

4 September 2026

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Department of Transport and Planning
GPO Box 2392
MELBOURNE VIC 3001

Lodged via E-portal

Section 72 Amendment
Planning Permit No. PA2503786
716 High Street, Thornbury

Dear Chrisanthy,

Ratio Consultants Pty Ltd continue to act on behalf of Antipodean Land Developments, the permit applicant/holder, with respect to an application to amend Planning Permit No. PA2503786 pursuant to Section 72 of the *Planning and Environment Act, 1987*.

As discussed informally with yourself and other senior management leading into formal submission (verbally and through informal meeting), the proposal seeks to amend the existing permit to include the following key changes:

- Increase the total building height by an additional storey (8-storeys total).
- The overall height of the building will increase from the existing approval (82 metres to AHD) to 85.2 metres to AHD (increase of 3.2 metres).
- Total dwelling count increased by three (3) dwellings with the addition of apartments 601, 602 and 603, with the former level 6 apartments moved to level 7.
- The amended building will accommodate a total of 47 dwellings (increase from 44 x dwellings as approved) with the total gross floor area (GFA) increased from 8,269.8sqm to 8,869.2sqm (increase of 599.4sq.m).
- No changes are proposed to the approved car parking, with minor variation (increase) proposed to bicycle parking provisions.

A summary of the proposed changes is contained within Section 4 of this report. Further, a full summary of changes is provided within the amended architectural plan package accompanying this submission and as prepared by AMA Architects.

1. Introduction

1.1 Planning Permit History

Planning Permit No. PA2503786 was issued by the Minister for Planning 12 November 2025 and allows:

<i>Planning scheme clause</i>	<i>Matter for which the permit has been granted</i>
34.01-1	<i>Use of the land for dwellings</i>
34.01-4	<i>Construct a building or construct or carry out works</i>
52.06-3	<i>Reduce the number of car parking spaces required under Clause 52.06-5</i>

1.2 Report Outline

This report:

- Provides an executive summary at Section 1.
- Provides an overview of the subject site and surrounds at Section 2.
- Outlines the amendments proposed by this Section 72 Amendment application at Section 3.
- Identifies key planning policy (current) considerations at Section 4.
- Assesses the proposed amendments against policy at Section 5.
- Provides a summary at Section 6.
- Provides an assessment against Clause 58 of the Darebin Planning Scheme at **B**.

1.3 Investigations and Research

This amendment application is supported by:

- Architectural plans, Urban Context Report, Statement of Changes, and Façade Strategy prepared by Austin Maynard Architects.
- Town Planning Report, prepared by Ratio Consultants (here forward).
- A revised 3D Model, prepared by Austin Maynard Architects.
- A revised Acoustic Assessment, prepared by Octave Acoustics.
- A revised Landscape Plan Package prepared by UDLA.
- A revised Waste Management Plan prepared by Ratio Consultants.
- A revised Sustainability Management Plan prepared by Hip V Hype Consultants.
- A revised Desktop Wind Impact Assessment, prepared by MEL Consulting Pty Ltd.

- A Traffic Engineer Memorandum prepared by Ratio Consultants in support of the amendment.
- Recent Certificate of Title.

A Heritage Memorandum prepared by Bryce Raeworth in support of the amendment will be provided under separate cover. However, preliminary heritage advice received to date confirms that the proposed amendment is supported from a heritage perspective.

The applicable lodgement fee will be paid directly to DTP at time of lodgement.

