

32-34 Oakover Road, Preston

Planning Permit No. PA2503827

Planning Permit Assessment Report
(Clause 52.33)



Officer Assessment Report
Development Approvals & Design



Department
of Transport
and Planning

OFFICIAL

Executive Summary



Key Information	Details		
Application No:	PA2503827		
Date lodged in POL	18 July 2025		
Statutory Days:			
Applicant:	SHP x HCA HA Ltd c/- Planning & Property Partners Pty Ltd		
Planning Scheme:	Darebin Planning Scheme		
Land Address:	32-34 Oakover Road & 47-49 Showers Street, Preston		
Proposal:	Mixed use development across three buildings ranging in height from 4–15 storeys, comprising 473 dwellings (studios, 1, 2, and 3-bedroom), a full-line supermarket, retail and commercial tenancies, extensive communal and public open space, and 20% affordable housing.		
Development Value:	\$ 160 m		
Why is the Minister responsible?	<p>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:</p> <ul style="list-style-type: none"> Use or development to which Clause 53.23 applies. 		
DFP eligibility criteria in accordance with 53.22	Category	1	
	Sector	Residential development with affordable housing	
	Land use	Food and drink premises, Residential / Accommodation, Retail Premises	
	Location	Metro (City of Darebin)	
	Alignment with the DFP threshold/criteria	Yes - \$160 million development cost (\$50 million threshold) + minimum 10% affordable housing	
Why is a permit required?	Clause	Control	Trigger
Zone:	32.04	Mixed Use Zone – Schedule 1 (MUZ1)	<p>Clause 32.04-2: A permit is required to use the land for an Office (with leasable floor areas exceeding 250sqm) and Shop (Supermarket) (with a leasable floor area exceeding 150sqm).</p> <p>Clause 32.04-6: A permit is required to construct two or more dwellings on a lot.</p> <p>Clause 32.04-9: A permit is required to construct a building or construct or carry out works for a Section 2 use in Clause 32.04-2.</p>
Overlays:	45.03	Environmental Audit Overlay (EAO)	Prior to a sensitive use commencing or construction occurring for a sensitive use, the environmental conditions of the land must be shown to be suitable for such uses through the environmental audit system.
	45.06	Development Contributions Plan Overlay - Schedule 1 (DCPO1)	Clause 5.0 to DCPO1 outlines that as specified in Part 3.1 of the City of Darebin Development Contributions Plan, Version 3.0 (Darebin City Council, 2020).



	43.04	Development Plan Overlay – Schedule 11 (DPO11)	Clause 43.04-2: A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.	
Particular Provisions:	52.06-5	Car Parking	Clause 52.06-5: A permit is required to reduce the number of onsite carparking spaces required under the Table to Clause 52.06.	
	53.23	Significant Residential Development with Affordable Housing	N/A	
Cultural Heritage:	The site is not identified as an area of potential cultural heritage sensitivity			
Total Site Area:	13,425m ²			
Height:	Maximum building height of 15 storeys (Building D), 11 storeys (Building A), 10 storeys (Building C), plus rooftop plant			
Land Uses:	Dwellings	Office	Retail and Food & Beverage	Supermarket
	473	3,100m ²	1,350m ²	2,600m ²
Parking:	Cars	Motorcycles	Bicycles	
	389	0	600	
Referral Authorities:	Head, Transport for Victoria (Determining referral authority)			
Public Notice:	<p>Section 52 notice of the application was given to City of Darebin Council.</p> <p>Section 52 notice of the application was given to Melbourne Water.</p> <p>Section 52 notice of the application was given to Yarra Valley Water.</p> <p>Section 52 notice of the application was given to Citipower.</p> <p>Section 52 notice of the application was given to adjoining owners and occupiers.</p>			
Delegates List:	Approval to determine under delegation received on 19/11/2025.			



Application Process

Background

1. The subject land is within the Oakover Village precinct, identified as a Strategic Development Precinct and Substantial Change Area in the Darebin Planning Scheme. Amendment C167dare rezoned the precinct from the Industrial 3 Zone (IN3Z) and Residential Growth Zone (RGZ) to the Mixed Use Zone – Schedule 1 (MUZ1), and introduced the Development Plan Overlay – Schedule 11 (DPO11), Development Contributions Plan Overlay – Schedule 1 (DCPO1), and Environmental Audit Overlay (EAO). The amendment was gazetted in 2023.
2. The amendment was led by the Victorian Planning Authority (VPA) in partnership with Darebin City Council to facilitate the urban renewal of the former industrial land for a new mixed-use precinct, encompassing higher density housing, affordable housing, employment uses and significant public open space.
3. The site is subject to the Oakover Village Development Plan and associated overlays, which set out objectives and guidelines for built form, land use, integrated transport, sustainability, and infrastructure delivery. The DPO11 requires that any permit application demonstrates the proposal will not prejudice the long-term future use and development of the land in accordance with the development plan requirements.
4. The following application history is relevant to this proposal:
 - The applicant initially obtained a planning permit (PA2201860) through the Minister for Planning in September 2023, following a Priority Projects Standing Advisory Committee (SAC) referral process. The permit allowed for a mixed-use development across four buildings, ranging in height from 4 to 15 storeys, including residential, retail, and commercial uses.
 - Following further design development and commercial negotiations, the applicant entered into an agreement to deliver a full-line supermarket as part of the precinct, resulting in a revised masterplan and the removal of one building (previous Building B), reducing the total number of buildings to three.
 - The revised application, submitted in July 2025, proposes 473 dwellings, a full-line supermarket, expanded communal open space, and enhanced pedestrian connections, while maintaining the overall built form scale and intent of the original permit.
 - The proposal continues to deliver a minimum of 20% affordable housing, to be secured via a Section 173 agreement, and responds to the requirements of Clause 53.23 for significant residential development with affordable housing.
 - The application is being assessed under the Development Facilitation Program (DFP) pathway, with the Minister for Planning as the responsible authority due to the project's scale, affordable housing commitment, and strategic significance.
5. The key milestones in the application process were as follows:

Development Facilitation Program: Pre-application

Initial DFP Referral

16 December 2022

Project referred to DFP as a priority project, meeting eligibility criteria for significant economic and social benefit, including 20% social housing.

Amendment C211dare

2022

Amendment to rezone 47 & 49 Showers Street from Residential Growth Zone to Mixed Use Zone and grant permit under section 96A of the Planning and Environment Act 1987.

Standing Advisory Committee (SAC)

2023



Panel Review

Application reviewed by SAC, which supported the overall urban renewal and issuing of the permit. SAC findings informed current application and design refinements.

Previous Permit Application (PA2201860)

Permit issued 19 October 2023

Previous application for mixed-use development (4 buildings, 480 dwellings, supermarket, retail, office, food and drink premises, car parking reduction). Permit issued by Minister for Planning following independent assessment.

Pre-application Engagement

Early 2024

Early engagement with Office of the Victorian Government Architect (OVGA) and Invest Victoria. OVGA provided formal advice (15 March 2024) supporting the proposal’s height, neighbourhood integration, and active frontages, with recommendations for daylight modelling and façade refinement. Invest Victoria advice (12 March 2024) indicated feasibility.

Early 2025

Pre-application meetings between DTP and applicant to discuss pathway forward and changes to the new scheme.

Application process

Application lodgement

18 July 2025

Further information requested

N/A

Further information received

N/A

Further plans submitted

N/A

Decision Plans

Architectural plans prepared by Jackson, Clements and Burrows

Other Assessment Documents

- **Architectural Plans and Urban Context Report** prepared by Jackson Clements Burrows Architects, 07/07/2025
- **Landscape Concept Plan** prepared by Glas Landscape Architecture and Urban Design, 07/07/2025
- **Sustainability Management Plan** prepared by Hip V. Hype, 02/07/2025
- **Town Planning Report** prepared by Planning & Property Partners, 09/07/2025
- **Wind Impact Assessment** prepared by Vipac Engineers & Scientists, 07/07/2025
- **Traffic Engineering Assessment** prepared by Traffix Group, 07/07/2025
- **Waste Management Plan** prepared by WSP, 07/07/2025
- **Cover Letter** prepared by Planning & Property Partners, 09/07/2025
- **Acoustic Report** prepared by Acoustic Logic, 08/05/2025
- **Affordable Housing Report** prepared by Assemble, 07/2025
- **Environmental Aspects Letter** prepared by Salient Environmental Consulting, 29/04/2025

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

Proposal Summary

7. The proposal is for a mixed-use, build-to-rent development comprising three buildings above two basement levels, delivering a full-line supermarket, commercial tenancies, and a significant publicly accessible open space network. The project is designed to anchor the Oakover Village precinct, providing affordable and social housing, retail, and community benefit within a highly accessible inner-urban location.
8. The proposal includes the following:
 - A total of 473 dwellings (studios, one, two, and three-bedroom apartments) distributed across three buildings ranging from 4 to 15 storeys, with a focus on maximising daylight, outlook, and internal amenity for residents.
 - Affordable and social housing provision: 20% of dwellings are allocated as affordable housing, exceeding the minimum 10% requirement, with a focus on key workers and vulnerable cohorts.
 - Specialist Disability Accommodation: The proposal includes a proportion of dwellings designed to meet Specialist Disability Accommodation standards, supporting inclusive living.
 - Common 'Assemble' areas for residents are provided at ground and podium levels, including communal lounges, co-working spaces, rooftop terraces, and outdoor rooms to foster community interaction.
 - Car parking: 389 spaces are provided across two basement levels, with 242 allocated to residents (leased, not individually owned), 147 for supermarket and retail users, and 5 car share spaces. The proposal seeks a reduction from the statutory car parking requirement, justified by proximity to public transport and high bicycle parking provision (600 spaces, well above statutory minimums).
 - Ground level retail and supermarket: Multiple retail tenancies totalling approximately 1,307 sqm and a full-line supermarket of 2,636 sqm (excluding back-of-house), activating Oakover Road and the central 'green heart'.
 - Commercial office space: Approximately 3,101 sqm of first-floor commercial tenancies are provided in Buildings A and B, supporting local employment and economic activity.
 - Publicly accessible open space: A central 'green heart' of 1,412 sqm forms the core of the site, complemented by a network of pedestrian arcades and links, including an east-west connection between Browns Road and Bendix Avenue, and a north-south arcade adjacent to the supermarket.
 - Landscape and urban design: The proposal delivers extensive deep soil planting, new canopy trees, green walls, and rooftop gardens, with a focus on urban cooling, biodiversity, and high-quality public realm.
 - Tree removal: The removal of several trees is proposed, including a 'high value' English Oak from the Bendix Drive frontage, with offset planting and enhanced landscaping to compensate for loss of canopy.
 - Sustainability: The project targets best-practice ESD outcomes, including an average NatHERS rating of 7.5 stars, rainwater harvesting (60,000L storage), and extensive bicycle infrastructure.
 - Waste management: Dedicated basement waste rooms for each building, with separate collection for the supermarket and retail, and provision for recycling and food waste recovery.
9. The applicant has provided the following concept image/s of the proposal:

