



PLANNING REPORT

AUGUST 2024

24 Jessie Street and 19 Hall Street, Coburg 3058

Construction of a residential building (75 apartments), Use of the land for Office, Reduction in the statutory parking provision, Buildings and works in the Heritage Overlay and Removal of an easement. (Clause 53.23 application for Significant Residential Development with Affordable Housing, via the Development Facilitation Program)

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REPORT RECORD

Project Name	24 Jessie Street and 19 Hall Street, Coburg 3058
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We acknowledge the Wurundjeri Woi-Wurrung people of the Kulin Nation as the Traditional Custodians of the land we are working upon. We pay our respects to Elders past and present and extend that respect to all First Nations people.

TABLE OF CONTENTS

LIST OF IMAGES	4
LIST OF TABLES.....	5
1.0 Introduction.....	6
1.1 Project Team.....	8
2.0 Overview.....	9
2.1 Project Background.....	9
2.2 Executive Summary.....	13
2.3 Uniting Values	14
3.0 Site Overview and Context.....	15
3.1 Subject Site.....	15
3.2 Immediate Interfaces	18
3.3 Surrounding Context	23
3.4 Streetscape and Neighbourhood Character.....	24
4.0 The Proposal	30
4.1 Development Summary	30
4.2 Approval & Assessment Framework	40
4.3 Clause 32.09 Neighbourhood Residential Zone	43
4.4 Heritage Overlay	44
5.0 Planning Assessment.....	47
5.1 Policy Summary.....	47
5.2 Other Planning Considerations	47
5.3 Municipal Planning Strategy	48
5.4 Planning Policy Framework.....	53
5.5 Particular Provisions	67
5.6 Clause 58 Considerations.....	69
5.7 Merri-bek Strategic Plans	73
5.8 Victoria’s Housing Statement.....	74
6.0 Conclusion	76
7.0 Appendices	77
7.1 Appendix A Clause 58 Assessment	77

LIST OF IMAGES

Figure 1 - Project Team	8
Figure 2 - Uniting's proposition	9
Figure 3 - 24 Myers Street, Bendigo. Architectural renders.	10
Figure 4 - Templeton Street, Wangaratta. Architectural renders.	11
Figure 5 - Uniting Values	14
Figure 6 - Subject Site	15
Figure 7 - Allotments making up the Site.....	16
Figure 8 - Direct Interfaces	18
Figure 9 - No. 20 Hall Street, No.18 Hall Street, No.16 Hall Street, Coburg.	18
Figure 10 - No.22 Hall Street, Coburg	18
Figure 11 - No.23 Hall Street, Coburg	19
Figure 12 - John Fawkner Private Hospital.....	20
Figure 13 - No.30 Jessie Street, Coburg.....	20
Figure 14 - No.22 Jessie Street, Coburg.....	21
Figure 15 - No.17 Hall Street, Coburg and No.19 Hall Street, Coburg	22
Figure 16 - No.15 Hall Street, Coburg	22
Figure 17 - Site context	23
Figure 18 - Looking east along Jessie Street.	24
Figure 19 - Looking west along Jessie Street. Note the carpark on the left.	24
Figure 20 - John Fawkner Private Hospital from Moreland Road	25
Figure 21 - No.20 Jessie Street, Coburg.....	25
Figure 22 - No.18 Jessie Street, Coburg.....	26
Figure 23 - No.16 Jessie Street, Coburg and No.14 Jessie Street, Coburg	26
Figure 24 - No.32 Jessie Street, Coburg.....	26
Figure 25 - No.34 Jessie Street, Coburg.....	27
Figure 26 - No.36 Jessie Street, Coburg.....	27
Figure 27 - No.13 Hall Street, Coburg	28
Figure 28 - No.11 Hall Street, Coburg	28
Figure 29 - No.25 Hall Street, Coburg	29
Figure 30 - No.27 Hall Street, Coburg	29
Figure 31 - No.29 Hall Street, Coburg	29
Figure 32 - Extract of site plan	33
Figure 33 - Building A (Hall Street) ground floor plan	34
Figure 34 - Northern elevation (Building A)	34
Figure 35 - Hall Street Building render	34
Figure 36 - Building B (Jessie Street) ground floor plan	35
Figure 37 - Building B southern elevation.....	35
Figure 38 - Jessie Street Building render	35
Figure 39 - Office entrance. Building B.	36
Figure 40 - Extract of Level 1 floor plan.....	36
Figure 41 - Site and surrounds zone map	43
Figure 42 - Heritage Overlay	44
Figure 43 - Moreton Bay Fig	45
Figure 44 - DCPO.....	46
Figure 45 - Activity Centre Framework Plan.....	49
Figure 46 - Housing Framework Plan.....	50
Figure 47 - John Fawkner Private Hospital.....	58
Figure 48 - 64 - 80 Tinning Street & 3 Rope Walk, Brunswick	59
Figure 49 - 167-153 Reynard Street & 95 Queen Street, Coburg	60
Figure 50 - 148-132 Melville Road & 320-316 Reynard Street, Coburg	61
Figure 51 - 460 Victoria Street, Brunswick.....	62
Figure 52 - Heritage Overlay context.	67