2. Existing Conditions

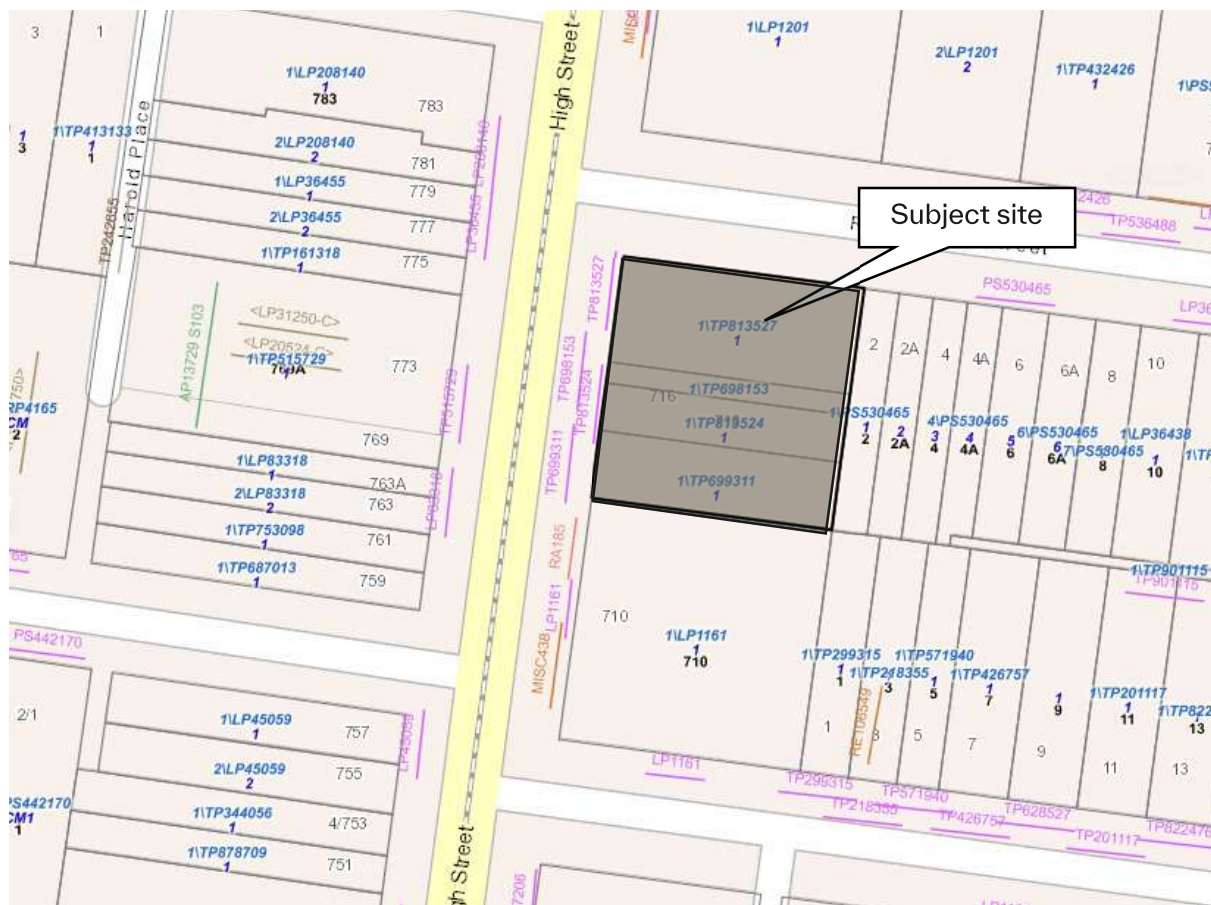
2.1 Subject Site

The subject site is located on the south-east corner of the Rossmoyne Street and High Street intersection, within the High Street Thornbury tram route and activity centre strategic corridor.

The site has a combined frontage of approximately 35 metres to High Street, a frontage of 35 metres to Rossmoyne Street and an overall site area of 1224.23 sq.m.

The site is more formally known as Lot 1 on TP813527M, TP698153P, TP819524T and TP699311.

Figure 1: Cadastral Plan



Source: Map Share - <https://maps.land.vic.gov.au/lassi/>

The key features of the site are summarised as follows:

- The site is presently clear of all built form with approved development works having commenced (June 2026) associated with the approved design.
- The original site has numerous crossovers including a single crossover to High Street at the south of the site, and a large, segmented crossover to Rossmoyne Street that extends the length of the northern boundary.
- The site is relatively flat in terms of slope.
- The site is devoid of any significant vegetation.
- The site is not affected by any easements or restrictions as registered on title that would preclude the development as hereby proposed.

2.2 Broader Character & Surrounding Land

The subject site remains located within an established commercial area within the High Street tram and activity centre linear corridor, approximately 225 metres north of the Thornbury activity centre and 567m south of the Preston Junction activity centre.

Properties fronting High Street to the north and south are located within the **Commercial 1 Zone** and are affected by recently introduced **Built Form Overlay – Schedule 2 (High Street Thornbury Train and Transport Zone Activity Centre)** with the land to the east of

the subject site consisting of established residential properties zoned **Housing Choice and Transport Zone – Schedule 1**.

Land within the surrounding area along the High Street corridor is undergoing a high degree of built form change, with a growing number of mixed-use developments of up to 8-storeys in scale.

The broader residential precinct (now **HCTZ1**) to the east is characterised by a mix of generally 1- 2 storey dwellings with various community / social infrastructure including, St Mary's Catholic Church, St Mary's Primary School grounds, Darebin Presbyterian Church, Olver Reserve and Jones Reserve.

With respect to the site's immediate interfaces we note.

North

- To the immediate north of the subject site is Rossmoyne Street, a two-way street that includes footpaths on either side of the street. At the junction with High Street, Rossmoyne Street includes a widened street verge with ground cover vegetation and a pedestrian crossing island. The area of Rossmoyne immediately adjacent to the subject site is void of on street car parking although 45 degree, angled car parking is located along the northern side of Rossmoyne Street. There are no street trees located along Rossmoyne Street immediately adjacent to the subject site.
- On the northern side of Rossmoyne Street and opposite the subject site is No. 718-730 High Street which is also located within the Commercial 1 Zone and is covered by the Heritage Overlay (HO46) associated with St Mary's Catholic Church and St Mary's Primary School which is located on the site. The church building is set back approximately 7 metres from the Rossmoyne boundary with landscaping including a public seating area located within the street setback.
- No. 3 Rossmoyne Street, on the opposite side of Rossmoyne Street to the subject site, is a 2-storey building that is also associated with St Mary's Catholic Church and is located within the General Residential Zone – Schedule 2 and covered by the Heritage Overlay (HO46).

West

- To the immediate west of the site is High Street, a 4 lane road zoned Transport Road Zone 2. The road includes on street, regulated, parallel car parking with Tram Route No. 86 running along same. Pedestrian footpaths are located on both sides of the street with 3 juvenile street trees located within the footpath immediately adjacent to the subject site. Again, the No. 86 tram route runs along High Street, with tram stop located approx. 50 metres to the north of the subject site.
- On the western side of High Street, directly opposite the subject site is 769, 769A, 775 and 777 High Street. All properties are within the Commercial 1 Zone and are 1 storey in height with zero street setback. The properties are occupied by a mix of uses including a mental health medical centre, a furniture and bedding, a dentist, a beautician and a café (amongst other uses).

South

- To the immediate south of the site is No. 710 High Street which is occupied by The Salvation Army Thornbury Corps Church which is also within the Commercial 1 Zone and is covered by the Heritage Overlay (HO285 - Salvation Army Hall & Sunday School). The building is 1 to 2-storeys in height with vehicle access to the site achieved

via both a crossover and accessway directly abutting the subject site and a crossover to Gooch Street. The property includes on site car parking to the rear.

- No. 1 Gooch Street abuts the southeastern corner of the subject site. The property is located within the Housing Choice and Transport Zone – Schedule 1 and is occupied by single storey dwelling with private open space located at the rear of the site.

East

- To the immediate east of the subject site is 2 Rossmoyne Street which includes a 2-storey townhouse built to the boundary of the subject site. The property is set back approximately 6.5 metres from the front boundary with a balcony at the front of the dwelling on the first floor which is covered with a fixed, shade cloth awning / canopy. POS was previously located to the rear of the dwelling however aerial images of the site indicate that an extension of dwelling (constructed in 2015) now covers this area. The property shares a double crossover to Rossmoyne Street with the abutting property, 2a Rossmoyne Street, with row of two-storey townhouses beyond.

3. The Proposal

This application is made pursuant to Section 72 of the *Planning and Environment Act 1987*. An analysis of the existing planning permit and proposed amended scheme is provided below.

