures within its stormwater management plan, which seek to maximise the reuse of stormwater, as sought by Clause 53.18. For example:
- The proposal incorporates two 15kL rainwater tanks dedicated to flushing and irrigation.



- The site achieves more than 20% site permeability to minimise stormwater discharge off-site.
- The proposal achieves a 100% STORM rating.

101. As such, this is an appropriate outcome subject to a condition showing the relevant WSUD initiatives being annotated on plans where practical and possible.
102. The proposal will result in appropriate stormwater outcomes, subject to conditions.

## **Other Matters**

### **Easement Removal**

103. The application involves the removal of multiple stormwater, drainage and common property easements across the subject site.
104. With respect to common property easements, these are legacy easements which formed part of dwellings which previously existed on site. DTP officers have no concerns with their removal.
105. With respect to sewerage easements, South East Water was notified of the application and did not object to the application, subject to the inclusion of conditions. These conditions will form part of any permit to issue.
106. With respect to drainage easements in favour of Glen Eira City Council, it is understood that the easement currently contains assets within the easement. The council did not provide any comments regarding the application.
107. Nonetheless, DTP officers support the proposed easement removal and the following is noted:
- a. Asset information provided suggests that there is a stormwater pipe within the subject site and the easement boundaries.
  - b. The applicant has undertaken preliminary discussions with Glen Eira City Council's engineering division and has verbally advised that decommissioning of the stormwater pipe and consequential realignment is supported.
  - c. The council has not provided any formal comment on this application, though, DTP officers consider that the verbal feedback provided by the applicant to be credible given that that branch of stormwater pipe is contained wholly within the subject site and its realignment will not cause unreasonable disruption to the broader stormwater network.

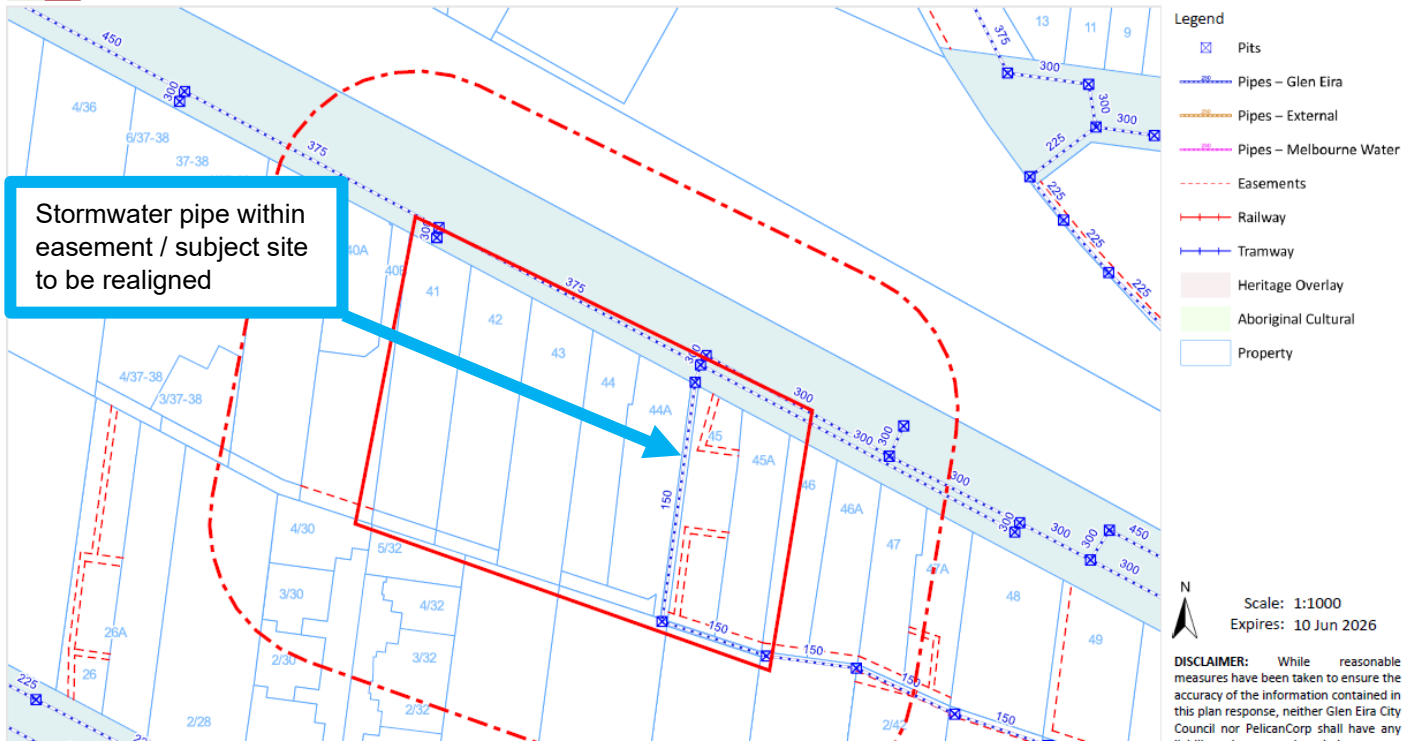


Figure 10 - Extract of asset information showing the relevant stormwater pipe within the subject site.