LIST OF TABLES

Table 1. Supporting Documents	7
Table 2 - Surrounding contextual amenity.....	23
Table 3 - Development Summary.....	31
Table 4 - Car Parking and Open Space Summary.....	31
Table 5 - Clause 52.23-2 Application Requirements	42
Table 6 - Policy Summary	47
Table 7 - Other Planning Considerations.....	48

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1.0 Introduction

- (1) This report has been prepared by Three Thirds Group ('**TTG**') on behalf of the Uniting Vic/Tas in support of a development proposal that is seeking planning consent for the redevelopment of 24 Jessie Street and 19 Hall Street, Coburg, 3058 ('**Site**', '**Subject Site**').
- (2) The accompanying planning application seeks approval for the development for:
 - a. 75 dwellings across two (2) buildings (Building A & B)
 - b. Ancillary use of the land for an office (1156m²)
 - c. Buildings and works within proximity of tree protected under HO573.
 - d. The reduction of the statutory car parking rate
 - e. The removal of an easement.
- (3) This report provides an overview and assessment of the proposal against the provisions of the Merri-bek Planning Scheme ('**MBPS**'), via the following:
 - Project background
 - Site context overview
 - Strategic context overview
 - Policy Context
 - Proposal (Design Response and Features)
 - Assessment against the relevant provisions of the Merri-bek Planning Scheme, relevant strategic planning documents and Victoria's Housing Statement.

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(4) This report should be read in conjunction with the following material:

Certificate of Title & Plan of Subdivision	Lot 1 on Title Plan 688805C Lot 1 on Title Plan 702325U Lot 1 on Title Plan 011416T Lot 1 on Title Plan 687070F
Development Plans	DKO Architecture, Revision 01 dated 05 April 2024.
Urban Context Report	Three Thirds Group, Revision 01 dated 18 April 2024
Land Survey	Geomatics Engineers Melbourne, Version 01 dated 29 April 2022
Arboricultural Report	John Patrick Landscape Architects – Arboricultural Consultants, Revision 01 dated 12 April 2024
Landscape Plan	Outlines, Revision 01 dated 09 April 2024
Transport Impact Assessment	Ratio, Revision F01 dated 03 April 2024
Waste Management Plan	Ratio, Revision 01 dated 27 March 2024
Green Travel Plan	Ratio, Revision F01 dated 03 April 2024
Sustainability Management Plan	Blue Bee Sustainable Services, Revision 01 dated April 02 2024
Economic Benefit of Community Housing Report – Coburg	SGS Economics and Planning, dated 13 March 2024.
Affordable Housing Proposal Report	Affordable Development outcomes, dated 15 August 2024.
ResCode assessment	Appendix A

Table 1. Supporting Documents

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1.1 Project Team



Figure 1 - Project Team

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2.0 Overview

2.1 Project Background

2.1.1 The Provider

- (5) Uniting have worked alongside local communities across both Victoria and Tasmania for over 100 years. Uniting work towards achieving a common purpose, share common values and give the ability to be informed by the voice of the consumers and communities we work alongside to drive real, positive social change.
- (6) Uniting serves people experiencing vulnerability, marginalisation or disadvantage, so they can believe in a brighter future.
- (7) Uniting operates from 301 locations across Victoria and Tasmania delivering approximately 660 programs. In Victoria, United provides an estimated 954 tenancies in both the metropolitan and regional areas.
- (8) With over 3500 staff members and 2000 volunteers, Uniting has a respected track record in person centred asset and tenancy management services.
- (9) By joining together, Uniting and Uniting Housing Victoria ('UHV'), Uniting Housing ('UHA') have a unique ability to offer a place based, integrated service model to consumers.