3.1 Proposed Plan Amendments

This planning permit amendment seeks to:

- Increase the total building height by an additional storey (8-storeys total).
- The overall height of the building will increase from the existing approval (82.0 metres to AHD) to 85.2 metres to AHD (proposed height increase of 3.2 metres).
- Total dwelling count increased by three (3) dwellings with the addition of apartments 601, 602 and 603, with the former level 6 apartments moved to level 7.
- The building will accommodate a total of 47 dwellings (increase from approved 44 x dwellings) with the total gross floor area (GFA) increased from 8269.8sqm to 8869.2sqm (599.4sq, increase).
- An additional bike parking space for residential visitors has been added.
- Introduction of two (2) additional apartment typologies (apartment type 1D & 6B).
- Minor reconfiguration of site services access.

Please refer to the statement of changes' prepared by Austin Maynard Architects accompanying this submission for further details.

Figure. 2: Approved Design (left), Proposal (right) - as viewed from High Street looking northwest.



3.2 Proposed Permit Amendments

To facilitate the proposed built form changes to the approved design the following changes are proposed to the Permit.

Preamble

Planning Permit No. PA2503786 currently allows:

<i>Planning scheme clause</i>	<i>Matter for which the permit has been granted</i>
34.01-1	<i>Use of the land for dwellings</i>
34.01-4	<i>Construct a building or construct or carry out works</i>
52.06-3	<i>Reduce the number of car parking spaces required under Clause 52.06-5</i>

To reflect the changes to the car parking policy applicable to the site arising from the recent car parking reform (Amendment VC277 on 18 December 2025), whereby maximum car parking requirements now apply, the following amendment to the permit preamble is proposed to remove reference to a reduction in car parking requirements under Clause 52.06.

<i>Planning scheme clause</i>	<i>Matter for which the permit has been granted</i>
34.01-1	<i>Use of the land for dwellings</i>
34.01-4	<i>Construct a building or construct or carry out works</i>
52.06-3	~~<i>Reduce the number of car parking spaces required under Clause 52.06-5</i>~~

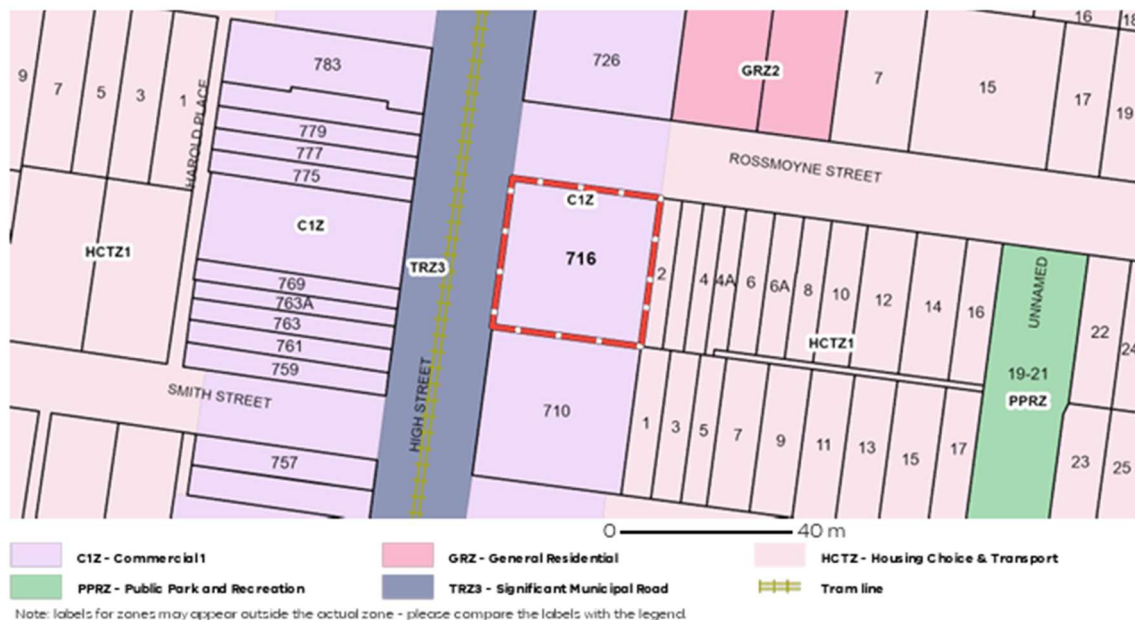
4. Planning Controls

The subject site is affected by the provisions of the Darebin Planning Scheme.

4.1 Zone

The subject site remains located within the Commercial 1 Zone (C1Z) pursuant to Clause 34.01 of the Darebin Planning Scheme as shown in Figure 4.1 below.

Figure 3: Zoning map



Source: <https://mapshare.vic.gov.au/vicplan/>

The “purposes” of the Commercial 1 Zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
 - To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
 - To provide for residential uses at densities complementary to the role and scale of the commercial centre.
- Pursuant to **Clause 34.01-1**, a “shop/retail premises” is a Section 1 – no permit required land use.
- Pursuant to **Clause 34.01-1**, “dwelling” which is nested within “Accommodation” and is also a “Section 1 – no permit required” land use under the condition that any frontage at ground floor level must not exceed 2.0 metres (other than a bed and breakfast and caretaker’s house). In this instance the condition is not met and a permit is required.
- Pursuant to **Clause 34.01-4**, a permit is required to ‘construct a building or construct or carry out works’.

4.2 Overlay Controls

The subject site is affected by the Development Contributions Plan Overlay – Schedule 1 pursuant to Clause 45.06 and the recently introduced Built Form Overlay – Schedule 2 (High Street Thornbury Train and Transport Zone Activity Centre) pursuant to Clause 43.06 of the Darebin planning Scheme.

Built Form Overlay

Since the issue of the approved permit on 12 November 2025 the Built Form Overlay - Schedule 2, associated with the High Street (Thornbury) Train and Tram Zone Activity Centre, has been introduced to the site through Planning Scheme Amendment GC270 (gazetted 31 March 2026).

Schedule 2 to the BFO at Clause 13 includes the following Transitional provisions:

The requirements of Clause 43.06 and this schedule do not apply to:

- *An application made before the approval date of Amendments GC270 to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendments GC270;*
- *An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:*
 - *made before the approval date of Amendments GC270; or*
 - *an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendments GC270.*

The following provisions, as in force in relation to relevant land immediately before the approval date of Amendments GC270, continue to apply to applications which this transitional provision applies: Clause 11.03-6L-02.