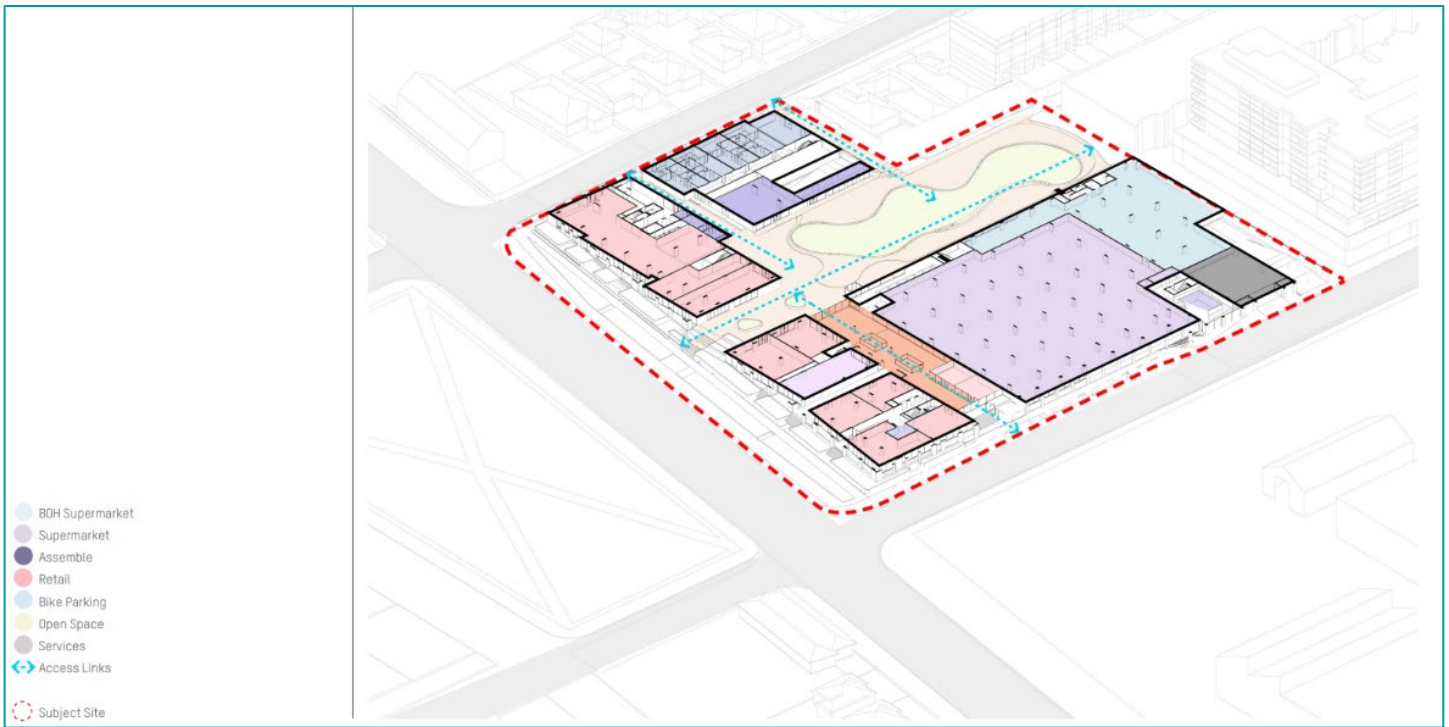


Figure 1: Site layout plan

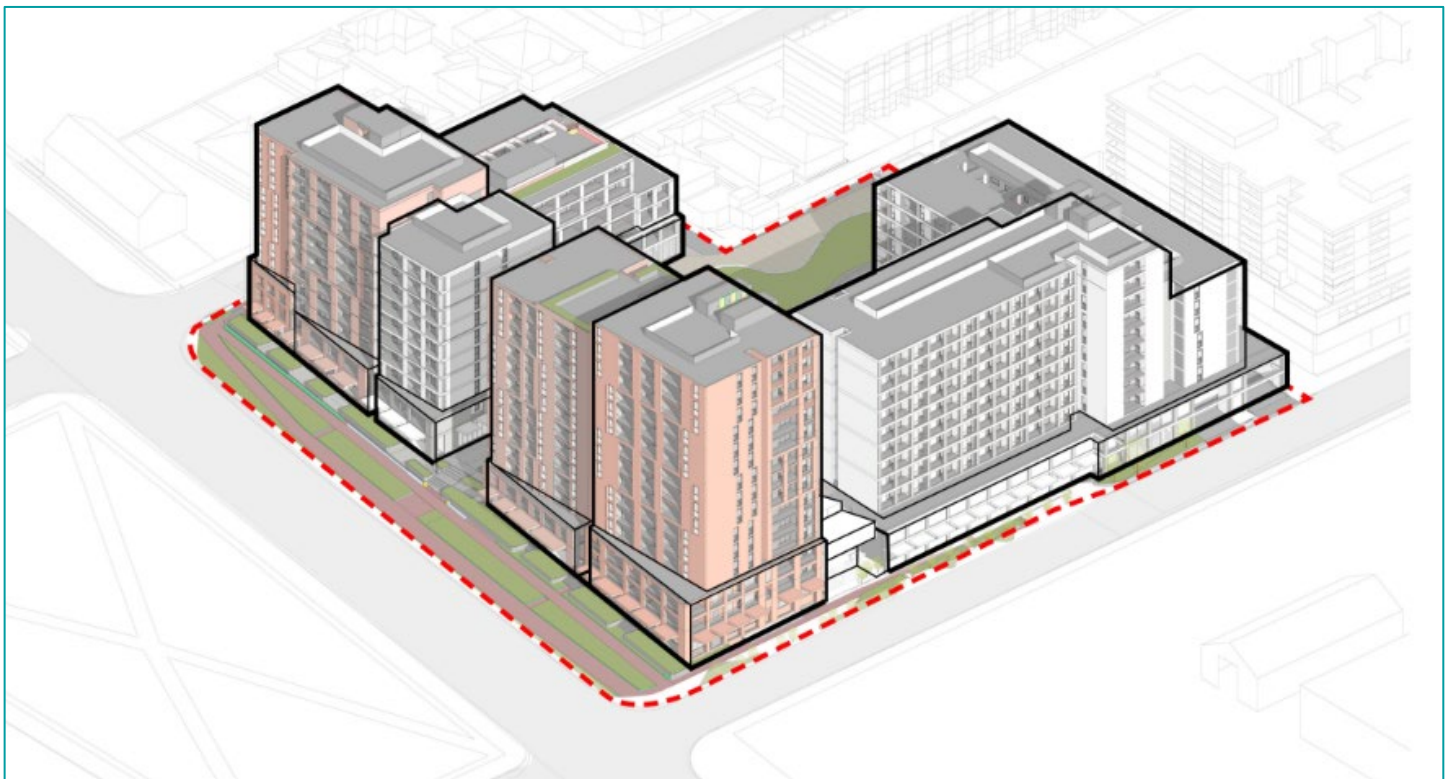


Figure 2: 3D Site layout plan



Figure 3: View from corner of St Georges Road and Oakover Road looking North East



Figure 4: Green Heart at Base of Civic Star Looking West



Site Description

10. The subject site proposed for development comprises the land at 32-34 Oakover Road and 47-49 Showers Street, Preston.
11. The subject site includes extensive frontages to St Georges Road (west), Oakover Road (south), and Showers Street (north), with a total site area of approximately 13,425sqm. The site benefits from a prominent corner position and three street frontages, providing excellent access and visibility.
12. The site is currently occupied by large industrial buildings and hardstand areas, reflecting its historical use for industrial and commercial purposes. Two single-storey weatherboard dwellings are also present at 47 and 49 Showers Street. Vehicle access is available from both Oakover Road and Showers Street, with existing mesh and paling fencing constructed to the site boundaries.
13. Site boundaries and interfaces to the public realm are varied, with some areas featuring established vegetation, including several mature trees of varying significance. The landscape plan identifies both high and medium value vegetation, particularly along the Oakover Road and Showers Street frontages, as well as areas of hardstand and minimal landscaping internally.



Figure 5: Aerial of subject site and surrounds (supplied by applicant)

14. The site is contained within the Mixed Use Zone – Schedule 1 (MUZ1), Development Plan Overlay – Schedule 11 (DPO11), Development Contributions Plan Overlay – Schedule 1 (DCPO1), and Environmental Audit Overlay (EAO), as set out in the Darebin Planning Scheme. These controls are specific to the Oakover Village precinct and guide the redevelopment of the site for higher density mixed-use outcomes.
15. The Planning Unit proposed to be developed under this application is broadly identified as ‘Oakover Village’ in the relevant strategic and statutory planning documents, with the site forming a key part of Sub-precinct 3 (St Georges Road Landmark) as shown in the DPO11 Sub-precinct Plan.



16. The site does not contain any restrictive covenants. It is formally described as comprising:

- Land in Plan of Consolidation 375318
- Lot 1 on Plan of Subdivision 017706
- Lot 2 on Plan of Subdivision 017706


17. There is a 3.7 metre wide electricity easement running adjacent to the St Georges Road frontage. This easement has been accounted for in the design response, resulting in increased building setbacks and expanded public realm along this frontage.



Figure 7: Surrounding zoning map

Site Surrounds

18. The site's three street frontages and proximity to the recently completed MAB Preston Crossing development, established residential areas, and major public transport routes provide opportunities for enhanced public realm activation, improved connectivity, and integration with the evolving urban character of the precinct.
19. The site is located within the Oakover Village precinct, identified as a Strategic Development Precinct and Substantial Change Area in the Darebin Planning Scheme and Plan Melbourne 2017–2050. The site forms part of the broader St Georges Road and Plenty Road Corridors Urban Design Framework area, which is earmarked for significant urban renewal and increased residential density. The High Street Major Activity Centre is situated approximately 400 metres east of the site, providing access to a wide range of services and amenities.
20. Development surrounding the site can be described as follows:
- **To the north:** The land north of the site comprises a mix of established residential properties and recent infill development along Shows Street, with building heights typically ranging from single to three



storeys. Further north, Ray Bramham Gardens provides a significant area of public open space, while the Bell Railway Station is located within walking distance.

- **To the south:** Directly south of the site is Oakover Road, beyond which lies the Preston Tram Depot and a mix of industrial and commercial uses. The area is transitioning, with recent approvals for higher-density residential and mixed-use developments along Oakover Road and the adjoining precincts.
- **To the east:** The eastern boundary interfaces with the recently completed MAB Preston Crossing development, which features mid-rise apartment buildings (3–7 storeys) as part of the Public Housing Renewal Program. This area is identified for further residential intensification and includes a mix of new apartments and townhouses.
- **To the west:** The site fronts St Georges Road, a major arterial route with a dedicated tram corridor and bicycle path. Opposite the site, Newman Reserve provides a substantial area of public open space. The western context is characterised by a mix of low-rise residential dwellings and emerging higher-density developments, consistent with the strategic vision for the Oakover Village precinct.



Statutory Referrals and Notice

21. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Section 55 Referral: Determining	Head, Transport for Victoria (HTfV) Clause 66.02-11 (Land Use and Transport Integration); A residential development comprising 60 or more dwellings or lots.	No objection, subject to conditions (7 November 2025)
Section 52 Referral: Notice	EPA Victoria	No formal role; general comments provided (August 2025)
Section 52 Referral: Notice	Melbourne Water	No objection (24 September 2025)
Section 52 Referral: Notice	Darebin City Council	Objection to proposal in current form; detailed comments provided (5 November 2025)
Section 52 Referral: Notice	Adjoining Owners and Occupiers	
Section 52 Referral: Notice	CitiPower	No response received
Section 52 Referral: Notice	Yarra Valley Water	No response received

Submissions

Head, Transport for Victoria (TfV)

22. HTfV does not object to the proposal, subject to conditions requiring submission and approval of a Functional Layout Plan, intersection upgrades, and compliance with AustRoads standards prior to occupation.

Darebin City Council

23. Council objects to the proposal in its current form, raising concerns regarding public open space, pedestrian connectivity, public realm activation, and aspects of the transport and access arrangements. Council requests further design changes and additional information on several matters. The City's reasons for objections are addressed below.

Melbourne Water

24. Melbourne Water does not object, subject to a condition that ground floor finished floor levels are maintained as per the submitted plans.

Response to Objections

25. Pedestrian Movement and Masterplan Integration

The revised masterplan is considered to deliver a more integrated and legible pedestrian network across the site. The east–west connection, now directly aligned with the Village Bell development to the east, removes previous pinch points and provides a continuous, accessible link. The interface to Showers Street is improved through the removal of Building B and a revised basement layout, which allows for additional in-ground tree planting and a softer transition to neighbouring properties. While Council raised concerns about the realignment of the north–south connection, the new alignment at Oakover Road is wider, more direct, and better activated by retail and supermarket uses, resulting in a more attractive and functional pedestrian environment.

26. Central Green Heart and Public Open Space

The revised design increases the size and usability of the central green heart compared to the previous permit,



providing greater opportunities for natural landscaping, community use, and solar access. The removal of the previous north–south shared connection has enabled a more cohesive and pedestrian-friendly open space. Importantly, the green heart remains publicly accessible at all times, representing a voluntary community benefit that exceeds planning scheme requirements. The northern façade of the supermarket, which fronts the green heart, is intended to be active and engaging, with opportunities for community recreation, glazing, and internal movement to further animate the space. Landscaping and communal terraces above further contribute to the vibrancy and visual interest of this area.

27. Public Realm, Activation, and Streetscape

The public realm works along Oakover Road are considered to enhance the streetscape experience and usability. The revised ground floor presentation better aligns with the objectives of the Development Plan Overlay, with more activated areas along Oakover Road. The design response balances activation with practical constraints, such as flood level requirements and the need to accommodate building services. Perspective images provided by the applicant demonstrate the extent of activation, glazing, and connection between the supermarket, retail uses, and the public realm. The pedestrian entrance and lobby to Building C have also been relocated to Oakover Road, improving address and pedestrian movement along this frontage.

28. Car Parking, Traffic, and Access

The overall car parking rates and traffic arrangements are supported. Specific matters raised by Council—such as the location of car share spaces, loading dock constraints, and the provision of additional bicycle parking—are capable of being addressed through permit conditions, updated management plans, or as part of the detailed design and landscape plan. These matters are consistent with the approach taken under the previous permit and can be resolved without fundamental changes to the proposal.