Figure 2 – Uniting's proposition.

- (10) Uniting has a proven track record in delivering quality, place based social and affordable housing, including:
- (11) The Uniting Housing and Homes Victoria partnered development at [24 Myers Street, Bendigo \(St Andrews\)](#)



Figure 3 - 24 Myers Street, Bendigo. Architectural renders.

- (12) The development of 73 new units at 24 Myers Street is made up of 49 two-bedroom and 24 one-bedroom units over four to five levels close to a range of services and amenities including the Bendigo city centre, public transport, supermarkets and parks.
- (13) The Jackson Clements Burrows designed redevelopment of [Templeton Street, Wangaratta](#) for 44 dwellings.

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Figure 4 - Architectural renders of Templeton Street, Wangaratta apartment development.

2.1.2 The Victorian Housing Statement

- (14) The State Government announced major planning reforms on 20 September 2023 and released Victoria's Housing Statement. The Statement envisages a range of initiatives including expanded schemes and alternative planning pathways for social and affordable housing delivery in Victoria.
- (15) Amendment VC242 was the first step toward the Victorian Government delivering on the reforms envisaged within Victoria's Housing Statement. VC242 made changes to the Victoria Planning Provisions ('VPPs') by introducing **Clause 53.23 Significant Residential Development with Affordable Housing**.
- (16) Clause 53.23 introduced an alternate planning approval pathway for eligible projects to ensure certainty and confidence in advancing social and affordable housing projects.
- (17) The amendment introduced two new particular provisions to facilitate developments that:
 - Provide a significant level of housing, which may include affordable housing, or
 - Make a significant contribution to Victoria's economy and provide substantial public benefits, including new jobs.
- (18) Clause 53.23 has been lauded as a generational shift in planning pathways for significant projects. Most importantly Clause 53.23:

- Sets a high bar for entry and entry must have endorsement by the Minister of Planning.
- The Minister and her department are the responsible authority for all Clause 53.23 projects.
- Planning scheme requirements can be waived by the responsible authority.
- There are no third-party review rights.

2.1.3 The Development Facilitation Program

(19) The Development Facilitation Program ('DFP') is the program responsible for triaging priority projects under Clause 53.23. Projects that are deemed significant will continue to:

- Align with the *Planning and Environment Act 1987*.
- Align with State and local provisions of the planning scheme.
- any other relevant state policy.

2.1.4 Consultation and Council Support

(20) Prior to the Gazettal of Amendment VC242, Uniting engaged with the then Responsible Authority, Merri-bek Council on range of foundational matters.

(21) Uniting worked diligently with Senior Council officers and relevant Council departments throughout 2023 to establish in-principle in late 2023.

(22) Uniting has since engaged with DFP to advance the merits of the project and its suitability to utilise the clause 53.23 application pathway. Subsequent in-principle support was rendered by the Office of the Victoria Government ('OVGA').

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2.2 Executive Summary

- (23) Victoria has the biggest social and affordable housing agenda of all of Australia's states and territories and the supply of social and affordable homes needs to keep up demand. As of June 2023, there are around 55,800 new applicants who have expressed interest in social housing in Victoria.¹
- (24) The development proposal across 24 Jessie and 19 Hall Street, Coburg is an exemplar development that responds directly to the needs of Victorians and people lucky enough to call Merri-Bek home.
- (25) The redevelopment of prime inner metropolitan land by a viable, respected and experienced CHA is an opportunity for all stakeholders, those in need and particularly the State government in delivering homes to where they are most needed.
- (26) The proposal exhibits genuine exemplar attributes, including:
- 100% social and affordable housing provision. No private market housing.
 - Full integration with Uniting services.
 - Owned and operated by a respected and experienced CHA who have an intimate understanding of its stakeholders needs and clear value compass.
 - Architecturally designed and model ESD performance.
 - Contextual responsiveness and design rationale allows the form and function of the development to contribute to its surrounds.
 - Locational advantage that offers fair and equitable access to established community infrastructure, amenity and Transport.
- (27) Put simply, the proposal an exemplar of social and affordable housing invited by the State within the Victorian Housing Statement.
- (28) The proposal has been assessed against the relevant provisions of the Merri-bek Planning Scheme.