As the amended permit application is being made under Section 72 of the Act and the original application was first granted on 12 November 2025, prior to the approval date of Amendments GC270, the proposed amendment benefits from the “transitional provisions” of the Scheme and the requirements of Clause 43.06 technically do not apply.

Development Contributions Plan Overlay

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

A development contribution levy will be payable in respect of the additional gross floor area proposed (599.4sq.m).

4.3 Municipal Planning Strategies

Table 4. below identifies the MPS clauses that are relevant to this proposal.

Table 1: Relevant Municipal Planning Strategies

Municipal Planning Strategy (MPS)	
Clause 02.02	Vision
Clause 02.03-1	Strategic directions - Settlement

Clause 02.03-2	Environmental and landscape values
Clause 02.03-3	Environmental risks and amenity
Clause 02.03-4	Built environment and heritage
Clause 02.03-5	Housing
Clause 02.03-6	Economic development
Clause 02.03-7	Transport
Clause 02.04	Strategic framework plans

4.4 Planning Policy Framework

Table 4.2 below identifies the PPF provisions (some identified as 'S' state and 'R' regional) that are relevant to this proposal.

Table 2: Relevant Planning Policy Frameworks

Planning Policy Framework (PPF)	
Clause 11.01-1S	Settlement
Clause 11.01-1L	Urban renewal
Clause 11.02-1S	Supply of urban land
Clause 11.03-1L-01	Activity Centres
Clause 11.03-1L-04	High Street (Thornbury) activity centre
Clause 13.04-1S	Contaminated and potentially contaminated land
Clause 13.04-1L	Contaminated land
Clause 13.07-1S	Land use compatibility
Clause 13.07-1L	Amenity impacts of multi residential and mixed use
Clause 15.01-1S, R	Urban design
Clause 15.01-1L-01	Urban design
Clause 15.01-1L-02	Safe urban environments
Clause 15.01-2S & L	Building Design
Clause 15.01-2L-01	Environmentally sustainable development
Clause 15.01-4S & R	Healthy Neighbourhoods
Clause 15.01-5S	Neighbourhood character
Clause 15.01-5L	Neighbourhood character in Darebin
Clause 15.03-1S & L	Heritage
Clause 16.01-1S & R	Housing supply
Clause 16.01-1L-01	Housing growth
Clause 16.01-1L-02	Housing diversity
Clause 16.01-1L-03	Dwelling diversity

Clause 16.01-2S	Housing affordability
Clause 16.01-2L	Affordable and social housing
Clause 17.01-1S, R & L	Diversified Economy
Clause 17.02-1S	Business
Clause 17.02-1L	Commercial areas
Clause 18.01-1S	Land Use and Transport Integration
Clause 18.01-3S & R	Sustainable and Safe Transport
Clause 18.01-3L	Accessible transport
Clause 18.02-1S	Walking
Clause 18.02-2S & R	Cycling
Clause 18.02-4L	Car parking

4.5 Particular and General Provisions

Clause 52.06 – Car Parking

Since the original permit being granted Clause 52.06 has been updated by VC277 on 18 December 2025. The subject site is now located within the Category 4 car parking requirement area of the Scheme.

The parking requirements as now relevant to the proposal are set out in Table 4.3 below.

Land Use	Statutory Parking Rate	Size /No.	Statutory Requirement
Residential	2 spaces per dwelling	47	Maximum of 94 spaces
Shop / Food & Drink	1 space to each 100sqm of floor area	297.3 sqm	Maximum of 2 spaces
Total			Maximum of 96 spaces

The endorsed scheme provides 56 x car parking spaces, and the proposal does not seek to amend the approved car parking provision.

As the proposal generates a maximum car parking requirement of 96 x spaces, the provision of 56 x spaces is below the applicable maximum and as such, does not trigger the need for a permit pursuant to the provisions of Clause 52.06 of the Scheme.

Please refer to the accompanying Traffic Impact Assessment prepared by Ratio Consultants for further detail regarding the acceptability of the proposed car parking reduction and access arrangement having regard to the purposes and decision guidelines of Clause 52.06.

Clause 52.34 – Bicycle facilities

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.

The bicycle parking Table under Clause 52.34 prescribes the number of bicycle parking spaces required having regard to the activities on the land as follows:

- Residential: 1 to each 5 dwellings, and 1 x visitor space to each 10 dwellings.
- Retail: 1 to each 300sq.m of leasable floor area, and 1 visitor space to each 500sq.m of leasable floor area.
- Pursuant to Clause 52.34 the proposal generates a statutory requirement of 16 bicycle spaces. As the proposal includes the provision of 68 x bicycle

The proposal provides a total of 70 x bicycle spaces at multiple levels of the development including on street, which clearly exceeds with the numerical requirements of Clause 52.34.

We defer to the accompanying Traffic Impact Assessment prepared by Ratio Consultants for further information.

Clause 58 – Apartment Developments

This clause applies to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development if the apartment development is five or more storeys, excluding a basement, and is in the Commercial 1 Zone.

A full assessment of the amended proposal (additional level and new apartments contained within) against Clause 58 is provided at Appendix B of this report.

Clause 65- Decision Guidelines

‘Decision Guidelines’ states that, before deciding on an application, considerations should be given to a series of matters including the purpose of the zone, overlay or other provision, the orderly planning of the area and the effect on the amenity of the area.

5. Planning Considerations

In assessing the merits of this Section 72 Amendment, the following matters are considered:

- Is there strategic support for the amended built form outcome?
- Does the amended development result in appropriate amenity outcomes?

We respond to each as follows.

5.1 Is there strategic support for the amended built form outcome?

The proposed amendment provides an opportunity to deliver a range of additional positive planning outcomes while maintaining the overall design intent and quality of the approved development.

The additional built form (one-level) has been carefully considered to ensure it appropriately integrates with the existing building form as approved and from an architectural merits perspective. The amended design response further responds appropriately to the surrounding context; does not result in any material off-site impacts; and continues to deliver high quality internal amenity (all discussed further in detail below)

The key planning merits as relevant to the Darebin Planning Scheme supporting consideration of the proposed amendment are outlined below.