## Response to matters raised in objections not previously considered

108. A majority of the concerns raised by objectors have been addressed through the assessment, however the remaining concerns are responded to as follows.
- *Anti-social behaviour*
109. This is not a matter that can be considered within a planning permit application. As within any society, should there any anti-social behaviour occurring, this will be a matter for Victoria Police.
- *Property Values*
110. Consideration of property values and the vested interests of individuals are not matters that can be considered within a planning permit application.



111. The proposal is generally consistent with the relevant planning policies of the Glen Eira Planning Scheme and will contribute to the provision of housing within the Murrumbeena area.
112. The South East Water was notified of the application and its comments have been considered as part of this assessment.
113. Glen Eira City Council was notified of the application on 4 February 2026 under section 52(1)(b) of the Act, and no comments were provided at the time of this report.
114. The application was referred to Head Transport for Victoria which does not object to the development.
115. It is **recommended** that:
  - a. Planning permit PA2504207 be granted subject to conditions.
  - b. The applicant, objectors and the council be notified of the above in writing.

**Prepared by:**

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

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

Name:

[Redacted]

Title: Senior Planner, Development Assessment

Signed:

[Redacted]

Phone:

[Redacted]

Dated:

15 May 2026

**Approved by:**

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

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

Name:

[Redacted]

Title: Manager, Development Assessment

Signed:

[Redacted]

Phone:

[Redacted]

Dated:

15 May 2026

# Appendix 3: Clause 57 Assessment



The following tables comprise an assessment of the proposed dwellings against clause 57 of the planning scheme.

## Neighbourhood and site description

Clause 57.01	Assessment
<p>An application to which Clause 57 applies must be accompanied by:</p> <ul style="list-style-type: none"> <li>A site description.</li> <li>A design response</li> </ul>	<p><b>Complies</b></p> <p>The application was accompanied by a detailed neighbourhood and site description through the architectural plans and submitted urban context report, which described the site and design response.</p>

## Neighbourhood Character

### Street Setback

Clause 57.02-1 – Street setback	Assessment					
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site</li> </ul>	<p><b>Variation required – objective met</b></p> <p>The proposal is setback a minimum of 4.1m from Railway Parade, instead of the minimum required 6m. The shortfall has been assessed, and a variation is considered to be acceptable as discussed in the body of the report.</p>					
<p><b>Standard E2-1</b></p> <p>Walls of buildings should be set back from streets the distance specified in Table E2-1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves should not encroach more than 2.5 metres into the setbacks of this standard.</p> <p style="text-align: center;"><b>Table E2-1 Street setback</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Development Context</th> <th style="width: 33%;">Minimum setback from front street (metres)</th> <th style="width: 33%;">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td><i>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</i></td> <td><i>The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.</i></td> <td>Not applicable</td> </tr> </tbody> </table>		Development Context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	<i>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</i>	<i>The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.</i>
Development Context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)				
<i>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</i>	<i>The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.</i>	Not applicable				

## Building Height

Clause 57.02-2 – Building height	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that the height of buildings respond to the existing or preferred neighbourhood character</li> </ul>	<p><b>Variation required – objective met</b></p> <p>The proposed development is 4-storeys reaching a height of approximately 12.8m AHD, which exceeds the mandatory maximum height of 11m / 3-storeys under the GRZ1.</p> <p>The overall height has been assessed and is considered to be acceptable as discussed in the body of the report.</p>
<p><b>Standard E2-2</b></p> <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p>	



## Side and rear setbacks objective

Clause 57.02-3	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"><li>To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</li></ul>	<p><b>Complies</b></p> <p><u>Side boundaries (east and west)</u> The building is setback in accordance with the requirements of standard E2.3-1.</p>
<p><b>Standard E2-3</b> A new building not on or within 200mm of a boundary should be set back from side or rear boundaries in accordance with either E2-3.1 or E2-3.2.</p> <p>Either standard E2-3.1 or E2-3.2 should apply rather than applying both in full or part:</p> <ul style="list-style-type: none"><li><b>E2-3.1:</b> The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li><li><b>E2-3.2:</b> If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.</li></ul> <p>If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.</p> <p>Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services should not encroach more than 0.5 metres into the side and rear setbacks.</p> <p>Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.</p>	<p><u>Rear boundary (south)</u> The building is setback in accordance with the requirements of standard E2.3-1, along the entirety of the boundary noting its irregular alignment.</p>