29. Intersection and Transport Upgrades

The Head, Transport for Victoria supports the application (subject to conditions), and the required intersection upgrades and SIDRA analysis have been addressed by the project's traffic engineers. The necessary intersection works will be delivered and compliance with all relevant transport authority requirements will be ensured.

30. Build-to-Rent Model and Housing

The build-to-rent model is consistent with the existing permit and Council previously raised no objection to this form of housing. The proposal continues to deliver a significant proportion of affordable housing and a mix of dwelling types, supporting local housing diversity and choice.

31. Public Open Space Contribution and Community Benefit

The central green heart will remain publicly accessible, providing a significant voluntary benefit to the community that goes beyond statutory requirements. Further discussions regarding public open space contributions can be considered in the context of future subdivision or as a credit towards future requirements.


32. General Approach and Engagement

The revised proposal is the result of ongoing engagement with Council officers and the community, and many of the design changes directly respond to feedback received. The proposal is considered a positive evolution of the previously approved scheme, delivering improved outcomes in master planning, public realm, activation, and community benefit, while addressing Council's concerns through design changes, permit conditions, and ongoing engagement.

33. Public notice of the application was given in accordance with Section 52 of the Planning and Environment Act 1987. A total of 13 objections were received during the exhibition period. The key themes raised by objectors are addressed below.

34. Building Form (Height & Setbacks)

The proposed building heights and setbacks are consistent with those previously assessed and approved under the earlier Planning Permit, which was subject to independent review by a Standing Advisory Committee (SAC). The current proposal retains the maximum building heights and setbacks to St Georges Road and Showers Street, with a



continued transition in scale along Showers Street to respect the existing residential context. Notably, the removal of the previously proposed 'Building B' reduces built form at the Showers Street interface and allows for increased landscaping and tree canopy opportunities. The SAC previously found that, while the development presents a substantial built form, the massing and visual bulk are acceptable given the site's size and limited sensitive interfaces. The revised orientation of the central 'green heart' further softens the interface to Showers Street and improves internal site connections.

35. Land Use and Provision of the Full-Line Supermarket

The inclusion of a full-line supermarket is considered to enhance the retail offering and activation of the site, providing everyday convenience for both residents and the broader catchment. The supermarket is integrated with a semi-enclosed arcade and is expected to generate additional activity and employment opportunities. The revised layout removes the previous north-south shared vehicle and pedestrian link, which was a source of community concern, and instead prioritises pedestrian connections and sustainable transport modes. The supermarket and associated retail uses are consistent with the strategic objectives for the Oakover Village precinct and Clause 17.02-1S (Business) of the Planning Scheme.

36. Car Parking, Traffic Impact, and Road Safety

The proposal provides 389 car parking spaces (an increase from the previously approved 319), including 242 spaces for residents and 5 car share spaces, at a rate of 0.5 spaces per dwelling. This approach is supported by recent census data indicating strong demand for apartments without car ownership, and is complemented by a significant exceedance of bicycle parking and end-of-trip facilities to encourage sustainable transport. The removal of the internal north-south vehicular accessway addresses previous community concerns about traffic movement through the site. Updated traffic modelling and SIDRA analysis confirm that, with proposed intersection upgrades (including extension of the St Georges Road right-turn lane and widening of Oakover Road), the local road network will continue to operate at acceptable levels of service. The Department of Transport has reviewed and supports these upgrades, subject to detailed design conditions.

37. Noise and Wind Impacts

Updated acoustic and wind impact assessments have been provided, demonstrating compliance with Clause 58 requirements. The acoustic report recommends various treatments and window glazing to ensure appropriate noise attenuation, while the wind assessment concludes that public areas within and around the development will meet relevant safety and comfort criteria. As with the previous permit, further wind tunnel testing is recommended as a condition of any future permit to confirm these outcomes at detailed design stage

Statutory Controls

Mixed Use Zone – Schedule 1 (MUZ1)

38. The overall purpose of the MUZ1 is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.
- To provide for housing at higher densities.
- To encourage development that responds to the existing or preferred neighbourhood character of the area.
- To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

31. Specifically, the MUZ1 applies to the Oakover Village precinct and seeks to:

- Encourage a genuine mix of uses, including higher-density residential, retail, and commercial activities.
- Support the transition of former industrial land to a vibrant, mixed-use urban environment.
- Ensure new development is responsive to the evolving character and strategic vision for the precinct.

32. Pursuant to Clause 32.04-6, a permit is required to construct two or more dwellings on a lot, and for the use and development of land for retail premises, office, and food and drink premises with a leasable floor area exceeding 150sqm.

33. Pursuant to Clause 58, an apartment development of five or more storeys must meet the requirements of Clause 58 (Apartment Developments), ensuring reasonable standards of amenity for existing and new residents.

Development Plan Overlay – Schedule 11 (DPO11)

34. The proposal must also comply with the requirements of the Development Plan Overlay – Schedule 11 (DPO11), which requires that any permit application demonstrates the proposal will not prejudice the long-term future use and development of the land in accordance with the development plan requirements specified in this schedule.

35. The DPO11 sets out preferred maximum building heights (12 storeys), active frontage requirements, indicative pedestrian/cycle links, and transitional buffer areas. The proposal must demonstrate compliance with these requirements and provide a high-quality urban design response.

Development Plan Contributions Overlay – Schedule 1 (DPCO1)

36. The Development Contributions Plan Overlay – Schedule 1 (DCPO1) applies to the site, requiring development contributions to fund new and upgraded infrastructure in the municipality. Contributions will be secured via a future planning permit condition, consistent with the requirements of the overlay.

37. The purpose of the EAO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

38. This provision applies to land in the EAO and whether a permit is required or not.

39. In accordance with Clause 45.03-1, before a sensitive use (such as residential, child care centre, kindergarten, or school) commences, or before construction or carrying out of buildings and works associated with these uses, an environmental assessment must be undertaken. This may include a preliminary screen assessment statement, an environmental audit statement, a certificate of environmental audit, or a statement of environmental audit.

Clause 52.06 – Car Parking

39. The purpose of Clause 52.06 is:



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

40. Pursuant to Clause 52.06-3, a **permit is required** to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5.

41. Clause 52.06-9 sets out the design standards for car parking the must be met unless otherwise agreed by the responsible authority.

Clause 52.34 – Bicycle Facilities

42. The purpose of Clause 52.34 is:

- To encourage cycling as a mode of transport.
- To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

43. In accordance with Clause 52.34-1, a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

44. A permit is not required as the proposal would provide bicycle spaces exceeding the statutory requirements specified under Clause 52.34-5 and consistent with the requirements of Clause 52.34-6.

Clause 53.18 – Stormwater Management in Urban Development

45. The purpose of Clause 53.18 is to ensure that stormwater in urban develop, including retention and reuse, is managed to mitigate the impact of stormwater on the environment, property and public safety, and to provided cooling, local habitat and amenity benefits.

46. Pursuant to Clause 53.18-1, the clause applies to an application to construct a building or construct or carry out works associated with the proposal.

47. Pursuant to Clause 53.18-3, an application to construct a building or construct or carry out works:

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

Clause 53.23 – Significant Residential Development with Affordable Housing

48. The purpose of Clause 53.23 is:

- 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.

49. As detailed above, the application has been submitted in accordance with Category 1 at Clause 53.23, thereby the Minister for Planning is the responsible authority for the application.
50. In accordance with Clause 53.23-4, unless specified in Clause 53.23-1, a permit must not be granted unless the owner of the land has entered into an agreement with the responsible authority under section 173 of the Act for the provision of affordable housing. The agreement would not come into operation unless a permit is issued for the proposed use or development and the agreement must be recorded on the Register.
51. A condition would be required on any permit to secure to delivery of affordable housing.
52. Pursuant to Clause 53.23-5, an application under any provision of the planning scheme is exempt from the decision requirements of sections 64(1), (2), and (3), and review rights of sections 82(1) of the *Planning and Environment Act 1987* (the Act).

Clause 71.02-3 – Integrated Decision Making

53. Clause 71.02-3 states:

Victorians have various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental and social wellbeing affected by land use and development.

The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

Planning authorities should identify the potential for regional impacts in their decision making and coordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.

54. The assessment below has endeavoured to integrate the range of planning policies relevant to the proposal and has sought to balance conflicting objectives in favour of net community benefit.

Relevant Strategic Plan / Background Documents

Plan Melbourne

55. Plan Melbourne 2017–2050: Metropolitan Planning Strategy (DELWP 2017) sets out the long-term vision for managing growth across Melbourne and its suburbs to the year 2050. The strategy seeks to integrate land use, infrastructure, and transport planning to meet the city’s future environmental, population, housing, and employment needs.
56. The subject site is located within an identified Substantial Change Area and forms part of the Oakover Village precinct, which is earmarked for significant urban renewal and higher-density development. The site benefits from proximity to major public transport routes, activity centres, and public open space, aligning with Plan Melbourne’s focus on urban consolidation and sustainable growth.
57. The proposal is responsive to the outcomes and directions of Plan Melbourne:
- Outcome 1 – Melbourne is a productive city that attracts investment, supports innovation and creates jobs.
 - Outcome 2 – Melbourne provides housing choice in locations close to jobs and services.
 - Direction 2.3 – Increase the supply of social and affordable housing.



Oakover Village Development Plan

58. The 'PMP Printing Precinct Comprehensive Development Plan, June 2021' is an Incorporated Document in the scheme at Clause 72.04.
59. The CDP seeks to create a contemporary mixed-use precinct comprising housing, employment and public open spaces.
60. Implementation of the CDP include objectives and guidelines for land use, built form, building design and siting, landscape and open space, integrated transport, sustainability and infrastructure delivery. Notably, the CDP includes preferred maximum heights, preferred tower separation distances, future open space and transport and movement plans.
61. A planning permit application and planning permit must implement the outcomes of the CDP. The outcomes are expressed as the Vision and Objectives in Part 1 of the CDP.
62. The proposal's response to the CDP is detailed below.
63. The **Oakover Village Development Plan** and associated overlays (DPO11, DCPO1, EAO) are incorporated documents in the Darebin Planning Scheme and provide the statutory and strategic framework for the precinct.
64. The Development Plan seeks to create a contemporary mixed-use precinct comprising higher-density housing, employment opportunities, and high-quality public open spaces. The vision is to transform former industrial land into a vibrant, accessible, and sustainable urban neighbourhood.
65. Implementation of the Development Plan includes objectives and guidelines for land use, built form, building design and siting, landscape and open space, integrated transport, sustainability, and infrastructure delivery. Notably, the plan sets preferred maximum building heights, tower separation distances, and identifies future open space and movement networks.
66. Any planning permit application must implement the outcomes of the Development Plan. These outcomes are expressed as the Vision and Objectives in the relevant sections of the plan.
67. The proposal's response to the Oakover Village Development Plan and strategic objectives is detailed in the following sections.

Strategic Direction and Land Use

68. The Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS) encourage land use and development that:
- Enhances the built environment (Clauses 15.01-1S, 15.01-1R)
 - Supports economic growth (Clauses 17.01-1S, 17.02-1S)
 - Meets community expectations for retail and commercial provision (Clauses 17.02-1S, 11.01-1R)
 - Delivers diversity in housing supply to meet existing and future needs (Clauses 16.01-1S, 16.01-2S)
 - Integrates transport and infrastructure planning (Clauses 18.01-1S, 18.01-2S, 19.03-3S).
69. The following clauses are directly relevant to the Preston proposal and have been considered in the assessment:

Clause	Description
02.03-1	Settlement



02.03-3	Environmental risk and amenity
02.03-5	Housing
02.03-8	Infrastructure
02.03-9	Infrastructure
02.04-1	Strategic framework plans
11.01-1R	Settlement – Metropolitan Melbourne
11.01-1S	Supply of urban land
13.04-1S	Contaminated and potentially contaminated land
13.05-1S	Noise abatement
13.07-1S	Land use compatibility
15.01-1R	Urban design – Metropolitan Melbourne
15.01-1S	Urban design
15.01-2S	Building design
15.01-2L-01	Industry and business built form character
15.01-2L-02	Environmentally sustainable development
15.01-4S	Healthy neighbourhoods
15.01-4R	Healthy neighbourhoods – Metropolitan Melbourne
16.01-1S	Housing supply
16.01-2S	Housing affordability
17.01-1S	Diversified economy
17.02-1S	Business
18.01-1S	Land use and transport integration
18.01-2S	Movement networks
19.02-6S	Open space
19.03-3S	Integrated water management
02.03-1	Settlement
02.03-3	Environmental risk and amenity
02.03-5	Housing
02.03-8	Infrastructure
02.03-9	Infrastructure