- The amendment supports the role of the High Street Activity Centre by providing additional floor area and dwellings/homes (3 x additional “homes” from that of the

approved scheme) within an established activity centre location. The proposal contributes to the ongoing intensification and efficient use of land within the Activity Centre, supporting increased housing, employment and commercial activity in an appropriately located and accessible location.

- The proposed amendment will deliver an additional three (3) dwellings/homes within an established and well-serviced location identified for increased housing density.
- The contribution of additional dwellings directly responds to State and local housing policy objectives by increasing housing supply, improving housing diversity and making more efficient use of existing infrastructure and services.
- The amendment will also generate an increased affordable housing contribution compared to the approved scheme, providing an additional public benefit and supporting the delivery of affordable housing outcomes consistent with the strategic objectives of the Planning Policy Framework (Clause 16.01-1S, Clause 16.01-1R, Clause 16.01-1L-01, Clause 16.01-1L-02, Clause 16.01-1L-03, Clause 16.01-2S, Clause 16.01-2L).

The additional built form has been carefully designed to provide increased housing capacity while maintaining the design intent and overall built form outcomes of the approved development. The key built form and amenity considerations associated with the proposed amendment are outlined below:

- The additional level is concentrated towards the street frontage and comprises a partial upper-level floor plate rather than a full additional storey, reducing perceived bulk and visual impact.

Figure 4: Visual comparison of endorsed scheme (top) compared to proposed amendment (bottom), as viewed from High Street.



- The proposal will continue to achieve the approved development’s strong ESD outcomes, maintaining a consistent BESS score of 71% (as approved). The partial upper-level configuration also enables the introduction of additional dual aspect dwelling typologies, supporting improved internal amenity.
- The recessed and stepped form of the additional level has been carefully designed to minimise its visual prominence and ensure that the amendment does not give rise to any unreasonable overlooking impacts. The additional level sits comfortably within the established built form, with the stepping of the upper level reducing perceived visual bulk when viewed from the surrounding residential precinct. The continued use of high-quality materials and a considered architectural response maintains an appropriate street wall and streetscape presentation, ensuring the development complements, rather than overwhelms, the surrounding heritage context. This is further supported by the advice of Bryce Raworth Heritage Consultants, who have confirmed that the additional level will have no discernible impact on the heritage significance of the surrounding heritage buildings.

- The proposal provides car parking and bicycle parking in accordance with the requirements of the Planning Scheme, ensuring that the amendment does not give rise to any additional parking or access implications.

Changes to planning policy setting

In addition to the above demonstration of the proposal's alignment with the relevant provisions of the Darebin Planning Scheme, the proposed amendment should also be considered in the context of the evolution of the planning policy framework since the original permit was issued.

Since the issue of the approved permit on 12 November 2025 the Built Form Overlay - Schedule 2, associated with the High Street (Thornbury) Train and Tram Zone Activity Centre has been introduced to the site and broader High Street AC context through Planning Scheme Amendment GC270 (gazetted 31 March 2026).

The purpose of the BFO is to facilitate high-quality, higher density development in locations that are well-served by infrastructure and public transport, while ensuring that new development contributes positively to the functionality, amenity and character of the area. The BFO seeks to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To facilitate higher density development that provides for high amenity living and working environments close to infrastructure and public transport.*
- *To ensure development contributes positively to the functionality and amenity of the area.*
- *To deliver public realm improvements, and where appropriate, additional public benefits in conjunction with new development.*
- *To encourage land consolidation to facilitate higher density development.*
- *To encourage a diversity of housing types and affordable housing.*
- *To identify areas where specific design and built form requirements apply.*

The additional development objectives contained within Schedule 2 to the BFO further seek:

- *To promote development which achieves a high level of amenity and enhances the public realm with high quality design.*
- *To achieve a scale of growth consistent with the development framework and to discourage underdevelopment.*
- *To promote sustainable development that achieves best practice sustainable design, contributes positively to sustainable transport patterns and provides increased green cover and tree canopy coverage to reduce urban heat.*
- *To increase permeability and connectivity for pedestrians and cyclists throughout the activity centre.*

The introduction of the BFO provides important context regarding the strategic role intended for the subject site.

While the BFO provision does not apply to the proposed amendment due to the transitional provisions contained within Clause 13.0 of the Schedule to the BFO, the introduction of this control demonstrates a clear shift in planning policy towards supporting increased residential density, diverse housing outcomes and higher quality built form within this location.

The current planning policy framework therefore provides stronger strategic support for “increased scale and density” on the subject site than existed at the time of the original permit decision.

Importantly, the proposed amendment aligns with this evolving policy direction by delivering additional housing within an identified activity centre location while maintaining a high-quality built form and amenity response.