Diagram E2-3.1 Side and rear setbacks

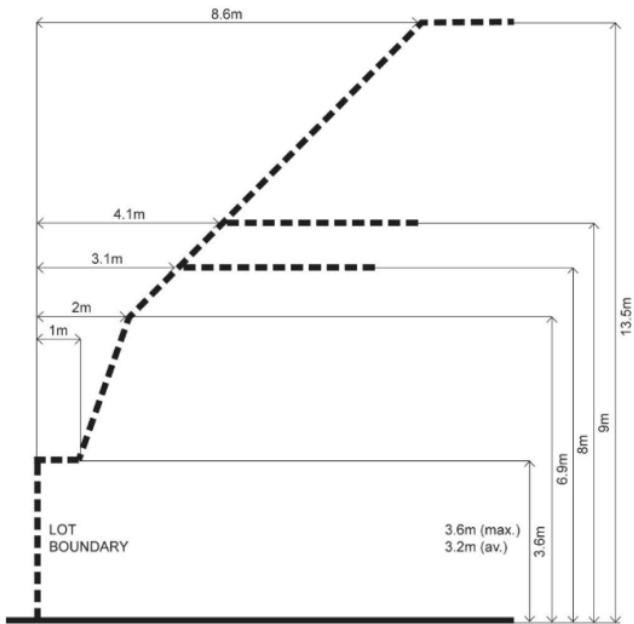
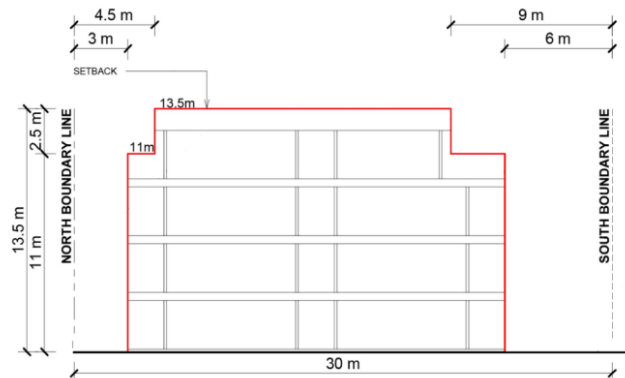


Diagram E2-3.2 Side and rear setbacks



## Walls on boundaries objective

### Clause 57.02-4

#### Objective

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

#### Standard E2-4

- A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot does not abut the boundary for a length that exceeds the greater of the following distances:
  - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
  - The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.
- A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

### Assessment

#### Complies

The proposal does not incorporate any walls on boundaries.



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

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

## Site coverage objective

Clause 57.02-5	Assessment			
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul>	<p><b>Complies</b></p> <p>The proposal achieves a site coverage of 53%, which sits below the maximum requirement of 65% within the GRZ.</p>			
<p><b>Standard E2-5</b></p> <p>The site area covered by buildings should not exceed the percentage specified in Table E2-5.</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Area of Site Covered by Buildings</th> </tr> </thead> <tbody> <tr> <td>General Residential Zone</td> <td>65%</td> </tr> </tbody> </table>		Zone	Area of Site Covered by Buildings	General Residential Zone
Zone	Area of Site Covered by Buildings			
General Residential Zone	65%			

## Access objective

Clause 57.02-6	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</li> </ul>	<p><b>Complies</b></p> <p>The proposal incorporates a single 5.8m wide crossover along the 88.7m wide frontage. This accounts for 6% of the frontage, well below the permitted 33%.</p>
<p><b>Standard E2-6</b></p> <p>The width of accessways or car spaces (other than to a rear lane) should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage; or</li> <li>• 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.</li> </ul> <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should not be increased.</p> <p>The location of a vehicle crossover or accessway should not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.</p>	

## Tree canopy objectives

Clause 57.02-7	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</li> <li>• To preserve existing canopy cover and support the provision of new canopy cover.</li> <li>• To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</li> </ul>	<p><b>Complies</b></p> <p>The proposal requires minimum of 847.8m<sup>2</sup> of canopy cover. The submitted landscape plans show that approximately 868m<sup>2</sup> has been provided, which has been achieved through:</p> <ul style="list-style-type: none"> <li>• Planting of 10 Type A canopy trees and one type B canopy tree within the front setback.</li> <li>• Retention of existing Tree 4 (a stand of trees) along the southern boundary.</li> </ul>
<p><b>Standard E2-7</b></p> <p>A minimum canopy cover as specified in Table E2-7.1 should be provided.</p>	



Site Area	Required Canopy Cover
1000 square metres or less	10% of site area
More than 1000 square metres	20% of site area

This complies with the requirements.

Existing trees to be retained meet all of the following:

- Have a height of at least 5 metres,
- Have a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,
- Have a trunk that is located at least 4 metres from proposed buildings.