70. Specifically, the application responds to the MPS and PPF as follows:



- Policy seeks to facilitate sustainable growth and development while focusing investment and growth into places of strategic significance (Clause 11.01-1R). The subject site is located within the Oakover Village precinct, identified for substantial change and urban renewal. The proposal provides a mix of housing, office, and retail uses consistent with the intent for the precinct.
- Policy seeks to facilitate well-located, integrated, and diverse housing that meets community needs, including high-density housing development with a mix of housing choice on sites well located in relation to jobs, services, and public transport (Clause 16.01-1S). The proposal delivers 473 dwellings, including studios, one, two, and three-bedroom apartments, within walking distance of the High Street Major Activity Centre and multiple public transport options.
- Policy seeks to deliver more affordable housing closer to jobs, transport, and services (Clause 16.01-2S). The proposal will provide a minimum of 20% affordable housing, secured via a Section 173 agreement as required by Clause 53.23.
- Policy seeks to strengthen and diversify the economy, including supporting diverse employment-generating uses such as offices, retail, and other commercial services (Clauses 17.01-1S and 17.02-1S). The proposal includes significant commercial and retail floor space, including a full-line supermarket and office tenancies, supporting local employment and economic activity.
- Policy seeks to create urban environments that are safe, healthy, functional, and enjoyable, while contributing to a sense of place with quality design and amenity (Clauses 15.01-1R and 15.01-2S). The proposal provides a central 'green heart' public open space, active ground floor uses, and extensive landscaping, enhancing the public realm and providing passive surveillance.
- Policy seeks to achieve building design and siting outcomes that contribute positively to the location context, public realm, and environmentally sustainable development (Clauses 15.01-2S and 15.01-2L-02). The proposal incorporates high-quality materials, varied built form, and ESD initiatives, including a BESS score of 63% and an average NatHERS rating of 7.5 stars.
- Policy seeks to foster healthy and active living and community well-being, including the creation of 20-minute neighbourhoods (Clause 15.01-4R). The proposal provides public open space, pedestrian connections, retail tenancies, a supermarket, and office space, supporting active living and local access to daily needs.
- Policy seeks to manage noise effects on sensitive land uses and protect community amenity, human health, and safety (Clauses 13.05-1S and 13.07-1S). The proposal incorporates acoustic treatments and building separation to mitigate noise impacts from surrounding uses and transport corridors.
- Policy seeks to facilitate access to social, cultural, and economic opportunities by integrating land use and transport, and improving local travel options for walking and cycling (Clauses 18.01-1S and 18.01-2S). The proposal supports the 20-minute neighbourhood concept, with excellent access to public transport, cycling infrastructure, and local services.
- Policy seeks to ensure integrated water management and best practice stormwater treatment (Clause 19.03-3S). The project includes rainwater harvesting, water sensitive urban design, and sustainable drainage systems.

71. The assessment section of this report reference other relevant policies as necessary.

Land Use and Built Form

Land Use

72. The proposal seeks to use the land for the purposes of accommodation through the provision of 473 dwellings across Buildings A, C & D. The apartment mix comprises studio apartments (19.2%), one-bedroom apartments (24.5%), two-bedroom apartments (46.3%) and three-bedroom apartments (10%). Retail is provided through multiple ground floor tenancies with approximately 1,350 sqm of leasable area, including a full-line supermarket of approximately 2,600 sqm fronting Oakover Road. Office floorspace is provided at upper levels, with approximately 3,100 sqm of commercial tenancies distributed across the development.
73. The proposal also includes a range of communal spaces for residents, including shared community rooms, co-working areas, and rooftop terraces, which are ancillary to the accommodation use and designed to foster a sense of community within the development.



74. A permit is required under the Mixed Use Zone – Schedule 1 (MUZ1) to use the site for accommodation, retail, and food and drink premises exceeding 150 sqm, as well as for the construction of two or more dwellings on a lot. The use of the land for office floorspace is as-of-right, provided the floor area does not exceed the threshold specified in the zone.
75. The proposed use of the site is consistent with the purpose of the MUZ1, which seeks to facilitate the transition of the land from its former industrial use to a mix of residential, retail, and office uses. The proposal is also responsive to the vision and objectives of the Oakover Village Development Plan, with the proposed buildings sited in areas identified for commercial, mixed-use, and residential outcomes.
76. The council has previously commented on the importance of providing uses that contribute to the development of the health and education sector in accordance with strategic objectives. The proposal includes significant commercial floor space, which creates opportunities for employment-generating uses and the potential to leverage off nearby education and health services, supporting relevant policy directions.
77. The proposal provides dwellings at upper levels above commercial and retail uses, consistent with the intent for mixed-use outcomes in the precinct. The Economic Assessment prepared by Ethos Urban (July 2025) notes that the site's location, while highly accessible, is outside the core of the High Street Major Activity Centre, and therefore the scale and mix of retail and commercial floor space is appropriate for the local context and demand.
78. The site's identification within the Oakover Village precinct for increased density ensures that appropriate provision of utility servicing can be achieved. The submitted Traffic Engineering Assessment (Traffix Group, July 2025) confirms that the traffic generated by the proposed uses can be accommodated by the surrounding road network, and the site's proximity to public transport will further assist in mitigating impacts.
79. The proposed dwelling diversity complies with Standards D2 (Residential policy objectives) and D3 (Dwelling diversity objective) of Clause 58 to the Darebin Planning Scheme.
80. Overall, the proposed use of the site for accommodation, retail, and commercial purposes is consistent with the vision, objectives, and guidelines of the Oakover Village Development Plan and the Darebin Planning Scheme. The proposed use of the land is acceptable and would make a positive contribution to the surrounding area.

Affordable Housing

81. Pursuant to Clause 53.23 of the Darebin Planning Scheme, under which this application has been submitted, there is a mandatory requirement to deliver a minimum of 10% affordable housing (AH) as part of significant residential development.
82. The proposed affordable housing contribution is to be delivered through a build-to-rent model, with 20% of all dwellings (approximately 95 apartments) to be provided as affordable housing. These dwellings will be held in single ownership and professionally managed to serve long-term renters. The affordable and social housing component is proposed to be managed by a registered community housing provider, ensuring ongoing affordability and tenancy support. A significant proportion of the affordable housing dwellings will be dedicated to priority cohorts, including older single women, women with children, First Nations people, key workers, and other at-risk groups, in line with the project's social objectives.
83. In accordance with Clause 53.23-4, the owner of the land will be required to enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to secure the provision of affordable housing. The details of the affordable housing contribution, including eligibility, allocation, and management arrangements, will be specified within the section 173 agreement.

84. A condition will be included on any planning permit requiring the applicant to enter into a section 173 agreement to secure the delivery of the affordable and social housing component, ensuring the project's compliance with the statutory requirements and its broader community benefit objectives.

Site Layout

85. The proposal seeks to develop the entirety of the subject site at 32-34 Oakover Road and 47-49 Showers Street, Preston, with the development area referred to as the 'Planning Unit'. The site, approximately 13,425 sqm in area, is currently occupied by former industrial buildings and two single-storey dwellings, all of which are proposed to be demolished to facilitate the redevelopment.
86. The proposal involves the construction of three mixed-use buildings—Buildings A, C, and D—arranged around the site's periphery. Building A is sited to the north-west, addressing St Georges Road and Showers Street; Building C is located in the south-east, fronting Oakover Road and adjoining the recently completed MAB Preston Crossing development; and Building D is positioned at the prominent south-west corner of St Georges Road and Oakover Road. A central 'green heart'—a generously sized, publicly accessible open space—forms the core of the site, with a network of pedestrian arcades and links providing east-west and north-south connections through the precinct. The proposal also includes a full-line supermarket, retail and commercial tenancies at ground level, and extensive communal open space for residents on rooftops and podiums. (Refer to Figure 14: Pedestrian and vehicle movements through the site.)
87. The council has raised a number of issues with the proposed layout, particularly regarding the alignment of buildings and the configuration of pedestrian and vehicle links. Concerns have been expressed about the removal of the previously proposed north-south shared vehicle and pedestrian link, and the implications for broader precinct connectivity and future development of adjoining land. The council has also sought greater clarity on how future pedestrian connections from the southern to the northern boundary of the broader Oakover Village area will be achieved.
88. It is noted that Section 4.1 of the Oakover Village Development Plan and the findings of the Standing Advisory Committee for Amendment C167dare expressly considered the appropriateness of minor variations to the Development Plan, recognising the need for flexibility in master-planning large, complex renewal sites.
89. The buildings on the site do differ slightly from the indicative layout in the Development Plan, particularly in the location and alignment of Building C and the removal of the angled local access street through the centre of the site. Notwithstanding, the proposed layout is considered a minor variation and remains generally consistent with the intent of the Development Plan by delivering diverse housing opportunities, local employment, and a highly activated public realm.
90. The amended layout removes the previously proposed angled local access street from Bendix Drive through the centre of the site, instead providing a direct east-west pedestrian arcade and a new north-south semi-enclosed arcade between Buildings C and D. This change accommodates the revised supermarket location and enhances the central 'green heart' as a focal point for the precinct, while still supporting future connections to the broader Oakover Village area. (Refer to Figures 15 and 16.)

Height and setbacks

Building Height.

91. The proposal seeks to construct three buildings with heights ranging from 4 to 15 storeys, each above two basement levels for car parking, building services, and storage. Building A is located at the north-west corner of the site, addressing St Georges Road and Showers Street; Building C is sited in the south-east, fronting Oakover Road; and Building D forms a prominent landmark at the intersection of St Georges Road and Oakover Road. The buildings are arranged to frame a central 'green heart' open space and are connected by a network of pedestrian arcades.
92. The Oakover Village Development Plan (DPO11) sets out a preferred maximum building height of 12 storeys across the site. Buildings A and C are within or below the preferred height, while Building D exceeds the preferred maximum, reaching 15 storeys at its highest point.



93. During the assessment of the previous planning permit, the Standing Advisory Committee (SAC) convened to consider the appropriateness of the proposed building heights and massing. The SAC acknowledged that while the heights in the south-west corner of the site (Building D) exceeded the preferred 12 storey limit, this was a preferred, not mandatory, control. The SAC found that the site's large size and lack of sensitive interfaces—except along Showers Street—supported the concentration of height at the precinct's landmark corner, provided that the remainder of the site transitioned down to lower forms.
94. The council has previously raised concerns that exceeding the preferred height could set a precedent for the precinct and impact the transition to surrounding residential areas. In response, the applicant and the SAC noted that the tallest forms are sited away from the most sensitive interfaces, with Building D located at a major intersection and adjacent to public open space, while Building A and C provide a transition in scale towards Showers Street and the eastern boundary.
95. The SAC's findings emphasised that preferred maximum heights should be interpreted as a guide rather than an absolute limit, and that discretion should be exercised where a proposal delivers net community benefit, high-quality design, and does not result in unreasonable amenity impacts. The SAC concluded that the proposed massing and height were acceptable on balance, given the site's strategic context, the provision of significant public open space, and the overall urban design response.
96. The Office of the Victorian Government Architect (OVGA) reviewed the proposal during the DFP pre-application process and supported the increased height at the landmark corner, noting the site's unique context, proximity to public transport, and the opportunity to deliver a high-quality architectural outcome with expanded open space and improved pedestrian connections.
97. The applicant has demonstrated that the increased height at Building D enables a greater yield of housing—including affordable housing—while confining the tallest built form to the least sensitive part of the site. This approach avoids excessive site coverage and allows for the delivery of a generous central open space, consistent with the vision and objectives of the Development Plan.
98. On balance, the proposed building heights are generally consistent with the intent of the Oakover Village Development Plan and the recommendations of the SAC. The development will provide an acceptable level of community benefit and urban design quality to warrant a variation to the preferred height at the landmark corner.

Setbacks

99. In accordance with the Oakover Village Development Plan (DPO11), the proposed buildings are located within the commercial, mixed-use, and residential areas of the precinct, each subject to different setback expectations based on their location and interface.
100. Specifically, the DPO11 does not prescribe mandatory setbacks for all buildings but sets out preferred minimum setbacks for certain interfaces and encourages building separation to ensure amenity, daylight access, and a positive public realm outcome.
101. The setbacks associated with each proposed building include:
 - **Building A** – Constructed to the St Georges Road and Showers Street title boundaries, providing a strong urban edge and active frontage. Along Showers Street, Building A4 is setback a minimum of 5.9 metres from the eastern title boundary, increasing to approximately 9 metres from the adjacent residential property at 45 Showers Street due to the widened laneway. No upper-level setback is required above podium, except for a 5 metre setback at Level 2 to the St Georges Road frontage, providing articulation and transition in scale.
 - **Building C** – Setback a minimum of 7.8 metres from the eastern boundary at upper levels, ensuring a separation of 12.2 metres to the adjoining MAB Preston Crossing development. Along Oakover Road, Building C is constructed to the street boundary at ground level, with upper levels stepping back to provide articulation and reduce visual bulk. No podium is proposed, but the building form is modulated to enhance pedestrian amenity and outlook.