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¹ Victorian Housing Statement, p31.

(29) Throughout the many layers of assessment and planning considerations, the proposal has demonstrated that it is suitably justified and deserves the support of the Minister for the following reasons:

- The design rationale has a sound strategic background.
- The architectural and urban design response to the context of the site and surrounding area.
- The high level of onsite amenity and offering to future residents and visitors.
- The balanced and acceptable level of on and off-site amenity.
- The strategic and technical support for which the car parking dispensation benefits.
- The compliance with the Planning Policy Framework, the layers of strategic and policy objectives and clause 58.
- Achieving the purposes of clause 53.23 (Significant residential development with affordable housing) and demonstrating significance, feasibility, and architectural merit.

2.3 Uniting Values



Figure 5 - Uniting Values

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3.0 Site Overview and Context

3.1 Subject Site

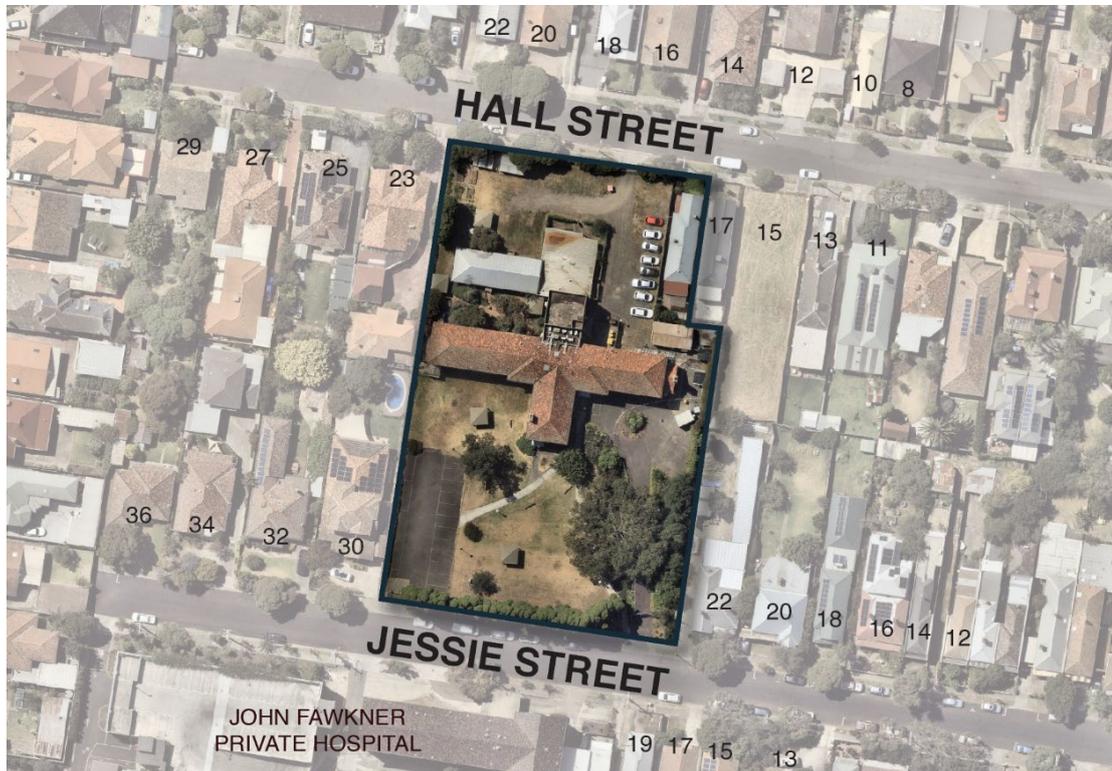


Figure 6 – Subject Site (Nearmap, 2024)

(30) The Site is 5,980 sqm in total area. It is rectangular in shape with an irregularity where No.19 Hall Street is incorporated into the Site. The land is generally flat, without notable slope or undulation.

(31) The Site is made up of four allotments, including:

24 Jessie Street, Coburg

- Lot 1 TP688805C (Hall Street Frontage)
- Lot 1 TP702325U (Jessie Street Frontage)
- Lot 1 on TP 011416T (Easement²)

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² The easement is 3.05m wide and is located along the Site's northwestern boundary, adjacent to No.19 Hall Street. The easement (Lot 1 on Title Plan 011416T) provides right of carriageway to 24 Jessie Street and 19 Hall Street, and sewerage purposes for 19 Hall Street.