The minimum canopy cover is met using any combination of trees specified in Table E2-7.2.

Existing trees that are retained can be used in calculating canopy cover.

	Minimum Canopy Diameter at Maturity	Minimum Height at Maturity	Minimum Mature Canopy Cover	Tree in Deep Soil – Area of Deep Soil	Tree in Planter – Volume of Planter	Minimum Depth of Planter Soil
A	4 metres	6 metres	12.6 sqm	12 square metres (minimum plan dimension 2.5 metres)	12 cubic metres (minimum plan dimension 2.5 metres)	0.8 metre
B	8 metres	8 metres	50.3 sqm	49 square metres (minimum plan dimension 4.5 metres)	28 cubic metres (minimum plan dimension 4.5 metres)	1 metre
C	12 metres	12 metres	113.1 sqm	121 square metres (minimum plan dimension 6.5 metres)	64 cubic metres (minimum plan dimension 6.5 metres)	1.5 metre

## Front fences objective

### Clause 57.02-8

#### Objective

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

#### Standard E2-8

A front fence within 3 metres of a street should not exceed the maximum height specified in Table E2-8.

### Assessment

#### Complies

The development does not incorporate any front fences exceeding 1.5m.



Table E2-8 Maximum front fence height

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

## Liveability

### Dwelling diversity objective

Clause 57.03-1	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul> <p><b>Standard E3-1</b> Developments should include at least:</p> <ul style="list-style-type: none"> <li>One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.</li> <li>One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.</li> <li>One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.</li> </ul>	<p><b>Variation required – objective met</b></p> <p>The proposal provides 46 one-bedroom and 40 two-bedroom dwellings, which exceeds the minimum requirements.</p> <p>The proposal is required to provide least 8 three-bedroom dwellings.</p> <p>The proposal is funded by Homes Victoria in response to the specific needs of the Victorian Housing Register within the Murrumbene region.</p> <p>The variation is supported.</p>

### Parking location objectives

Clause 57.03-2	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To minimise the impact of vehicular noise within developments on residents.</li> </ul> <p><b>Standard B3-2</b></p> <ul style="list-style-type: none"> <li>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:             <ul style="list-style-type: none"> <li>1.5 metres; or</li> <li>If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or</li> <li>1 metre where window sills are at least 1.5 metres above ground level.</li> </ul> </li> <li>This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.</li> </ul>	<p><b>Complies</b></p> <p>The basement car park has been conveniently and appropriately designed to be integrated within the overall design.</p> <p>As such, there are no impacts from vehicles to dwellings.</p>



## Street integration objectives

Clause 55.03-3	Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li>To integrate the layout of development with the street to support the safety and amenity of residents.</li></ul>	<b>Complies</b> <p>The development has been designed to maximise passive surveillance and activation to the street. Each building is provided with a dedicated front entrance towards Railway Parade.</p> <p>The plans show that adequate provision has been made for mailboxes within the lobby areas.</p>
<b>Standard B3-3</b> <ul style="list-style-type: none"><li>Where a development fronts a street, a vehicle accessway or abuts public open space:<ul style="list-style-type: none"><li>Passive surveillance is provided by a direct view from a balcony or a habitable room windows to each street, vehicle accessway and public open space.</li><li>The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.</li></ul></li><li>Lighting is provided to all external accessways and paths.</li><li>Mailboxes are provided for each dwelling and can be communally located.</li></ul>	

## Entry objective

Clause 57.03-4	Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>To provide each dwelling, apartment development or residential building with its own sense of identity.</li><li>To provide entries with weather protection, safe design, natural light and ventilation.</li></ul>	<b>Complies</b> <p>The proposal provides a primary, direct and visible entrance from Railway Parade, with each building entrance appropriately covered and having a minimum width of 2.5m.</p>
<b>Standard E3-4</b> <p><b>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</b></p> <ul style="list-style-type: none"><li>Each dwelling and each residential building has a ground level entry door that:<ul style="list-style-type: none"><li>Has a direct line of sight from a street, accessway or shared walkway.</li><li>Is not accessed through a garage.</li><li>Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.</li></ul></li></ul> <p><b>Apartment development and residential building with a shared entry</b></p> <ul style="list-style-type: none"><li>An apartment development and each residential building has:<ul style="list-style-type: none"><li>A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway.</li><li>An external covered area of at least 144 square metres with a minimum dimension of at least 1.2 metres over the entry door of the building.</li><li>Shared corridors and common areas have at least one source of natural light and natural ventilation.</li></ul></li></ul>	

## Private open space objective

Clause 57.03-5	Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li></ul>	<b>Not applicable – superseded by the requirements of clause 53.23-2.</b>



**Standard B3-5**

A dwelling or residential building should have private open space with direct access from a living area, dining area or kitchen consisting of:

- An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or
- An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or
- A balcony with at least the area and dimensions specified in Table E3-5; or
- An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.