5.2 Does the amended development result in appropriate amenity outcomes?

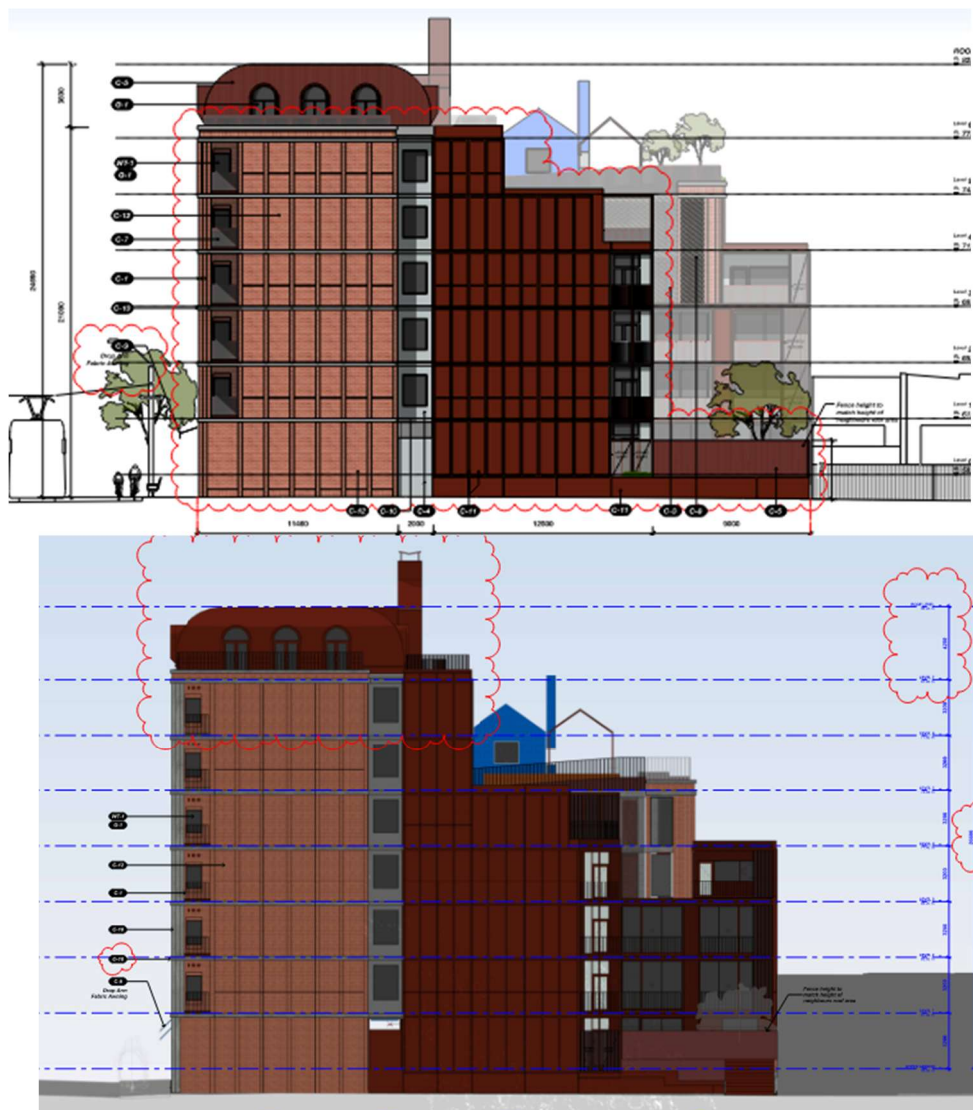
As detailed above, the development remains substantially the same as that previously approved and endorsed under Planning Permit No. PA2503786. Accordingly, the internal and external amenity outcomes for Levels Ground to 7 will remain generally consistent with the original approval, with changes to external amenity outcomes principally confined to the additional level.

Given the additional level is sited toward the High Street corridor and away from the residential interfaces, changes to off-site amenity are limited primarily to overshadowing arising from the minor increase in overall building height. Importantly, the proposal does not introduce any new overlooking impacts.

In this regard, we note:

- **Overshadowing:** The proposed overshadowing outcome remains largely consistent with the approved development. Additional overshadowing to residential properties along Rossmoyne Street and Gooch Street is limited to the 3.00 pm and 4.00 pm periods. Importantly, the extent of shadowing affecting these properties remains generally consistent with the approved outcome and represents only a minor increase in overshadowing at the same times that were previously assessed (and through the typical assessment window limited to 9am to 3pm at the equinox).
- **Overlooking:** The proposal does not introduce any new overlooking opportunities to adjoining residential properties. The additional level is positioned toward the High Street corridor, greater than 17 metres away from the residential interfaces, and the location and orientation of windows and other potential overlooking opportunities remain generally consistent with the approved development. Accordingly, no material change to the existing overlooking outcome is anticipated.
- **Visual bulk:** The proposed additional level is integrated into the established stepped built form of the development. The stepped design reduces the perceived visual bulk of the additional level when viewed from adjoining properties and the surrounding streetscape, with the additional built form concentrated toward the High Street corridor. As such, the additional level is not expected to result in a material change to the overall visual bulk or presentation of the development as demonstrated in Figure 5.4.

Figure 5: Southern elevation showing stepping of form to the eastern for endorsed scheme (top) vs proposed amendment (bottom).



In addition to the positive response to external amenity considerations, it is noted that the additional apartment typologies provide a high level of internal amenity.

This is confirmed by the full compliance of these typologies with the relevant internal amenity standards under Clause 58, as demonstrated by the Clause 58 assessment at Appendix B to this letter.

5.3 Notice and Review

In preparing the amended design, careful consideration has been given to ensuring that the proposal will not result in any additional material detriment to surrounding residential properties or the public realm beyond what would reasonably be expected, such that notice under Section 52 of the Act is not warranted.

While the amended design results in a minor increase in overshadowing, this is limited to a maximum of two hours and represents a negligible change from the approved design.

Accordingly, there is no appreciable difference between the endorsed and proposed development in terms of off-site amenity impacts. For this reason, it is considered that the amended proposal satisfies the test of not causing material detriment to any person, and therefore notice is not required.

6. Conclusion

It is summarised that the development as amended continues to present an appropriate development outcome, having regard to the key policies of the Darebin Planning Scheme.

Importantly the development presents a modest the same as that of the original approval and primarily seeks to make internal amendments, with the increase in height being a requirement due to changes to flood data applicable to the subject site, as opposed to a driver for additional yield.

We trust the enclosed information and changes sought under the Section 72 Amendment are appropriate for consideration and ultimate endorsement. Should you have any queries, please contact the undersigned on (03) 9429 3111 or by email at luke.walker@ratio.com.au.

Kind regards,



Luke Walker
Planner

Appendix A Certificate of Title

Appendix B Clause 58 Assessment

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
Standard D1 of Clause 58.02-1 'Urban Context'	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.	✓	The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓	Please see report for details and supporting urban context report prepared by Austin Maynard Architects and Heritage Memorandum prepared by Bryce Raeworth.
Standard D2 of Clause 58.02-2 'Residential Policy'	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.	✓	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.	✓	Please see report for details.
Standard D3 of Clause 58.02-3 'Dwelling diversity'	To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	✓	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	✓	The amended development continues to include a strong mix of dwelling diversity including 1, 2 and 3 bedroom apartments.
Standard D4 of Clause 58.02-4 'Infrastructure'	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.	✓	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	✓	The development (as amended) is not expected to overload existing infrastructure. Furthermore, a substation is proposed at the High Street frontage (as originally approved).