19 Hall Street, Coburg

- Lot 1 on TP 687070F

- (32) The Site is located approximately 11 km north of the Melbourne CBD, and 500 metres east of both the Coburg Activity Centre and Brunswick Activity Centre³.
- (33) The Site takes benefit of two street interfaces. Hall Street to the north and Jessie Street to the south.



Figure 7 - Allotments making up the Site.

- (34) The frontage along Hall Street is 45.44 metres wide. The frontage along Jessie Street is 62.73 metres wide.
- (35) No.19 Hall Street currently contains a single storey dwelling. The dwelling will be demolished, and allotment included within the planning unit (site area).
- (36) No. 24 Jessie Street contains a centrally located two-storey, pitched roof, brick building with four wings. The main facade of the building fronts Jessie Street.

³ Clause 02.04 'Activity Centre Framework Plan'

- (37) The building at No.24 is currently used by Uniting as a Drug and Alcohol Rehabilitation Centre⁴.
- (38) The current Uniting services will be maintained onsite, including:
- The Coburg Community Services and Outreach programs⁵
 - Drug and alcohol counselling.
 - Education courses.
 - Youth alcohol and other drug services.
 - Playgroups.
 - Support for families and for young people.
 - Rehabilitation.
 - Asylum Seeker Project.
 - Disability Employment Services.
- (39) Vehicle access is provided via three crossovers. Two on Jessie Street and one on Hall Street. On-site car parking is accessible via these crossovers, with three distinct at-grade car parks contained within the Site boundaries. The car parks accessible from Jessie Street are paved with bitumen while the Hall Street car park is gravel.
- (40) In terms of notable vegetation, the southern boundary (along Jessie Street) comprises a row of Norfolk Pine Trees⁶.
- (41) A Moreton Bay Fig tree⁷ is located within the southeast corner of the site behind the Norfolk Pine trees and overhangs the southeastern vehicle accessway.

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⁴ Planning Permit MPS/2011/761

⁵ Support people to improve their health and wellbeing outcomes and feel included in the community. Extensive range of programs and services include support for people experiencing the effects of alcohol and other drugs (AOD).

⁶ Identified as 'Tree 1' in the accompanying Arboricultural Assessment.

⁷ Identified as 'Tree 2' in the accompanying Arboricultural Assessment.

3.2 Immediate Interfaces



Figure 8 - Direct Interfaces

3.2.1 North

(42) To the north is Hall Street, a local road under Council jurisdiction.



Figure 9 - (left to right) No. 20 Hall Street, No. 18 Hall Street, No. 16 Hall Street, Coburg.



Figure 10 - No.22 Hall Street, Coburg

- (43) Unrestricted on-street car parking is available on both sides of Hall Street. Formal concrete footpaths provide pedestrian access to the east and west.
- (44) On the northern side of Hall Street, adjacent to the Site, are five residential allotments. No.18 Contains a recently completed tandem development, while the remaining allotments (No.22, No.20, No.16 & No.14) contain single dwellings.

3.2.2 Northwest



Figure 11 - No.23 Hall Street, Coburg

- (45) To the northwest is a subdivided allotment that contains two dwellings in a tandem arrangement.
- (46) No.23 and No.23A Hall Street both contain brick dwellings - single-storey and double-storey respectively.
- (47) Both dwellings have tiled, hipped roofs. Vehicle access is via a single crossover from Hall Street leading to a shared accessway and attached garages.
- (48) The building at No.23A is setback 1 metre from the common boundary. The setback contains a utility area with a significant eave overhang. The fence that separates this area from the Site is treated with a 0.4m lattice fence extension.

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3.2.3 South



Figure 12 - John Fawcner Private Hospital

- (49) To the south is Jessie Street, a local road under Council jurisdiction. Unrestricted on-street parking is available along Jessie Street, notwithstanding the portion in front of the Hospital building which maintains modified traffic conditions to accommodate the safe ingress and egress of emergency vehicles associated with the Hospital.
- (50) On the southern side of Jessie Street is the John Fawcner Private Hospital. It contains a campus-style collection of buildings including:
- A central brick building of six to seven storeys fronting Moreland Road.
 - Contemporary 4-storey addition facing Glencairn Avenue
 - At-grade car park accessible from Moreland Road.
 - Three-storey brick building and three-storey, steel, multi-deck car park fronting Jessie Street.