If a cooling or heating unit is located in the secluded private open space or private open space the required area should increase by 1.5 square metres.

Where ground level private open space is provided an area for clothes drying should be provided.

However, all apartments are provided with access ground level private open space or balcony as sought by requirements contained within clause 53.23-2.

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 bedroom dwelling	12 square metres	2.4 metres

**Solar access to open space objective**

**Clause 57.03-6**

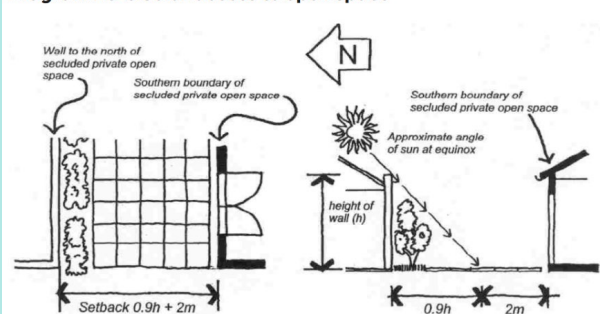
**Objective**

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

**Standard E3-6**

- The southern boundary of secluded private open space should be set back from any wall on the north of the space at least  $(2 + 0.9h)$  metres, where 'h' is the height of the wall.

Diagram E3-6 Solar access to open space



**Assessment**

**Variation required – objective met**

A number of south facing balconies do not receive any northern sunlight nor provide the depth specified relative the building wall height.

Nonetheless, a variation is supported given that the balconies provided are sufficiently dimensioned to comply with the requirements of clause 53.23-2 and will receive an appropriate degree of outlook.



## Functional layout objective

Clause 57.03-7	Assessment																							
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul> <p><b>Standard E3-7</b></p> <ul style="list-style-type: none"> <li>Bedrooms:               <ul style="list-style-type: none"> <li>Meet the minimum internal room dimensions specified in Table E3-7.1; and</li> <li>Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>The submitted plans generally show the dimensions of the bedrooms and living areas are compliant with the minimum requirements.</p>																							
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="3">Table E3-7.1 Bedroom dimensions</th> </tr> <tr> <th style="background-color: #d9e1f2;">Bedroom type</th> <th style="background-color: #d9e1f2;">Minimum width</th> <th style="background-color: #d9e1f2;">Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table E3-7.2.</li> </ul> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="3">Table E3-7.2 Living area dimensions</th> </tr> <tr> <th style="background-color: #d9e1f2;">Dwelling type</th> <th style="background-color: #d9e1f2;">Minimum width</th> <th style="background-color: #d9e1f2;">Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>		Table E3-7.1 Bedroom dimensions			Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Table E3-7.2 Living area dimensions			Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres
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Dwelling type	Minimum width	Minimum area																						
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2 or more bedroom dwelling	3.6 metres	12 sqm																						

## Room depth objective

Clause 57.03-8	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into single aspect habitable rooms.</li> </ul> <p><b>Standard E3-8</b></p> <ul style="list-style-type: none"> <li>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.               <ul style="list-style-type: none"> <li>The room combines the living area, dining area and kitchen; and</li> <li>The kitchen is located furthest from the window; and</li> <li>The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and</li> <li>An overhang extends no more than 2m beyond the window of the single aspect habitable room.</li> </ul> </li> <li>In Clause 57.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</li> </ul>	<p><b>Complies</b></p> <p>All single aspect apartments do not have depth greater than 9m.</p>



## Daylight to new windows objective

Clause 57.03-9	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul> <p><b>Standard E3-9</b></p> <p><b>Dwelling (other than a dwelling in or forming part of an apartment development)</b></p> <ul style="list-style-type: none"> <li>A window in an external wall of the building is provided to all habitable rooms.</li> <li>Habitable rooms in a dwelling have a window that faces:               <ul style="list-style-type: none"> <li>An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</li> <li>A verandah provided it is open for at least one third of its perimeter, or</li> <li>A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul> </li> </ul> <p><b>Dwelling in or forming part of an apartment development</b></p> <ul style="list-style-type: none"> <li>A window in an external wall of the building is provided to all habitable rooms.</li> <li>Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:               <ul style="list-style-type: none"> <li>A minimum width of 1.2 metres.</li> <li>A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> <li>A window clear to the sky.</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>All habitable rooms are provided with new room windows.</p>

## Natural ventilation objectives

Clause 57.03-10	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To encourage natural ventilation of dwellings.</li> <li>To allow occupants to effectively manage natural ventilation of dwellings.</li> </ul> <p><b>Standard E3-10</b></p> <p><b>Dwelling (other than a dwelling in or forming part of an apartment development)</b></p> <ul style="list-style-type: none"> <li>Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide;               <ul style="list-style-type: none"> <li>A maximum breeze path through the dwelling of 18 metres.</li> <li>A minimum breeze path through the dwelling of 5 metres.</li> <li>Ventilation openings with approximately the same area.</li> </ul> </li> <li>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</li> </ul> <p><b>Dwelling in or forming part of an apartment development</b></p> <ul style="list-style-type: none"> <li>At least 40 percent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:               <ul style="list-style-type: none"> <li>A maximum breeze path through the dwelling of 18 metres.</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>100% of apartments are capable of natural ventilation.</p>



- 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.