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			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.		
Standard D5 of Clause 58.02-5 'Integration with the street objective'	To integrate the layout of development with the street. To support development that activates street frontage	✓	Development should be oriented to front existing and proposed streets. Along street frontage, development should: – Incorporate pedestrian entries, windows, balconies or other active spaces. – Limit blank walls. – Limit high front fencing, unless consistent with the existing urban context. – Provide low and visually permeable front fences, where proposed. – Conceal car parking and internal waste collection areas from the street. Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.	✓	The mixed-use development has been designed to achieve a high degree of integration with the street. The at ground floor retail tenancy is designed to front both Rossmoyne Street and High Street which will achieve a high degree of activation. Upper floor apartments are provided with an outlook over each public realm interface which ensures that appropriate passive surveillance opportunities are achieved. There are no changes with respect to compliance with this standard through s72 amendment hereby proposed.
Standard D6 of Clause 58.03-1 'Energy efficiency'	To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce fossil fuel	✓	Buildings should be: – Oriented to make appropriate use of solar energy. – Sited and designed to ensure that the energy efficiency of existing dwellings	✓	Where possible, apartments have been oriented to achieve either a north, east or west outlook. Where south-facing apartments are proposed, these have been minimised and will maintain

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
	energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency.		on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the dwelling, if practicable. Developments should be designed so that solar access to north-facing windows is optimized. Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the Table D1. Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).		appropriate levels of amenity through their generous proportions. We defer to the Sustainability Management Plan prepared by Hip V Hype Environmental Consultants for details, noting BESS score in excess of 71% is achieved through proposed amended design.
Standard D7 of Clause 58.03-2 'Communal open space'	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.	✓	A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space. Each area of communal open space should be: – Accessible to all residents. – A useable size, shape and dimension.	✓	The amended development includes a total of 47 x dwellings and therefore should provide a minimum of 117.5sq.m of communal open space. The amended development provides for a total of 118sq.m of communal open space on level 5 which includes both covered and uncovered areas in addition to communal kitchen facilities.

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			– Capable of efficient management. – Located to: ○ Provide passive surveillance opportunities, where appropriate. ○ Provide outlook for as many dwellings as practicable. ○ Avoid overlooking into habitable rooms and private open space of new dwellings. ○ Minimise noise impacts to new and existing dwellings. Any area of communal outdoor open space should be landscaped and include canopy cover and trees		
Standard D8 of Clause 58.03-3 'Solar access to communal outdoor open space'	To allow solar access into communal outdoor open space.	✓	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.	✓	The communal open space is located on the north side of the building and will achieve high levels of sunlight throughout the day (as approved).
Standard D9 of Clause 58.03-4 'Safety'	To ensure the layout of development provides for the safety and security of residents and property.	✓	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal access ways.	✓	The amended development will provide for a high degree of safety and security to the future residents and property.

PROVISION	OBJECTIVE	COMPLIES? STANDARD	COMPLIES? EXPLANATION
		Planting which creates unsafe spaces along streets and access ways should be avoided.	The apartment entrances have been designed to be clearly identifiable from the corridors on each level.
		Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal access ways.	The entrance to the development will be well-lit and includes a secure access point for the residents, with direct access also being provided from the basement (no change from approved scheme).
		Private spaces within developments should be protected from inappropriate use as public thoroughfares.	
Standard D10 of Clause 58.03-5 'Landscaping'	To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.	Development should retain existing trees and canopy cover. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. Development should: – Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2. – Provide canopy cover through canopy trees that are: ○ Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.	Prior to application the subject site is void of any meaningful vegetation and has been for over 12 months. The proposal requires 50 square metres plus 20% of site area above 1,000 square metres (total of 94.85sq.m), include, at least 1 Type B tree and have 17.5% of site area (no change from approved scheme). Please refer to Landscape Plan and accompanying memorandum prepared by UDLA for full details.

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			○ Consistent with the canopy diameter and height at maturity specified in Table D4. ○ Located in communal outdoor open space or common areas or street frontages.		
			– Comprise smaller trees, shrubs and ground cover, including flowering native species. – Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. – Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption. – Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. – Protect any predominant landscape features of the area. – Take into account the soil type and drainage patterns of the site. – Provide a safe, attractive and functional environment for residents.		

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.		
Standard D11 of Clause 58.03-6 'Access'	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.	✓	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.	✓	The subject site is provided with 1 x crossover accessed from Rossmoyne Street providing access to the basement levels. The existing cross-over to High Street is proposed to be removed and reinstated with curb-and-channel. The location of the crossover will ensure the pedestrian / vehicle conflicts are minimised and will have a minimal visual impact on the public realm. Siting the cross over on Rossmoyne Street ensures that vehicle and pedestrian movement along High Street is not compromised. There are no changes proposed with respect to 'access' through this amendment application from the approved scheme.
Standard D12 of Clause 58.03-7 'Parking location'	To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.	✓	Car parking facilities should: - Be reasonably close and convenient to dwellings. - 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	✓	Car parking has been conveniently located at the basement levels (as approved) which provides direct access to the levels above via lifts and stairs. Basement parking further ensures minimal noise impacts associated to the apartments. A landscaped buffer is provided between the abutting residential property at 2

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way.		Rossmoyne Street and the proposed accessway.
Standard D13 of Clause 58.03-8 'Integrated water and stormwater management'	To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	✓	Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: – Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. – Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	✓	The amended development incorporates various ESD initiatives throughout, including harvesting and reusing rainwater. Again, we defer to the amended Sustainability Management Plan prepared by Hip V Hype for further information.
Standard D14 of Clause 58.04-1 'Building setback'	To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. To allow adequate daylight into new dwellings.	✓	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.		Upper-level windows and balconies are appropriately designed to avoid overlooking to adjacent residentially zoned and developed land (i.e. no overlooking opportunities within a 9m radius of windows and balconies). Importantly, we defer to the daylight modelling assessment (Appendix E of the

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
	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.		- 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.	✓	SMP) and note that 100% of living areas receive high levels of daylight and bedrooms receive 82% of daylight.
Standard D15 of Clause 58.04-2 'Internal views'	To limit views into the private open space and habitable room windows of dwellings within a development.	✓	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.	✓	Due to the configuration of private open space, there will be no unreasonable overlooking of private open space of a lower level dwelling directly below or within the same development.
Standard D16 of Clause 58.04-3 'Noise impacts'	To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources.	✓	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.	✓	All potential noise impacts have been appropriately minimised through locating car parking and the majority of mechanical plant and services at basement and rooftop levels. We defer to the amended Acoustic Report prepared by Octave Acoustics which addresses all matters of acoustic compliance.