3.2.4 Southwest



Figure 13 - No.30 Jessie Street, Coburg

- (51) To the southwest is No.30 Jessie Street. It contains a double-storey weatherboard dwelling with a tiled hipped roof.
- (52) The front setback contains a concrete parking area with formal garden beds and low-scale plantings.
- (53) The rear setback contains a swimming pool, covered entertaining area, and lawn with interspersed vegetation and trees.
- (54) Vehicle access to the dwelling is via a single crossover which leads to a connected garage and carport constructed on the common boundary with the Site.

3.2.5 Southeast



Figure 14 - No.22 Jessie Street, Coburg

- (55) No.22 Jessie Street comprises a single-storey weatherboard building with a metal hipped roof. This building is within the Moreland Station Precinct (HO115). Vehicle access to the dwelling is via crossover from Jessie Street which leads to the concrete driveway along the southeastern boundary.
- (56) No.22 Jessie Street is owned and operated by Uniting to provide support for families and young people. It is currently undergoing renovations.

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3.2.6 Northeast



Figure 15 - No.17 Hall Street, Coburg (left) and No.19 Hall Street, Coburg (right)



Figure 16 - No.15 Hall Street, Coburg

- (57) The northeast interface is with No.15 and No.17 Hall Street.
- (58) No.17 contains a single storey weatherboard dwelling. The southern (rear) and side (west) boundaries of No.17 interface with the Site.
- (59) No.15 Hall Street is a vacant allotment, it interfaces with the Site via the rear portion of its side (west) boundary.

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3.3 Surrounding Context

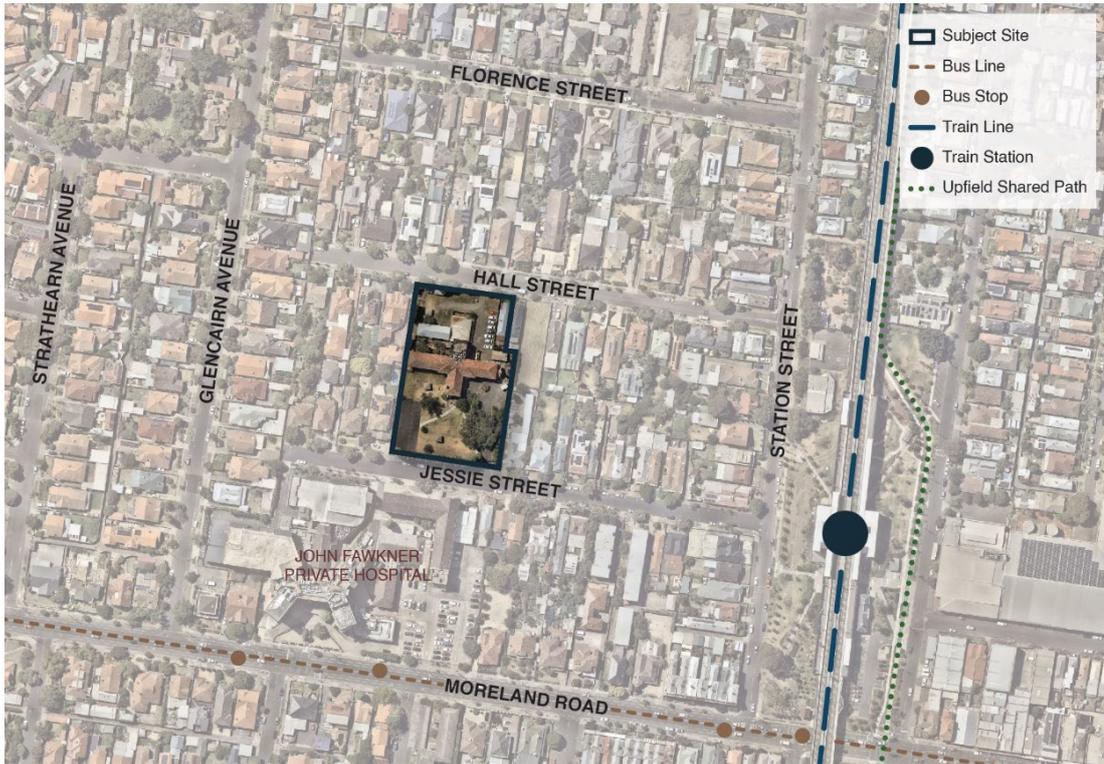


Figure 17 - Site context (Nearmap, 2024)

(60) The site benefits from convenient access to local services, public amenities, community and educational institutions, and public transport. Figure 17 shows the site within its wider context. Table 2 provides a summary of nearby major land uses.