- **Building D** – Setback between 3.7 and 7 metres from the St Georges Road frontage, responding to the expanded public realm and the landmark corner context. Along Oakover Road, a 4.1 metre setback is provided, with the building's three-storey podium base activating the street and upper levels stepping back to reduce bulk and overshadowing.

102. The proposed setbacks are consistent with the minimum requirements and preferred outcomes of the Oakover Village Development Plan. The arrangement provides for adequate daylight, privacy, and outlook for both future residents and neighbouring properties, while supporting a high-quality public realm and active street frontages.

Public Realm

103. Clause 11.03 (Planning for Places) and Clause 15.01 (Built Environment) of the Darebin Planning Scheme include objectives to achieve high-quality design standards and public realm amenities, including but not limited to active frontages, pedestrian activity, and microclimate impacts.

104. The proposal incorporates retail tenancies, including a full-line supermarket, along the ground floor frontages of Buildings A, C, and D to St Georges Road, Oakover Road, and Showers Street. These active uses encourage a high level of street-level activity and provide visual engagement with the public realm. Continuous canopies are proposed along the primary street frontages, offering weather protection to movement corridors and retail and building entrances.

105. The public realm is further enhanced through the provision of a central 'green heart'—a generously sized, publicly accessible open space at the core of the site. This space is directly connected to the street network via a series of pedestrian arcades and covered walkways, facilitating permeability and encouraging pedestrian movement through the precinct. Outdoor seating, landscaping, and communal gathering areas are provided to support social interaction and neighbourhood integration. [https://vicroads-my.sharepoint.com/personal/nic_watson_transport_vic_gov_au/Documents/Microsoft Copilot Chat Files/PA2503827-32-34 Oakover Road Preston-Urban Context Report-100725.pdf](https://vicroads-my.sharepoint.com/personal/nic_watson_transport_vic_gov_au/Documents/Microsoft%20Copilot%20Chat%20Files/PA2503827-32-34%20Oakover%20Road%20Preston-Urban%20Context%20Report-100725.pdf)

106. The ground plane design is highly porous and prioritises pedestrian access for both residents and the public. Key to the success of the public realm is the mix of commercial and dedicated community function areas (Assemble Spaces), which perform both resident and public functions and are core to the neighbourhood integration goals of the project. Resident entry is focused to be street-facing via activated arcades and covered walkways opening onto the central landscape.

107. The orientation of apartments and ground floor tenancies, combined with extensive glazing, provides a high level of passive surveillance over the pedestrian environment. The design also incorporates a robust palette of materials—bricks, pigmented concrete, steel balustrades, and canopies—referencing Preston's post-war housing and reinforcing local identity.

108. The council has previously raised concerns regarding the ground floor street activation of Building C along Oakover Road, where the frontage includes an Assemble office, residential lobby, bike storage, building services, and car park entry. In response, the applicant has agreed to provide additional landscaping along this frontage to soften the interface and improve the pedestrian experience.

109. The public realm activation along St Georges Road, Oakover Road, and Showers Street, as it relates to Buildings A, C, and D, is considered acceptable and consistent with the objectives of the Darebin Planning Scheme and the Oakover Village Development Plan.

110. It is recommended that a condition be included on any permit requiring additional landscaping along the Oakover Road interface with Building C to further enhance the public realm outcome.

Design Detail

111. Buildings A and D comprise a robust pre-cast concrete base in a terracotta/red-oxide tone, interspersed with extensive clear glazing and openings to activate the retail and commercial tenancies at ground level. The upper levels above the podium are articulated with a grid-like pattern of concrete panels that frame the apartments, with lighter finishes and vertical elements, including a distinctive red-oxide stair core. Balconies are punctuated along the



north and south facades of Building A and the east and west facades of Building D, providing depth and visual interest. Exposed circulation areas and arcades assist in breaking up the massing and create a series of vertical and horizontal elements, while Building D incorporates a semi-enclosed arcade at ground level to enhance permeability and pedestrian movement through the site.

112. Building C adopts a similar pre-cast concrete frame but introduces a lighter palette, with white and beige tones and textured balcony balustrades, consistent with the recommendations of the OVGA at pre-application stage. The northern and southern facades incorporate varied concrete treatments, offset windows, and integrated planter climbers to soften the built form and provide visual relief. The east and west facades achieve depth through a series of balcony punctures, while a 7.5-metre-wide north-south breezeway between Levels 1 and 7 enhances cross-site connections and natural ventilation. Communal terraces are provided at roof level and along the western façade at Level 1, supporting resident amenity and social interaction.
113. Clause 15.01-2L-01 (Industry and business built form character) identifies the subject site as being within character type IND4, which applies to areas where the character is derived from post-war industrial development with a grid subdivision pattern on flat topography.
114. The proposal incorporates design detailing and materiality that responds to this character, referencing the colouring and textures of Preston's post-war housing and industrial history. The architectural palette includes bricks, pigmented concrete, steel balustrades, and canopies, all carefully selected to imbue a sense of local identity and 'home' for residents within the larger development.
115. The council has raised concerns regarding the visual prominence of the lift core elements from the public realm and the overall materiality/finishes, seeking a more varied palette or the inclusion of public art or murals. Further, Council has requested improvements to the resident entry point for Building C to enhance legibility and address.
116. It is recommended that a condition be included on any permit requiring a detailed façade strategy to inform the quality and detail of the façade finish, ensuring a high standard of architectural resolution and public realm interface.
117. Overall, the proposal appropriately responds to the envisioned character of the area and is consistent with the objectives of the Oakover Village Development Plan and Clause 15.01-2L-01 of the Darebin Planning Scheme.

Landscaping and Vegetation

118. The proposal provides a comprehensive landscape response that seeks to reinforce the identity of key open spaces through a diverse range of planting, seating, and resting places. The landscape design incorporates native trees, shrubs, and understory plantings throughout the central 'green heart', podium terraces, and street interfaces. Notably, the proposal delivers approximately 2,639 sqm of deep soil planting area and 1,795 sqm of canopy cover, with a strong emphasis on native species and productive gardens.
119. The proposed deep soil area exceeds the requirements of Standard D10 to Clause 58 of the Darebin Planning Scheme. However, the canopy cover provided (1,795 sqm) is marginally below the required 1,910 sqm. The landscape plan demonstrates a commitment to maximising canopy tree planting within the constraints of the site and podium structure, including the use of large planters and soil cells to support healthy tree growth.
120. The development will require the removal of existing planted vegetation within the site and the removal of several street trees, including two identified as 'high' and 'medium' value in the Oakover Village Development Plan. While the Development Plan seeks retention of these trees, their location and proximity to the proposed building footprints make retention unfeasible. The landscape plan includes new street tree planting and extensive replacement planting within the site to offset these losses.
121. The council has commented that the submitted Arboricultural Impact Assessment does not provide full comfort that all trees shown to be retained can in fact be protected, due to the extent of encroachment into tree protection zones. The council also noted a lack of justification for the removal of additional street trees and recommended that bench seating be provided within the central open space, the use of rock/boulders be reduced, canopy trees be planted along the east-west pedestrian link, and that plantings be shade and wind tolerant. An amended landscape plan for the whole of the subject area (including the northern section) was also requested.



122. The applicant is generally supportive of the council's recommended conditions but considers the request for a landscape plan covering the entire precinct to be unreasonable, as future landscaping of the northern section will be addressed in subsequent planning applications. The department agrees that it is not appropriate to require the applicant to amend the landscape plan to include land not under consideration in this application.
123. Overall, the proposed landscaping is generally in accordance with the approved Development Plan and Standard D10, while also appropriately responding to the Planning Policy Framework. The design delivers communal open space that is landscaped with canopy trees, productive garden beds, and a variety of seating and gathering opportunities, supporting both resident amenity and broader neighbourhood character.

Amenity and Microclimate

Amenity Impacts (internal and offsite)

Internal

124. The proposal generally complies with the standards of Clause 58 (Apartment Developments) of the Darebin Planning Scheme. Minor variations are sought to Standards D19 (Building Entry and Circulation) and D20 (Private Open Space).
125. A variation to Standard D19 is sought for a small number of apartments where the entry corridor width is marginally less than the preferred 1.5 metres in isolated locations. This outcome is considered acceptable as the majority of corridors exceed the minimum width, and all entries are clearly defined, accessible, and benefit from natural light and ventilation. The overall building layout ensures safe, functional, and efficient movement for residents, consistent with the objectives of Clause 58.05-2.
126. A variation to Standard D20 is sought for four ground floor apartments within Building A4, where the private open space area is marginally less than the 25m² requirement. This is considered acceptable given the generous provision of communal open space, including the central 'green heart', rooftop terraces, and the proximity of these dwellings to high-amenity landscaped areas. All other apartments exceed the minimum private open space requirements, and the minor shortfall is offset by the overall quality and accessibility of communal spaces.
127. The submitted Sustainable Management Plan (SMP) and daylight modelling demonstrate that the development achieves and exceeds the best practice standards for indoor environment quality, as required by Clause 15.01-2L (Environmentally Sustainable Development). Specifically, 90% of living rooms and 100% of bedrooms achieve appropriate daylight levels, and 68% of apartments are naturally cross-ventilated, exceeding the minimum requirements of Standard D27 (Natural Ventilation).
128. The Acoustic Town Planning Report prepared by Acoustic Logic Pty Ltd, dated 08/05/2025 addresses noise intrusion from surrounding sources and noise emission from the site. The report confirms that internal noise levels will primarily result from noise transfer through windows, doors, and roofs, as these are lighter building elements. Heavy masonry walls will not require upgrading. The report recommends minimum glazing and acoustic seal requirements, with all glazing to contain Q-Ion bulb seals and bi-parting sliding doors not acoustically acceptable. Roofs are to be constructed of concrete, and any lightweight elements or penetrations must be reviewed by a suitably qualified acoustic consultant to ensure compliance with the established internal noise level criteria. The recommendations also include sealing penetrations in ceilings and walls with flexible sealant and acoustically treating any ventilation openings. The report confirms that, provided these recommendations are implemented, the development will comply with the internal noise level criteria set out in Standard D16 (Clause 58.04-3) of the Darebin Planning Scheme.
129. The report further addresses noise from mechanical plant, loading docks, and the proposed supermarket tenancy, recommending that all plant and equipment be designed to comply with the EPA Noise Protocol – Part 1. Specific requirements are outlined for the operation of the supermarket, including acoustic separation between the supermarket and adjoining apartments, and the use of solid, imperforate, and acoustically isolated vehicle access doors. The report confirms that the concrete slab separating the supermarket and apartments above is sufficient to meet National Construction Code (NCC) requirements for acoustic separation.



130. The proposal provides a diverse mix of dwelling types, all designed with open plan living arrangements, generous balconies, and access to high-quality communal spaces. The layout maximises the site's orientation, providing excellent daylight access, outlook, and ventilation to all habitable rooms, in accordance with the objectives of Clause 58.02-1 (Urban Context) and Clause 58.07-3 (Windows).

131. Overall, the proposal achieves a high standard of internal amenity for future residents, with minor variations to standards justified by the overall design quality, provision of communal open space, and compliance with the broader objectives of the Darebin Planning Scheme. The recommendations of the Acoustic Town Planning Report (Acoustic Logic Pty Ltd, 08/05/2025) should be included as a condition of any permit issued.

External

Overshadowing

132. Shadow diagrams submitted with the application demonstrate that there would be no additional shadow cast onto the Town Square public open space between 9 am and 2 pm on 22 September. The proposal would result in minor overshadowing of a small portion of the proposed communal open space and pedestrian path at ground level at 11 am, associated with Building C. The shadow would move from the communal open space to only impact the pedestrian path between Buildings B and C between 12 pm and 2 pm.

133. While shadow diagrams are not provided for the communal open space between 9 am and 10 am, the proposal is assessed to comply with the requirements of Standard D8 at Clause 58 of the Darebin Planning Scheme, ensuring at least 50% of the open space will receive a minimum of two hours of sunlight between 9 am and 3 pm.

134. The extent of overshadowing on public open spaces is reasonably minimised and consistent with the requirements of the Darebin Planning Scheme.