## Storage objective

Clause 57.03-11	Assessment																	
<b>Objectives</b> <ul style="list-style-type: none"> <li>● To provide adequate storage facilities for each dwelling.</li> </ul>	<b>Complies</b> The architectural plans show that for all: <ul style="list-style-type: none"> <li>- One bedroom apartments a minimum of 10m<sup>3</sup> storage has been provided in the form of internal storage.</li> <li>- Two bedroom apartments, a minimum of 14m<sup>3</sup> of storage are provided in the form of internal storage.</li> </ul>																	
<b>Standard E3-11</b>  <b>Dwelling (other than a dwelling in or forming part of an apartment development)</b> <ul style="list-style-type: none"> <li>● Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.</li> </ul>																		
<b>Dwelling in or forming part of an apartment development</b> <ul style="list-style-type: none"> <li>● Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table e3-11.</li> </ul>																		
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="3">Table E3-11 Storage</th> </tr> <tr style="background-color: #d9e1f2;"> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>		Table E3-11 Storage			Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres
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## Accessibility for apartment developments objective

Clause 57.03-12	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>● To ensure the design of dwellings meets the needs of people with limited mobility.</li> </ul>	<b>Complies</b> The dwellings have been designed to meet the needs of persons with limited mobility. The plans show that 51% of dwellings utilising either design option A or B.
<b>Standard B3-12</b> <ul style="list-style-type: none"> <li>● At least 50 per cent of dwellings in or forming part of an apartment development have:               <ul style="list-style-type: none"> <li>○ A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> <li>○ A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</li> <li>○ A main bedroom with access to an adaptable bathroom.</li> </ul> </li> </ul>	

- *At least on adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table E3-12.*

## External Amenity

### Daylight to existing windows objective

Clause 57.04-1	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li><i>To allow adequate daylight into existing habitable room windows.</i></li> </ul>	<p><b>Complies</b></p> <p>All habitable rooms incorporate windows which will allow adequate daylight into the rooms</p>
<p><b>Standard E4-1</b></p> <ul style="list-style-type: none"> <li><i>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</i></li> <li><i>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</i></li> <li><i>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</i></li> </ul>	

### Existing north-facing windows objective

Clause 57.04-2	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li><i>To allow adequate solar access to existing north-facing habitable room windows.</i></li> </ul>	<p><b>Complies</b></p> <p>The proposal does not impact any north-facing habitable windows within 3 metres of the boundary on the abutting lot.</p>
<p><b>Standard E4-2.1</b></p> <p><i>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:</i></p> <ul style="list-style-type: none"> <li><i>A new building should be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</i></li> <li><i>For new buildings that meet the Standard E2-3.2 setback, the building should be set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</i></li> </ul> <p><i>For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.</i></p>	



## Overshadowing secluded open space objective

Clause 57.04-3	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To ensure buildings do not significantly overshadow existing secluded private open space.</li> </ul>	<b>Variation required – objective met</b> <u>40A and 40B Railway Parade (west)</u>
<b>Standard E4-3</b> <ul style="list-style-type: none"> <li>The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.</li> <li>If existing sunlight to the secluded private open space of an existing dwelling or a small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.</li> </ul>	<p>The submitted shadow diagrams show that, at 9am, the development will cause additional overshadowing to the secluded private open space (SPOS) areas at 40A and 40B Railway Parade, compared to which currently exists and does not comply with the requirements. The non-compliance has been assessed and a variation is justified in this instance given that:</p> <ul style="list-style-type: none"> <li>The additional shadow caused by the development will be largely removed by 9:30am. This ensures that the SPOS areas will still receive its usual daylight access for the remainder of the day.</li> <li>The extent of overshadowing is comparable to that of a 3-storey building.</li> <li>The side setbacks of the development comply with the requirements of standard E2-3.1.</li> </ul> <p>Accordingly, the extent of additional overshadowing is acceptable.</p> <p><u>46 and 46A Railway Parade (east)</u></p> <p>The development will not cause any unreasonable overshadowing to the SPOS of these dwellings.</p> <p><u>South Boundary – Rosella Street properties</u></p> <p>Along the southern boundaries, multiple properties are potentially affected:</p> <ul style="list-style-type: none"> <li>With regards to 34 and 36 Rosella Street – the rear yards are utilised for at grade car parking, and are not SPOS areas. Nevertheless, there is limited shadow impact to the areas.</li> <li>With regards to 5/32 Rosella Street, the development causes some very minor additional overshadowing the west part of the dwellings’ SPOS. However, this is removed by 10am, ensuring that the dwelling will still receive its usual daylight access for the remainder of the day.</li> <li>With regards to 38 Rosella Street, the development does not cast any shadows on this property between 9am – 3pm on 22 September.</li> </ul> <p>Overall, the extent shadow impacts is acceptable.</p>