Public open space	Gandolfo Gardens / 200 m East Ilma Lever Gardens / 350 m East Anderson Reserve Playground / 900 m North
Transport	Moreland Train Station / 120 m East Moreland Railway Station / Moreland Road Bus Stop / 300 m East 133 Moreland Station / Cameron Road Tram Stop / 400 m East
Education	St Fidelis Catholic Primary School / 1.7 km Northwest Brunswick North Primary School / 1.8 km Southwest Coburg West Primary School / 2.2 km Northwest
Activity Centre	Coburg Activity Centre Strip / 550 m East Brunswick Activity Centre Strip / 550 East

Table 2 - Surrounding contextual amenity.

3.4 Streetscape and Neighbourhood Character

3.4.1 Jessie Street

- (61) John Fawkner Private Hospital is located on the southern side of Jessie Street. The main building and address of the hospital is toward Moreland Road.
- (62) The main buildings reach a height of approximately six to seven storeys with the built form transitioning down to the Jessie Street frontage where the hospital's three storey-built form presence is prominent.
- (63) The prominence of the hospital interface is accentuated by a multi-deck car park located to the west of the hospital building. Contextually, the built form, height, and breadth the hospital along Jessie Street steers character towards a campus like, non-residential form.



Figure 18 – Looking east along Jessie Street.



Figure 19 - Looking west along Jessie Street. Note the carpark on the left.



Figure 20 - John Fawcner Private Hospital from Moreland Road (Google Maps, 2022)

- (64) Dwellings along the remaining balance of Jessie Street are a mix of single and double-storey with brick or weatherboard walls and tiled or metal-hipped roofs.
- (65) East of the Site, the dwellings are primarily Victorian and Edwardian, which is borne out in their inclusion within the HO115. Setbacks are generally shallow, between 3 - 6 metres. Front setbacks contain a mix of compact gardens and car parking areas.
- (66) The following figures provide a snapshot of the character of Jessie Street east of the Site.



Figure 21 - No.20 Jessie Street, Coburg

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Figure 22 - No. 18 Jessie Street, Coburg



Figure 23 - No. 16 Jessie Street, Coburg (left) and No. 14 Jessie Street, Coburg (right)

- (67) To the west of the Site, there are four dwellings of mixed character. They appear to be post-war dwellings.
- (68) The front setbacks to the west are deeper, generally around 8 metres and contain lawned front gardens with compact planting schemes.



Figure 24 - No. 32 Jessie Street, Coburg



Figure 25 - No.34 Jessie Street, Coburg



Figure 26 - No.36 Jessie Street, Coburg

3.4.2 Hall Street

- (69) Hall Street has an inner-suburban residential character, with influential pockets of fine-grain Victorian and Edwardian development, particularly in the eastern part of the street.
- (70) The dwellings to the east of the Site are typically weatherboard with hipped or gabled roofs. Tile and corrugated iron are the primary roof materials.
- (71) Front setbacks to the east are mixed, with a range from 4.7 – 10.7 metres and they typically accommodate car-parking areas and compact gardens. Some front setbacks contain medium-large trees which offsets the impact of hard paving.
- (72) Front fencing is typically low-to-medium and visually permeable. Allowing views into front setbacks and to the dwellings.

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Figure 27 - No.13 Hall Street, Coburg



Figure 28 - No.11 Hall Street, Coburg

- (73) To the west is a mixed collection of primarily post-war brick and weatherboard dwellings with hipped, tiled roofs.
- (74) Front setback depth is relatively consistent, ranging from 7 – 9 metres.
- (75) Views into front setbacks and of the dwellings are obscured through high-front fencing, dense vegetation, or a mix of the two.