Figure 18: Extent of overshadowing at 3pm on September 22



Wind

135. A Wind Impact Assessment (WIA) prepared by Vipac Engineers and Scientists Limited dated 3 July 2025 has been submitted with the application. The WIA applies the comfort assessment criteria of Clause 58.04-4 (Wind Impacts Objective) of the Darebin Planning Scheme.
136. The report finds that the current design achieves the following wind conditions:
- Wind conditions in the ground level footpath areas and accessways are expected to be within the recommended walking comfort criterion.
 - Wind conditions at the main entrances are expected to be within the recommended standing comfort criterion.
 - Wind conditions at the outdoor communal terrace areas are expected to be within the recommended standing comfort criterion, subject to the implementation of recommended design features.
 - Wind conditions at all test locations are expected to fulfil the safety wind criterion.
137. The WIA recommends that a wind tunnel study or CFD simulations be conducted at the detailed design stage to quantify wind conditions and determine appropriate wind control measures wherever necessary. The report also recommends educating occupants about wind conditions at open terrace and balcony areas during high-wind events and securing loose, lightweight furniture.
138. The council has raised concerns about potential wind impacts to the town square, courtyard, and central spine of the east-west link from any future Stage 2 development. A recommended condition requires an amended WIA to be provided, including a wind tunnel assessment and consideration of indicative built form from Stage 2 in the final WIA.
139. The applicant has agreed to a condition being included on a permit consistent with council's request, noting that this requirement should be satisfied at a later design detail stage associated with any future planning permit or development of the northern section of the subject area.
140. It is recommended that a condition be included on a permit requiring further wind modelling and remediation measures, taking into account any future development on Stage 2 at the time of lodgement of a future planning permit application. The wind assessment also identifies the need for further wind testing of the undercroft area to the west of Building A, which may result in a high wind speed environment. Accordingly, it is recommended the wind assessment be updated to include wind tunnel testing of this aspect of the proposal, as well as any modifications or necessary mitigation measures to be implemented.

Weather Protection

141. The proposal provides a canopy/awning structure that extends along the ground level perimeter of Buildings A and B, providing weather protection and defining the entrances to the buildings.
142. Building C includes an awning extending along the southern interface to the pedestrian pathway and partially wrapping the corner to Bendix Drive (east), providing protection to the 'Assemble' office space entrances. The awning does not extend to the residential entry or the bike store area. It is recommended that a condition be included requiring the awning structure to be extended along the eastern elevation of Building C above the building entrance and entrance to the bike store.

Car and Bicycle Parking, Loading, and Other Services

Car Parking

143. The following car parking rates are relevant to the application:

Use	Rate	Amount Required	Amount Provided
-----	------	-----------------	-----------------



Dwelling (Resident)	0.5 spaces per dwelling	473 dwellings = 237 spaces	273
Dwelling (Visitor)	1 to each 5 dwelling.	473 dwellings = 95 spaces	Provided within public/retail car park (shared)
Retail / Supermarket	2.4 to each 100sqm of leasable floor area.	5,881 sqm = 141 spaces	141 (within public / retail car park)
Car share	N/A	N/A	5 spaces
Total		378	387

144. Car parking is provided across two basement levels. Basement 1 contains 145 spaces for retail and public use (including 4 click and collect spaces, 4 DDA spaces, and 12 staff/small car bays), while 242 spaces are allocated for residential use across secure areas of Basement 1 and all of Basement 2, including 5 car share spaces. All residential parking will be managed by the Build-To-Rent operator and leased to tenants on an application basis. Retail/public car parking will be managed by a ticketless, license plate recognition system.
145. A Traffic Engineering Assessment prepared by Traffix Group has been supplied with the application.
146. The Darebin Planning Scheme (Clause 52.06) does not specify minimum or maximum car parking rates for this site, affording discretion to the Responsible Authority. The Priority Projects Standing Advisory Committee Report (August 2023) accepted that the site is well located and designed to attract tenants with low car ownership, supported by high bicycle parking provision and access to public transport.

Residential Demand Rate Assessment

147. Census data for Preston (2016) shows that car ownership for rented apartments is generally lower than the statutory rates, with a significant proportion of residents having no car. The proposed rental model, where parking is leased separately, is likely to further reduce demand.
148. The on-site parking allocation will be managed on a demand basis, with tenants required to lease a parking spot. This approach is expected to suppress overall car parking demand.
149. Visitor parking is provided within the shared public/retail car park, which is considered sufficient given the site's access to public transport and the provision of car share spaces.

Commercial Uses Demand Rate Assessment

150. The site benefits from excellent access to public transport and a high level of bicycle parking (600 spaces provided, well above the statutory requirement of 166). The development encourages alternative transport modes and manages employee parking demand by supply.
151. The retail and supermarket parking provision (141 spaces for 5,881 sqm, or 2.4 spaces per 100 sqm) is consistent with case study data for similar activity centre locations, where shared parking and mixed-use demand patterns reduce the overall requirement.

Supermarket Demand Rate Assessment

152. The supermarket component is included in the combined retail/supermarket parking calculation. The rate of 2.4 spaces per 100 sqm is within the expected range for inner metropolitan supermarkets, particularly where a significant proportion of customers are anticipated to arrive on foot, by bike, or via public transport.
153. The assessment finds that the proposed parking provision is appropriate, with the car park managed to ensure turnover and discourage long-term non-residential parking.



154. The traffic analysis demonstrates that, subject to minor intersection upgrades (including extension of the right turn lane from the south on St Georges Road), the surrounding road network can accommodate the projected traffic volumes generated by the development.
155. The proposal is consistent with state and local planning policy objectives, which encourage reduced reliance on private vehicles and promote sustainable transport modes.
156. In conclusion, the assessment finds that the development provides sufficient car parking to meet anticipated demand, with a modest surplus over the calculated requirement. There are no traffic engineering reasons why a planning permit should be refused, subject to appropriate conditions

Design Standards for Car Parking

157. The development is generally consistent with the Design Standards at Clause 52.09-6.
158. It is recommended that a condition be included requiring the plans be updated to show internal columns with comply with the standards, as recommended by the council.

Access, Traffic Movement and Circulation

159. Access to the development is provided via St Georges Road and Oakover Road, with the primary vehicle entry for the public and retail car park located at the south-east corner of the site via Oakover Road. A secondary, private vehicle access for residents is provided at the northern end of the site, accessed via a widened laneway from Showers Street. Loading dock access for the supermarket is also provided directly from Oakover Road, while a separate on-site loading bay for retail and residential uses is accessed from the northern laneway.
160. As detailed above, the proposed vehicle access arrangements are supported, subject to the implementation of the Oakover Road frontage works and the widening of the northern laneway to facilitate safe two-way vehicle movement and improve safety for abutting properties. The design also incorporates new and widened footpaths along all street frontages, enhancing pedestrian connectivity and safety.
161. Council has provided comments identifying the need to manage potential conflicts at the northern laneway access, particularly in relation to the proximity of the car park entry and the shared loading bay. A permit condition is recommended requiring the submission of swept path diagrams to demonstrate that vehicle and pedestrian conflicts are minimised, and that the access arrangements are safe and practical for all users. The applicant has indicated support for this requirement.
162. The submitted Traffic Engineering Assessment includes a comprehensive analysis of traffic movements on the surrounding road network. The assessment finds that the traffic generated by the development will not materially impact the operation of nearby intersections, with all intersections expected to continue operating within acceptable parameters following the proposed upgrades, including the extension of the right turn lane from St Georges Road into Oakover Road.

Bicycle Facilities

163. Clause 52.34-1 of the Scheme requires bicycle parking facilities as follows:

Proposed Use	Purpose	Bicycle Parking Rate	No. of Spaces Required	No. of Spaces Provided
Dwelling	Resident	1 space to each 5 dwellings	95	474
	Visitor	1 space to each 10 dwellings	47	94
Retail Premises	Employee	1 space to 300sqm (LFA)	7	32
	Customer	1 space to 500sqm (LFA)	4	Included above
Supermarket	Employee	1 to each 600sqm (LFA)	6	Included



	Visitor	1 to each 500sqm (LFA)	7	above
				Included above
Total			121	600

- 164. The proposal would provide a total of 600 bicycle spaces, of which 94 spaces would be allocated to visitors and the remainder to residents and staff.
- 165. The proposal far exceeds the minimum bicycle parking spaces required under Clause 52.34.
- 166. End-of-trip facilities are provided within the basement amenities area, including showers, change rooms, and lockers for staff.
- 167. Further, a minimum of 20% of the bicycle parking is provided on horizontal rails in accordance with the Australian Standard for Bicycle Parking Facilities (AS2890.3:2015).

Loading / Unloading

- 168. A dedicated supermarket loading dock is provided at the south-east corner of the site, accessed from Oakover Road, with a turntable to allow forward entry and exit for a 12.5m heavy rigid vehicle (HRV). An additional on-site loading bay for retail and residential uses is accessed from the widened northern laneway.
- 169. The loading dock can accommodate up to three smaller vans/cars in addition to the HRV, servicing the supermarket, retail/food and drink premises, and residential uses.
- 170. Loading vehicles will access the supermarket dock via a forward-in, forward-out manoeuvre, while the northern loading bay is suitable for vans and smaller rigid vehicles.
- 171. The proposed loading arrangements are considered appropriate and consistent with the objectives of the Planning Scheme.

Waste

- 172. A comprehensive Waste Management Plan (WMP) has been prepared by WSP for the proposed mixed use development, in accordance with the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments (2020) and current best practice standards.
- 173. The WMP provides for independent waste systems for residential, commercial, and supermarket uses, with all waste to be collected by private contractors. No waste will be presented to the kerb or stored outside the title boundary at any time.
- 174. For the residential component, waste is separated into garbage, commingled recycling, food organics, glass, hard waste/e-waste, and charity streams. Dual chute systems are provided in each residential building for garbage and recycling, terminating in 1100L bins located in basement waste rooms. Food organics and glass are collected via 60L drop-off bins on each level, transferred to 240L bins in the basement. Hard waste and e-waste areas are provided in each residential waste room, with collections arranged as required.
- 175. Residential waste is collected up to five times per week (depending on stream) by a low-profile rear-loading vehicle (WasteWise Mini, 6.4m length), which accesses the basement via Showers Street and Oakover Road. Bins are collected directly from waste rooms and returned immediately after emptying. Building management is responsible for providing access and ensuring waste areas are maintained.

Sustainability

Environmentally Sustainable Design (ESD)

176. The applicant has submitted a Sustainability Management Plan (SMP) prepared by HIP V. HYPE Sustainability Pty Ltd, which details a comprehensive suite of sustainability initiatives to be incorporated into the development at 30 St Georges Road, 32–36 Oakover Road, and 47–49 Showers Street, Preston. The SMP responds to the requirements of the City of Darebin Planning Scheme and relevant planning permit conditions, and demonstrates a holistic approach to best practice ESD outcomes.
177. Key sustainability features of the proposal include:
- Commitment to an average 7.5-Star NatHERS energy rating for residential dwellings, with no dwelling below 6 stars.
 - Commercial and common areas designed to exceed Section J energy efficiency requirements of NCC 2019.
 - BESS (Built Environment Sustainability Scorecard) score of 62%, with strong performance in water (81%), energy (71%), and waste (66%) categories.
 - Installation of an 86kW solar photovoltaic (PV) system across the development.
 - Fully electric, fossil-fuel-free design, with all dwellings and commercial spaces powered by 100% renewable energy.
 - Electric heat pump hot water systems and high-efficiency heating/cooling (minimum 3-star rated).
 - All base building appliances to be selected within one star of the best available energy rating.
 - Water efficient fixtures and fittings (minimum 4-star WELS for showers and toilets, 6-star for taps, 5-star for dishwashers).
 - Rainwater harvesting via two tanks (20,000L and 40,000L) for toilet flushing and irrigation, with stormwater quality treatment exceeding council requirements.
 - Minimum 473 secure bicycle parking spaces for residents, 95 for visitors, and 14 e-bike charging points.
 - Provision for electric vehicle charging infrastructure for at least 5% of car spaces, with capacity for future expansion.
 - Waste management facilities for separation of general waste, recycling, glass, FOGO, and hard waste, with kitchen facilities in each dwelling to support source separation.
 - High levels of daylight access (90% of living rooms, 100% of bedrooms) and natural ventilation (68% of apartments).
 - Use of low-VOC paints, adhesives, and sealants, and low-formaldehyde engineered wood products.
 - At least 95% of timber and 95% of steel to be responsibly sourced.
 - Green roofs, extensive landscaping (25% of site area), and dedicated food production areas for residents.
 - Sub-metering of all major services and provision of a building user's guide to support sustainable operation.
178. Council has reviewed the SMP and provided comments regarding compliance with Clause 58.03-8, particularly in relation to integrated water and stormwater management objectives, the relationship between rainwater tanks and landscape irrigation, and the need for all ESD measures to be clearly shown on development and landscape plans. The applicant has indicated acceptance of permit conditions requiring an amended SMP and for all sustainability measures to be shown on the development plans.
179. A Green Travel Plan, as required by Clause 15.01-2L-02 of the Darebin Planning Scheme, has not yet been submitted. It is recommended that a permit condition require the preparation and submission of a Green Travel Plan prior to occupation, to encourage sustainable transport choices by future residents and tenants.
180. The proposed sustainability initiatives are considered robust, exceed minimum requirements in several areas, and are consistent with best practice ESD for large-scale mixed-use developments.