## Overlooking objective

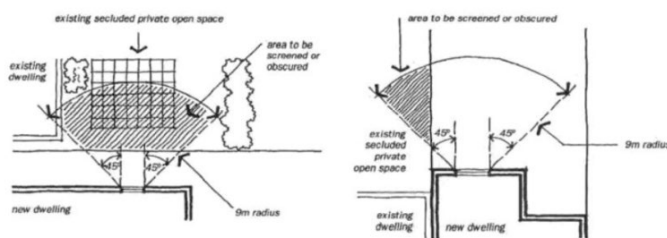
Clause 57.04-4	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul>	<b>Complies</b> The development is located more than 9m away from any SPOS areas of neighbouring buildings noting that:
<b>Standard B4-4</b> <ul style="list-style-type: none"> <li>In Clause 57.04-4 a habitable room does not include a bedroom.</li> </ul>	<ul style="list-style-type: none"> <li>The SPOS of 40A and 40B Railway Parade is located in excess of 10m from the balconies of the development.</li> </ul>



- A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.
- A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:
  - Offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or
  - Has sill heights of at least 1.7 metres above floor level; or
  - Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
  - Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.
  - Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.
- Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.
- Screens used to obscure a view are:
  - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
  - Permanent, fixed and durable.
  - Designed and coloured to blend in with the development.
- This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

- The SPOS of 46 Railway Parade is located in excess 11m from the balconies of the development.

Diagram E4-4 Overlooking



## Internal views objective

Clause 57.04-5	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>• To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</li> </ul>	<b>Complies</b> The proposal will avoid direct internal overlooking.
<b>Standard B4-5</b> <ul style="list-style-type: none"> <li>• In Clause 57.04-5 a habitable room does not include a bedroom.</li> <li>• Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:               <ul style="list-style-type: none"> <li>○ Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or</li> <li>○ Has a sill height of at least 1.7 metres above floor level; or</li> </ul> </li> </ul>	



- *Has a fixed, visually obscure balustrade to at least 1.7 metres above floor level; or*
- *Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.*
- *Direct views are managed at a height of 1.7 metres above floor level and within:*
  - *A 45 degree horizontal angle from the edge of the new window or balcony.*
  - *A 45 degree angle in the downward direction.*
- *Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.*

## Permeability and stormwater management objective

Clause 57.05-1	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>● <i>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</i></li> <li>● <i>To facilitate on-site stormwater infiltration.</i></li> <li>● <i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i></li> <li>● <i>To contribute to urban cooling.</i></li> </ul>	<b>Complies</b> The proposal incorporates a range of WSUD initiatives, which have been appropriately integrated with the stormwater management plan. Initiatives include: <ul style="list-style-type: none"> <li>● Two 15kL rainwater tanks dedicated to flushing and irrigation.</li> <li>● The site achieves more than 20% site permeability to minimise stormwater discharge off-site.</li> <li>● 100% STORM rating.</li> </ul>
<b>Standard E5-1</b> <ul style="list-style-type: none"> <li>● <i>The site area covered by the pervious surfaces is at least 20 percent of the site.</i></li> <li>● <i>The development includes a stormwater management system designed to:</i> <ul style="list-style-type: none"> <li>○ <i>Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:</i> <ul style="list-style-type: none"> <li>○ <i>Suspended solids 80% reduction in mean annual load.</i></li> <li>○ <i>Total phosphorus and Total Nitrogen 45% reduction in mean annual load.</i></li> <li>○ <i>Litter 70% reduction of mean annual load.</i></li> </ul> </li> <li>○ <i>Allow for intended vegetation growth and structural protection of buildings.</i></li> <li>○ <i>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</i></li> <li>○ <i>Provide a safe, attractive and functional environment for residents.</i></li> </ul> </li> </ul> <p><b>Note:</b>  <i>A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective – Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.</i></p> <ul style="list-style-type: none"> <li>● <i>Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.</i></li> </ul>	

## Overshadowing domestic solar energy systems objective

Clause 57.05-2	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>● <i>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</i></li> </ul>	<b>Complies</b>



**Standard E5-2**

- Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every meter of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
- This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.
- In Clause 57.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.

The proposal does not cause any unreasonable overshadow to any solar energy system on the roof of a neighbouring building.