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			Buildings within a noise influence area specified in Table D5 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.		
Standard D17 of Clause 58.04-4 'Wind impacts objective'	To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.	✓	Development of five or more storeys, excluding a basement should: – not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and – achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal	✓	We defer to the enclosed and amended Desktop Wind Impact Assessment prepared by Mel Consultants for all wind related matters.

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			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.		
Standard D18 of Clause 58.05-1 'Accessibility objective'	To ensure the design of dwellings meets the needs of people with limited mobility.	✓	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.	✓	40 dwellings (85.1%) are provided with an “adaptable” bathroom and satisfy the minimum requirements, clearly exceeding the minimum 50% requirement of the Standard.
Standard D19 of Clause 58.05-2 'Building entry'	To provide each dwelling and building with its own sense of identity. To ensure the internal layout of buildings provide for the safe,	✓	Entries to dwellings and buildings should: – Be visible and easily identifiable.	✓	Each dwelling is provided with an entrance clearly identifiable from the common access corridors and allows for

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
and circulation'	functional and efficient movement of residents. To ensure internal communal areas provide adequate access to daylight and natural ventilation.		– Provide shelter, a sense of personal address and a transitional space around the entry. The layout and design of buildings should: – Clearly distinguish entrances to residential and non-residential areas. – Provide windows to building entrances and lift areas. – Provide visible, safe and attractive stairs from the entry level to encourage use by residents. – Provide common areas and corridors that: ○ Include at least one source of natural light and natural ventilation. ○ Avoid obstruction from building services. ○ Maintain clear sight lines.		safe, functional and efficient movements through the building. The building entry is clearly highlighted from Rossmoyne Street ensuring a clear and proud sense of address is achieved (as approved). The residential and non-residential areas will also be clearly distinguishable to minimise conflicts. The communal area is of a high quality and in will achieve a high degree of sunlight throughout all hours of the day. Each common corridor area is provided with a window which is clear to the sky and provide a high degree of daylight and ventilation
Standard D20 of Clause 58.05-3 'Private open space'	To provide adequate private open space for the reasonable recreation and service needs of residents.	✓	A dwelling should have private open space consisting of at least one of the following: – An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. – A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.	✓	Each apartment is provided with secluded private open space area. All apartment typologies are provided with SPOS areas in excess of the minimum requirements of the Standard ensuring high levels of internal amenity are provided to the future residents of the development.

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			– 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.		
Standard D21 of Clause 58.05-4 'Storage'	To provide adequate storage facilities for each dwelling.	✓	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.	✓	Each apartment is provided with appropriate internal storage provision which accords with the numerical requirements of the Standard.
Standard D22 of Clause 58.06-1 'Common Property'	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.	✓	Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	✓	The development includes Level 5 communal space for the future enjoyment of the residents (as approved). The communal area includes both covered and uncovered parts which ensures that an appropriate degree of daylight

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
	To avoid future management difficulties in areas of common ownership.				penetration and shelter from the elements is achieved. The communal open space is clearly delineated from the private areas of the development.
Standard D23 of Clause 58.06-2 'Site services'	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.	✓	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.	✓	Site services have been provided at basement, ground and roof top level. Each of the spaces have been designed to have minimal visual impact on the public realm, though are clearly accessible for installation and maintenance. At rooftop level, the services will be adequately screened from rooftop views in order to minimise any visual dominance when viewed from neighbouring properties and public realm.
Standard D24 of Clause 58.06-3 'Waste and recycling'	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.	✓	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.	✓	Waste and recycling services are provided for at basement Level 1 (as approved) within a dedicated bin room where they will be collected by a private contractor. We defer to the amended Waste Management Plan prepared by Ratio Consultants for further information.

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			– Adequate facilities for bin washing. These areas should be adequately ventilated. – Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. – Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. – Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. – Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: – Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019). – Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and		

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
hazards associated with waste collection vehicle movements.					
Standard D25 of Clause 58.06-4 'External walls and materials objective'	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.	✓	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.	✓	The amended development proposes a strong mix of high-quality materials and finishes including face brickwork, perforated metal, concrete, and glazing. The materials have been selected to reference the predominant materials found within the area and are of a durable and weather resistant nature.
Standard D26 of Clause 58.07-1 'Functional layout objective'	To ensure dwellings provide functional areas that meet the needs of residents.	✓	Bedrooms should: – Meet the minimum internal room dimensions specified in Table D11. – Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.	✓	Each apartment is provided with generously proportioned bedrooms and living room areas in excess of the minimum requirements, ensuring high levels of internal amenity and functionality are achieved.
Standard D27 of Clause 58.07-2 'Room Depth objective'	To allow adequate daylight into single aspect habitable rooms.	✓	Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: – The room combines the living area, dining area and kitchen.	✓	Each apartment is designed to achieve a maximum room depth of 9.0 metres and include generous floor to ceiling heights, ensuring compliance with the Standard.

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			– 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.		
Standard D28 of Clause 58.07-3 'Windows objective'	To allow adequate daylight into new habitable room windows.	✓	Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: – A minimum width of 1.2 metres. – A maximum depth of 1.5 times the width, measured from the external surface of the window.	✓	All habitable rooms include a window in an external wall of the building with no secondary areas proposed.
Standard D29 of Clause 58.07-4 'Natural ventilation objectives'	To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	✓	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.	✓	42/47 (89.4%) of apartments satisfy the natural ventilation requirements, clearly exceeding the minimum 40% requirement.

PROVISION	OBJECTIVE	COMPLIES?	STANDARD	COMPLIES?	EXPLANATION
			– 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.		