Stormwater Management

181. Clause 53.18 of the Darebin Planning Scheme requires the consideration, management and mitigation of stormwater associated with urban development. Local policy encourages on-site retention systems to ensure stormwater is maintained at pre-development levels.



182. A MUSIC assessment was prepared in conjunction with the Sustainability Management Plan (SMP) by HIP V. HYPE and is included as an appendix to the report.
183. As detailed in the SMP, the development will incorporate two rainwater tanks with a combined capacity of 60,000L, which will be used for toilet flushing and irrigation. Stormwater from roof and paved areas will be treated via a combination of rainwater harvesting and proprietary stormwater quality treatment devices (including OceanGuard and StormFilter systems), with a SPEL Ecoceptor or equivalent to treat runoff and tank overflow.
184. The MUSIC assessment finds that the development will exceed the current water quality performance targets in accordance with the Urban Stormwater Best Practice Environmental Management Guidelines 1999, achieving significant reductions in total suspended solids, phosphorus, and nitrogen loads.
185. It is recommended that a condition be included on a permit requiring the applicant to submit a detailed Stormwater Management Plan in accordance with Clause 53.18, to the satisfaction of the Responsible Authority.
186. Subject to the above conditions, the proposal will result in appropriate stormwater outcomes.

Potentially Contaminated Land

187. The site is affected by an Environmental Audit Overlay (EAO) and is potentially contaminated due to historical industrial uses. An environmental auditor's letter prepared by Salient GeoEnvironmental Consulting has been submitted with the application.
188. The letter confirms that a full environmental audit was completed in February 2022 in accordance with the Environment Protection Act 1970 and EPA guidelines. The Statement of Environmental Audit concluded that the site is suitable for high-density residential, commercial (including retail), industrial, and public open space uses, subject to conditions detailed in the Statement.
189. The auditor has reviewed the latest development plans and advised that the proposed changes to the basement and ground floor layouts are minor in the context of environmental management, and do not alter the land use or the findings of the original audit. The site must continue to be managed and monitored in accordance with the approved Site Environmental Management Plan (SEMP), which provides guidance for the prevention of environmental and health and safety impacts during construction.
190. The auditor's letter does not constitute a new verification of audit conditions, and all conditions of the Statement of Environmental Audit must be satisfied prior to the commencement of any sensitive use (including residential uses).
191. Standard environmental audit conditions should be included on the permit, requiring compliance with the Statement of Environmental Audit and SEMP prior to occupation of any sensitive use.

Other Matters

Cultural Heritage

192. The land is not identified as a site of potential cultural heritage significance under the Aboriginal Heritage Act 2006 or the Victorian Heritage Register. A mandatory Cultural Heritage Management Plan is not required for this application.

Development Contributions

193. The land is subject to the Darebin Development Contributions Plan Overlay (DCPO1), which applies to the broader Preston area, including the Oakover Road precinct.
194. The Development Contributions Plan (DCP) identifies a range of infrastructure projects to be delivered in the local area, such as upgrades to local roads, drainage, open space, and community facilities. The DCP requires payment of the applicable infrastructure levy prior to the commencement of any development works, including buildings, car parking, access ways, landscaping, and ancillary components. Future development contributions will be secured via a future planning permit condition, consistent with the existing Planning Permit



Infrastructure

195. The site is adequately serviced by existing infrastructure, including water, sewer, electricity, and telecommunications. The detailed design phase will confirm the capacity of the existing electricity supply, with the proposed substation and other service locations incorporated into the building layouts.

Staging

196. The applicant has indicated that the development is likely to occur in stages. Accordingly, it is recommended that a condition be included requiring a staging plan.

Recommendation



197. The proposal is generally consistent with the relevant planning policies of the Darebin Planning Scheme and will contribute to the provision of new dwellings, including affordable housing, as well as commercial and retail floorspace within the Preston area.
198. The proposal is supported by the Department of Transport and Planning (Head, Transport for Victoria), and the application has been informed by input from relevant referral authorities and internal council departments.
199. It is recommended that Planning Permit No. PA2503827 for a 'Mixed use development across three buildings ranging in height from 10 to 15 storeys, comprising residential apartments, commercial and retail uses, supermarket, and public open space' at 30 St Georges Road, 32–36 Oakover Road, and 47–49 Showers Street, Preston be issued subject to conditions.
200. It is recommended that the applicant and the Darebin City 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 Signature]

Phone: [Redacted]

Dated: 20 November 2025

Reviewed / 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 Signature]

Phone: [Redacted]

Dated: 21/11/2025

Appendix 1: Clause 58 Assessment



Application requirements

Clause 58.01-1	Assessment
<ul style="list-style-type: none">• <i>An application must be accompanied by:</i><ul style="list-style-type: none">○ <i>An urban context report.</i>○ <i>A design response.</i>	<p>Complies</p> <p>The application is accompanied by a comprehensive Urban Context Report and Design Response, prepared by Jackson Clements Burrows Architects (July 2025), as part of the Planning Report by Planning & Property Partners (July 2025).</p> <p>This includes a detailed site analysis, context, and rationale for the proposal, addressing the site's three street frontages, topography, and relationship to the Oakover Village precinct.</p>

Urban context report

Clause 58.01-2	Assessment
<ul style="list-style-type: none">• <i>The urban context report may use a site plan, photographs or other techniques and must include:</i>• <i>An accurate description of:</i><ul style="list-style-type: none">○ <i>Site shape, size, orientation and easements.</i>○ <i>Levels and contours of the site and the difference in levels between the site and surrounding properties.</i>○ <i>The location and height of existing buildings on the site and surrounding properties.</i>○ <i>The use of surrounding buildings.</i>○ <i>The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.</i>○ <i>Solar access to the site and to surrounding properties.</i>○ <i>Views to and from the site.</i>○ <i>Street frontage features such as poles, street trees and kerb crossovers.</i>○ <i>The location of local shops, public transport services and public open spaces within walking distance.</i>○ <i>Movement systems through and around the site.</i>○ <i>Any other notable feature or characteristic of the site.</i>• <i>An assessment of the characteristics of the area including:</i><ul style="list-style-type: none">○ <i>Any environmental features such as vegetation, topography and significant views.</i>○ <i>The pattern of subdivision.</i>○ <i>Street design and landscape.</i>○ <i>The pattern of development.</i>○ <i>Building form, scale and rhythm.</i>○ <i>Connection to the public realm.</i>○ <i>Architectural style, building details and materials.</i>○ <i>Off-site noise sources.</i>○ <i>The relevant NatHERS climate zones (as identified in Clause 58.03-1).</i>○ <i>Social and economic activity.</i>○ <i>Any other notable or cultural characteristics of the area.</i>	<p>Complies</p> <p>The Urban Context Report (Jackson Clements Burrows Architects, July 2025) provides a thorough description of the site's shape, size, orientation, easements, levels, existing and surrounding buildings, solar access, views, street features, and proximity to public transport and open space. This is supported by site plans and contextual photographs.</p>

Design response

Clause 58.01-3	Assessment
<ul style="list-style-type: none">• <i>The design response must explain how the proposed design:</i><ul style="list-style-type: none">○ <i>Responds to any relevant planning provision that applies to the land.</i>○ <i>Meets the objectives of Clause 58.</i>○ <i>Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme.</i>○ <i>Derives from and responds to the urban context report.</i>• <i>The design response must include correctly proportioned street elevations or photographs showing the development in the context of</i>	<p>Complies</p> <p>The Design Response (Jackson Clements Burrows Architects, July 2025) explains how the proposal meets Clause 58 objectives, responds to planning provisions, and is derived from the urban context. Street elevations and contextual images are included, demonstrating how the design integrates with the</p>



adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

evolving character of Oakover Village.

Urban context objectives

Clause 58.02-1	Assessment
Objectives <ul style="list-style-type: none"> To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area. 	Complies The design respects the emerging mixed-use character of Oakover Village, as outlined in the Planning Report (Planning & Property Partners, July 2025), and responds to the site's three street frontages, integrating with the preferred future development of the area. The proposal provides a transition in scale to adjacent residential areas and interfaces positively with the public realm..
Standard D1 <ul style="list-style-type: none"> The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site. 	

Residential policy objectives

Clause 58.02-2	Assessment
Objectives <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services. 	Complies The proposal delivers higher density housing in a strategic location, close to jobs, services, and public transport, consistent with the Darebin Planning Scheme and Plan Melbourne. The Planning Report (Planning & Property Partners, July 2025) demonstrates alignment with State and local housing policy, including affordable housing delivery.
Standard D2 <ul style="list-style-type: none"> An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. 	

Dwelling diversity objectives

Clause 58.02-3	Assessment
Objective <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings 	Complies The development provides 473 dwellings: <ul style="list-style-type: none"> 91 studios (19.2%), 116 one-bedroom (24.5%), 219 two-bedroom (46.3%), and 47 three-bedroom (10%). This mix supports a range of household types and is confirmed in the Planning Report (Planning & Property Partners, July 2025) and the architectural plans (Jackson Clements Burrows Architects, July 2025).
Standard D3 <ul style="list-style-type: none"> Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms. 	

Infrastructure objectives

Clause 58.02-4	Assessment
Objectives <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	Complies



Standard D4

- *Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.*
- *Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.*
- *In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure*

The site is fully serviced and the development will not unreasonably overload existing infrastructure. The Planning Report (Planning & Property Partners, July 2025) and Traffic Engineering Assessment (Traffix Group, July 2025) confirm that upgrades are proposed where required, including intersection improvements.

Integration with the street objective

Clause 58.02-5

Assessment

Objective

Complies

- *To integrate the layout of development with the street.*

Standard D5

The design response appropriately integrates into the surrounding environment and contributes to activation of the public realm across each frontage. This is discussed in more detail in the report.

- *Developments should be oriented to front existing and proposed streets.*
- *Along street frontage, development should:*
 - *Incorporate pedestrian entries, windows, balconies or other active spaces.*
 - *Limit blank walls.*
 - *Limit high front fencing, unless consistent with the existing urban context.*
 - *Provide low and visually permeable front fences, where proposed.*
 - *Conceal car parking and internal waste collection areas from the street. adequate vehicle and pedestrian links that maintain or enhance local accessibility.*
- *Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.*

Energy efficiency objectives

Clause 58.03-1

Assessment

Objectives

Complies

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

Standard D6

Buildings are oriented to maximise solar access, with generous setbacks and a high proportion of north-facing dwellings. The Sustainability Management Plan (Hip V. Hype, July 2025) confirms a BESS score of 63% and average NatHERS cooling load of 20MJ/sqm, exceeding best practice.

- *Buildings should be:*
 - *Oriented to make appropriate use of solar energy.*
 - *Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.*
- *Living areas and private open space should be located on the north side of the development, if practicable.*
- *Developments should be designed so that solar access to north-facing windows is optimised.*
- *Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.*



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

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

Communal open space objective

Clause 58.03-2	Assessment
<p>Objectives</p> <ul style="list-style-type: none"> To provide communal open space that meets the recreation and amenity needs of residents. To ensure that communal open space is accessible, practical, attractive, easily maintained. To ensure that communal open space is integrated with the layout of the development and enhances resident amenity. 	<p>Complies</p> <p>The proposal provides extensive communal open space at ground level (the 'green heart') and on rooftops, greatly exceeding the minimum requirements. Spaces are accessible, attractive, and well integrated, as shown in the Landscape Concept Plan (Glas Landscape Architecture, July 2025) and Planning Report.</p>
<p>Standard D7</p> <ul style="list-style-type: none"> A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space. Each area of communal open space should be: <ul style="list-style-type: none"> Accessible to all residents. A useable size, shape and dimension. Capable of efficient management. Located to: <ul style="list-style-type: none"> Provide passive surveillance opportunities, where appropriate. Provide outlook for as many dwellings as practicable. Avoid overlooking into habitable rooms and private open space of new dwellings. Minimise noise impacts to new and existing dwellings. Any area of communal outdoor open space should be landscaped and include canopy cover and trees. 	

Solar access to communal outdoor open space objective

Clause 58-03-3	Assessment
<p>Objective</p> <ul style="list-style-type: none"> To allow solar access into communal outdoor open space 	<p>Complies</p> <p>Communal open spaces are designed for excellent</p>
<p>Standard D8</p>	



- *The communal outdoor open space should be located on the north side of a building, if appropriate.*
- *At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.*

solar access, with the main areas receiving more than two hours of sunlight between 9am and 3pm on 21 June. This is supported by shadow diagrams in the architectural plans (Jackson Clements Burrows Architects, July 2025).