**Roftop solar energy generation area objective**

**Clause 57.05-3**

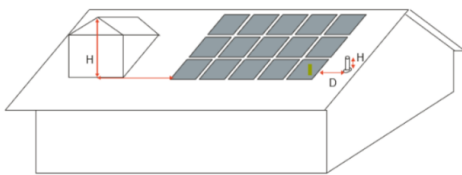
**Objectives**

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

**Standard E5-3**

- In Clause 57.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.
- An area on the roof is capable of siting on a rooftop solar energy area for each dwelling which:
  - Has a minimum dimension of 1.7 metres.
  - Has a minimum area in accordance with Table B5-3
  - Is orientated to the north, west or east.
  - Is positioned on the top two thirds of a pitched roof.
  - Can be a contiguous area or multiple smaller areas
  - Is free from obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

Diagram E5-3 Space should be provided between obstructions and the rooftop solar energy area



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

**Assessment**

**Complies**

The proposal incorporates 43kW solar PV system and appropriate spacing has been made on the roof, sufficient to avoid unreasonable visual impacts.



Table E5-3 Minimum rooftop solar energy generation area

Number of bedrooms	Minimum roof area
1 bedroom dwelling	15 square metres
2 or 3 bedroom dwelling	26 square metres
4 or more bedroom dwelling	34 square metres

## Solar protection to new north-facing windows objective

Clause 57.05-4	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To encourage external shading of north facing windows to minimise summer heat gain.</li> </ul>	<p><b>Complies</b></p> <p>From Ground Floor to Level 02, the north facing windows are shaded by the floor above.</p> <p>The north facing windows on Level 03 (fourth storey) are shaded by a fixed awning of approximately 0.7m deep.</p>
<p><b>Standard B5-4</b></p> <ul style="list-style-type: none"> <li>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</li> </ul>	

## Waste and recycling objectives

Clause 57.05-5	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings are designed to facilitate waste recycling.</li> <li>To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.</li> <li>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</li> </ul>	<p><b>Complies</b></p> <p>The submitted waste management plan (WMP) outlines that a private contractor will undertake waste collection.</p> <p>The plans show two dedicated waste storage room conveniently located within the basement area approximately 35m<sup>2</sup> and 29m<sup>2</sup>.</p> <p>This exceeds the minimum requirement of 43m<sup>2</sup>.</p> <p>The bin rooms exceed a depth of 1m and have a height of 3m.</p> <p>The WMP identifies that waste collection will occur off-site on-site within the basement. This is acceptable.</p>
<p><b>Standard E5-5</b></p> <p><b>Dwelling in or forming part of an apartment development</b></p> <ul style="list-style-type: none"> <li>The development includes a shared bin storage area for by each dwelling of at least the applicable area, depth and height specified in Table E5-5.2.</li> </ul>	



Number of dwellings	Minimum area	Minimum depth	Minimum height
15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres
16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres
56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area.	1 metre	2.7 metres

- *Enclosed bin storage areas are ventilated by:*
  - *Natural ventilation openings to the external air with an area of at least 5 per cent of the area for the bin storage area; or*
  - *A mechanical exhaust ventilation system.*
- *A tap and drain is provided to wash bins.*
- *A continuous path of travel is provided from each dwelling to bin storage areas.*
- *Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.*

## Noise impacts objective

Clause 57.05-6	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To minimise the impact of mechanical plant noise located in the development.</i></li> </ul>	<b>Complies</b> The proposal has been designed to ensure that noise sensitive rooms are appropriately positioned away from the lifts.
<b>Standard E5-6</b> <ul style="list-style-type: none"> <li>• <i>Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.</i></li> </ul>	

## Energy efficiency for apartment development objectives

Clause 57.05-7	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To achieve energy efficient dwellings and buildings.</i></li> <li>• <i>To ensure dwellings achieve adequate thermal efficiency.</i></li> </ul>	<b>Complies</b> The application was accompanied by an ESD report which identifies a range of ESD measures to ensure a sustainable built form including: <ul style="list-style-type: none"> <li>• Capable of achieving a 7 stars of NatHERS rating ensuring good building energy efficiency.</li> <li>• A 43kW solar PV system which minimises reliance on fossil fuels.</li> <li>• Water efficient fixtures.</li> <li>• High performance glazing systems.</li> </ul> Collectively, this will ensure that apartments have a maximum cooling load of approximately 21MJ/m <sup>2</sup> which falls below the maximum cooling load for the climate zone 62 (Moorabbin).
<b>Standard B5-7</b> <ul style="list-style-type: none"> <li>• <i>Dwellings in or forming part of an apartment development located in a climate zone identified Table E5-7 do not exceed the maximum NatHERS annual cooling load.</i></li> </ul>	



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

**Note:**

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