Safety objective

Clause 58.03-4	Assessment
Objective <ul style="list-style-type: none"> • <i>To ensure the layout of development provides for the safety and security of residents and property</i> 	Complies Entrances are visible and accessible, with passive surveillance from dwellings and communal areas. Pedestrian and vehicle accessways are clearly distinguished and well lit. The Planning Report and architectural plans confirm these outcomes. Car parking security will be maintained through adequate lighting, clear sightlines, and controlled access measures to ensure resident safety and deter unauthorised entry.
Standard D9 <ul style="list-style-type: none"> • <i>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</i> • <i>Planting which creates unsafe spaces along streets and accessways should be avoided.</i> • <i>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</i> • <i>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</i> 	

Landscaping objectives

Clause 58.03-5	Assessment
Objectives <ul style="list-style-type: none"> • <i>To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.</i> • <i>To preserve existing canopy cover and support the provision of new canopy cover.</i> • <i>To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.</i> 	Complies The site provides more than 2,013sqm of deep soil area (15% of site), with extensive canopy tree planting and landscaping throughout the ground plane and communal areas, supporting urban cooling and amenity. This is detailed in the Landscape Concept Plan (Glas Landscape Architecture, July 2025).
Standard D10 <ul style="list-style-type: none"> • <i>Development should retain existing trees and canopy cover.</i> • <i>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</i> • <i>Development should:</i> <ul style="list-style-type: none"> ○ <i>Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.</i> ○ <i>Provide canopy cover through canopy trees that are:</i> <ul style="list-style-type: none"> - <i>Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.</i> - <i>Consistent with the canopy diameter and height at maturity specified in Table D4.</i> - <i>Located in communal outdoor open space or common areas or street frontages.</i> ○ <i>Comprise smaller trees, shrubs and ground cover, including flowering native species.</i> ○ <i>Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.</i> ○ <i>Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.</i> ○ <i>Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.</i> ○ <i>Protect any predominant landscape features of the area.</i> ○ <i>Take into account the soil type and drainage patterns of the site.</i> 	

- Provide a safe, attractive and functional environment for residents.
- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.
- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

Table D2 Canopy cover and deep soil requirements

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

Table D3 Soil requirements for trees

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

Note:

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

Table D4 Tree types

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

Access objectives

Clause 58.03-6

Assessment



Objectives <ul style="list-style-type: none"> To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. To ensure the vehicle crossovers are designed and located to minimise visual impact. 	Complies
Standard D11 <ul style="list-style-type: none"> Vehicle crossovers should be minimised. Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building. Pedestrian and cyclist access should be clearly delineated from vehicle access. The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees. Developments must provide for access for service, emergency and delivery vehicles. 	Vehicle crossovers are minimised and located on secondary frontages. Pedestrian and cyclist access is prioritised and clearly delineated. The Traffic Engineering Assessment (Traffix Group, July 2025) and architectural plans confirm these arrangements.

Parking location objectives

Clause 58.03-7	Assessment
Objectives <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. 	Complies
Standard D12 <ul style="list-style-type: none"> Car parking facilities should: <ul style="list-style-type: none"> Be reasonably close and convenient to dwellings. Be secure. Be well ventilated if enclosed. Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway. 	Car parking is provided in two basement levels, is secure, and conveniently accessed by residents and visitors. No habitable rooms are located near car park entries. This is confirmed in the architectural plans and Traffic Engineering Assessment.

Integrated water and stormwater management objectives

Clause 58.03-8	Assessment
Objectives <ul style="list-style-type: none"> To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater runoff on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. 	Complies
Standard D13 <ul style="list-style-type: none"> Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: <ul style="list-style-type: none"> Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	A 60kL rainwater tank is provided for toilet flushing and irrigation. The Sustainability Management Plan (Hip V. Hype, July 2025) and MUSIC modelling confirm compliance with best practice stormwater management.

Building setback objectives

Clause 58.04-1	Assessment
Objectives <ul style="list-style-type: none"> To ensure the setback of a building from a boundary appropriately 	Complies



responds to the existing urban context or contributes to the preferred future development of the area.

- *To allow adequate daylight into new dwellings.*
- *To limit views into habitable room windows and private open space of new and existing dwellings.*
- *To provide a reasonable outlook from new dwellings.*
- *To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.*

Standard D14

- *The built form of the development must respect the existing or preferred urban context and respond to the features of the site.*
- *Buildings should be set back from side and rear boundaries, and other buildings within the site to:*
 - *Ensure adequate daylight into new habitable room windows.*
 - *Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.*
 - *Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.*
 - *Ensure the dwellings are designed to meet the objectives of Clause 58.*

Building setbacks are consistent with DPO11 and provide adequate daylight, privacy, and outlook. The design responds to the urban context and site features, as shown in the Planning Report and architectural sections.

Internal views objective

Clause 58.04-2

Assessment

Objective

Complies

- *To limit views into the private open space and habitable room windows of dwellings within a development.*

Standard D15

- *Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.*

The proposal avoids unreasonable overlooking within the development, with careful placement of windows and balconies. The Planning Report and architectural plans confirm compliance.

Noise impacts objectives

Clause 58.04-3

Assessment

Objectives

Complies

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

Standard D16

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

An acoustic report prepared by Acoustic Logic (July 2025) has been submitted. The report addresses the requirements for noise attenuation relating to services located within building cores and basements.

It considers both internal and external noise sources and outlines the necessary acoustic treatments and glazing specifications to ensure compliance with relevant standards. The report concludes that, subject to the recommended acoustic measures being implemented, the required internal noise criteria will be achieved. The acoustic report will form part of the approved permit, and all buildings must be constructed in accordance with its recommendations.

Table D5 Noise influence area



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

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

Wind impacts objective

Clause 58.04-4	Assessment			
<p>Objective</p> <ul style="list-style-type: none"> To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land. 	<p>Complies</p> <p>A wind assessment (Vipac Engineers & Scientists, July 2025) has informed the design, with breaks in built form and landscaping to mitigate wind impacts. Recommendations are incorporated into the plans.</p>			
<p>Standard D17</p> <ul style="list-style-type: none"> Development of five or more storeys, excluding a basement should: <ul style="list-style-type: none"> not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements. Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area. <p>Table D6 Wind conditions</p> <table border="1"> <thead> <tr> <th>Unsafe</th> <th>Comfortable</th> </tr> </thead> <tbody> <tr> <td>Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.</td> <td>Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <ul style="list-style-type: none"> 3 metres per second for sitting areas, 4 metres per second for standing areas, 5 metres per second for walking areas. </td> </tr> </tbody> </table>		Unsafe	Comfortable	Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.
Unsafe	Comfortable			
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <ul style="list-style-type: none"> 3 metres per second for sitting areas, 4 metres per second for standing areas, 5 metres per second for walking areas. 			

Accessibility objective

Clause 58.05-1	Assessment
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Objective

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

Complies

Standard D18

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

307 of 473 apartments (65%) are designed to be accessible, exceeding the 50% minimum requirement. Accessible bathrooms and circulation are provided, as confirmed in the Planning Report and architectural plans.

Table D7 Bathroom design:

	Design option A	Design option B
Door opening	A clear 850mm wide door opening	A clear 820mm wide door opening located opposite the shower
Door Design	Either: <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> • A minimum area of 1.2 metres by 1.2 metres. • Located in front of the shower and the toilet. • Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> • A minimum width of 1 metre. • The full length of the bathroom and a minimum length of 2.7 metres. • Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.



Building entry and circulation objectives

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

Private open space objective

Clause 58.05-3	Assessment								
<p>Objective</p> <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents 	<p>Does not comply</p>								
<p>Standard D20</p> <ul style="list-style-type: none"> A dwelling should have private open space consisting of at least one of the following: <ul style="list-style-type: none"> An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres. If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25. <p style="text-align: center;">Table D8 Balcony size</p> <table border="1" data-bbox="151 1861 801 2027"> <thead> <tr> <th>Orientation of dwelling</th> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>North (between north 20 degrees west to north 30 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.7 metres</td> </tr> </tbody> </table>	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	<p>All dwellings except four ground floor apartments have balconies or courtyards meeting the minimum area and dimension requirements. The minor variation is justified by the extent of communal open space and overall amenity, as discussed in the Planning Report.</p>
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension						
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres						



South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom	8 square metres	1.8 metres
	2 bedroom	8 square metres	2 metres
	3 or more bedroom	12 square metres	2.4 metres

Table D9 Additional living area or bedroom area

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

Storage objective

Clause 58.05-4

Assessment

Objective

Complies

- To provide adequate storage facilities for each dwelling

Standard D21

Each dwelling is provided with storage that meets or exceeds the minimum requirements, both within the dwelling and in secure storage rooms. This is confirmed in the architectural plans (Jackson Clements Burrows Architects, July 2025).

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

Table D10 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	12 cubic metres

Common property objectives

Clause 58.06-1

Assessment

Objectives

Complies

- To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
- To avoid future management difficulties in areas of common ownership.

Standard D22

Common property is clearly delineated across the site from private areas. These areas are functional and capable efficient management.

- Developments should clearly delineate public, communal and private areas.
- Common property, where provided, should be functional and capable of efficient management.

Site services objectives

Clause 58.06-2

Assessment

Objectives

Complies

- To ensure that site services are accessible and can be installed and maintained.
- To ensure that site services and facilities are visually integrated into the building design or landscape.

Standard D23

Site services are appropriately integrated into the design and mostly contained in the basement areas and won't be visible from the public realm.

- Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.



- Meters and utility services should be designed as an integrated component of the building or landscape.
- Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.

Waste and recycling objectives

Clause 58.06-3

Assessment

Objectives

Complies

- To ensure dwellings are designed to encourage waste recycling.
- To ensure that waste and recycling facilities are accessible, adequate and attractive.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard D24

Dedicated bin storage areas are provided in basements, with convenient access for residents and commercial uses. The Waste Management Plan (WSP, July 2025) confirms adequacy.

- Developments should include dedicated areas for:
 - Waste and recycling enclosures which are:
 - Adequate in size, durable, waterproof and blend in with the development.
 - Adequately ventilated.
 - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
 - Adequate facilities for bin washing. These areas should be adequately ventilated.
 - Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
 - Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
 - Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
 - Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.
- Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:
 - Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
 - Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

External walls and materials objective

Clause 58.06-4

Assessment

Objectives

Complies

- To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.
- To ensure external walls endure and retain their attractiveness.

Standard D25

Durable, high-quality materials are specified, with a robust external finishes schedule and façade articulation to ensure longevity and visual interest. This is detailed in the architectural plans and external finishes schedule (Jackson Clements Burrows Architects, July 2025).

- External walls should be finished with materials that:
 - Do not easily deteriorate or stain.
 - Weather well over time.
 - Are resilient to the wear and tear from their intended use.
- External wall design should facilitate safe and convenient access for maintenance.



Functional layout objective

Clause 58.07-1	Assessment																	
Objective <ul style="list-style-type: none"> To ensure dwellings provide functional areas that meet the needs of residents 	Complies All bedrooms and living areas meet or exceed the minimum dimensions and areas. Apartment layouts are functional and support resident needs, as shown in the architectural plans.																	
Standard D26 <ul style="list-style-type: none"> Bedrooms should: <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table D11. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <table border="1"> <caption>Table D11 Bedroom dimensions</caption> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13. <table border="1"> <caption>Table D12 Living area dimensions</caption> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>		Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres
Bedroom type	Minimum width	Minimum depth																
Main bedroom	3 metres	3.4 metres																
All other bedrooms	3 metres	3 metres																
Dwelling type	Minimum width	Minimum area																
Studio and 1 bedroom dwelling	3.3 metres	10 sqm																
2 or more bedroom dwelling	3.6 metres	12 sqm																

Room depth objective

Clause 58.07-2	Assessment
Objective <ul style="list-style-type: none"> To allow adequate daylight into single aspect habitable rooms 	Variation All habitable rooms, including open plan living areas, comply with the maximum room depth requirements, ensuring adequate daylight. This is confirmed in the architectural plans and Planning Report.
Standard D27 <ul style="list-style-type: none"> Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. The kitchen is located furthest from the window. The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room. 	

Windows objective

Clause 58.07-3	Assessment
Objective <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	Complies All habitable rooms have windows to external walls, with no reliance on secondary 'snorkel' windows. Daylight access is maximised, as confirmed in the architectural plans.
Standard D28 <ul style="list-style-type: none"> Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: <ul style="list-style-type: none"> A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window. 	

Natural ventilation objectives

Clause 58.07-4	Assessment
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**Objectives**

- *To encourage natural ventilation of dwellings.*
- *To allow occupants to effectively manage natural ventilation of dwellings.*

Standard D29

- *The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.*
- *At least 40 per cent of dwellings should provide effective cross ventilation that has:*
 - *A maximum breeze path through the dwelling of 18 metres.*
 - *A minimum breeze path through the dwelling of 5 metres.*
 - *Ventilation openings with approximately the same area.*
- *The breeze path is measured between the ventilation openings on different orientations of the dwelling.*

Complies

All habitable rooms have openable windows. 44.8% of apartments achieve cross-ventilation, exceeding the 40% minimum, as confirmed in the Planning Report and architectural plans.