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Figure 29 - No.25 Hall Street, Coburg (dwelling obstructed by hedges)



Figure 30 - No.27 Hall Street, Coburg



Figure 31 - No.29 Hall Street, Coburg

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4.0 The Proposal

4.1 Development Summary

(76) The design response and rationale have been informed by the following key design principles:

- Transition the scale of the hospital.
- Address the streets.
- Retain, protect and integrate significant trees.
- Maintain 'backyard spine' and built form/open space proportion of neighbourhood.
- Be a good neighbour.
- Integrate into the streetscape.
- Provide on-site amenity.

(77) The proposal provides 75 dwellings across two (2) buildings. The Jessie Street building will accommodate office space (1156m²) at ground floor level.

(78) In terms of dwellings, the development will provide⁸:

- 56 Affordable Housing dwellings (75% of total). In accordance with the Affordable Housing Strategy prepared by Affordable Development Outcomes, these dwellings will be rented to moderate income essential workers at a maximum 74.9 per cent of market rent and no more than 30 per cent of income.
- 19 Social Housing dwellings (25% of total). These dwellings will be rented to households eligible for housing under the Victorian Housing Register ('VHR')
- 100% of dwellings on site are managed as long-term affordable or social housing.

(79) The following tables summarise the key features of this development:

⁸ No private market housing is proposed. Uniting will own and manage all tenancies, building services etc.

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LEVEL	Office GLA	RESIDENTIAL																	
		Hall Street Building (A)						Jessie Street Building (B)						SUBTOTAL					
		1B	2B	Sub Total	NSA	GFA	Balc/Terrace	1B	2B	Sub Total	NSA	GFA	Balc/Terrace	1B	2B	Sub Total	NSA	GFA	Balc/Terrace
Ground	1156	3	8	11	747	966	114	0	0	0	0	218	0	3	8	11	747	1184	114
Level 1		4	8	12	799	991	113	4	11	15	1004	1195	339	8	19	27	1803	2186	452
Level 2		4	5	9	611	758	294	4	11	15	1008	1199	149	8	16	24	1619	1957	443
Level 3		0	0	0	0	0	0	4	9	13	890	1080	238	4	9	13	890	1080	238
Roof																			
Subtotal Proposed mix	1156	11	21	32	2157	2715	521	12	31	43	2902	3692	726	23	52	75	6059	6407	1247
					34%	66%					28%	72%				31%	69%		

Table 3 - Development Summary

LEVEL	Carpark	Bikes			Communal Open Space
		#	Resi	Comm.	
Ground	19	75	36	16	398
Level 1					211
Level 2					
Level 3					
Roof					
Subtotal Proposed mix	19	75	36	16	609

Table 4 - Car Parking and Open Space Summary

- (80) The proposal takes the form of two buildings of stepped in height from the Jessie Street interface to Hall Street, and separated by communal open space, bike storage and access paths.
- (81) Jessie Street (**Building B**) will be a four-storey building configure in a 'L' shaped floor plate around the Moreton Bay Fig Tree. Building B will have a maximum building height of 14.4 metres with the upper levels chamfered and well setback from Jessie Street.
- (82) The ground floor will consist of under croft car parking (19 spaces), and the Uniting Hub (office space) which will consist of a range of meeting rooms and workstations.
- (83) Levels 1-3 above will contain apartments and communal outdoor open space (terrace at level 1) overlooking the southeast corner of the site containing Moreton Bay Fig and further open space.
- (84) The Uniting Hub is directly accessible via the pedestrian pathway that leads from the southeast corner of the site. The pedestrian pathway will be signed for Hub entry and will include wayfinding cues such as layered landscaping.
- (85) The residential component of Building B is accessed via an entry/lobby directly accessible and visible from Jessie Street and framed by Pines. Access to building B is also provided through the central communal open space courtyard.
- (86) While the land uses share footprints in the plans, they are distinctly separate though sharing amenity and outlook where necessary.

- (87) **Building A** (Hall Street) will be a three-storey building with ground floor dwelling fronting Hall street with separate access points and front courtyards.
- (88) A centralised entry and lobby will provide pedestrian access to the lobby, storage, lifts and 2 stories above.
- (89) Building A is made up of residential apartments only. There is no engagement with the Uniting Hub component of the site.
- (90) As per the northern elevation, Building A adopts a different siting and design expression that better reflects the finer grain pattern of subdivision along Hall Street.
- (91) Building A will have a maximum building height of 10.6 metres noting that the ground floor and level 1 adopt a street wall height of 7.9 metres, with Level 2 (third storey) setback 7.5 to 9.8 metres.

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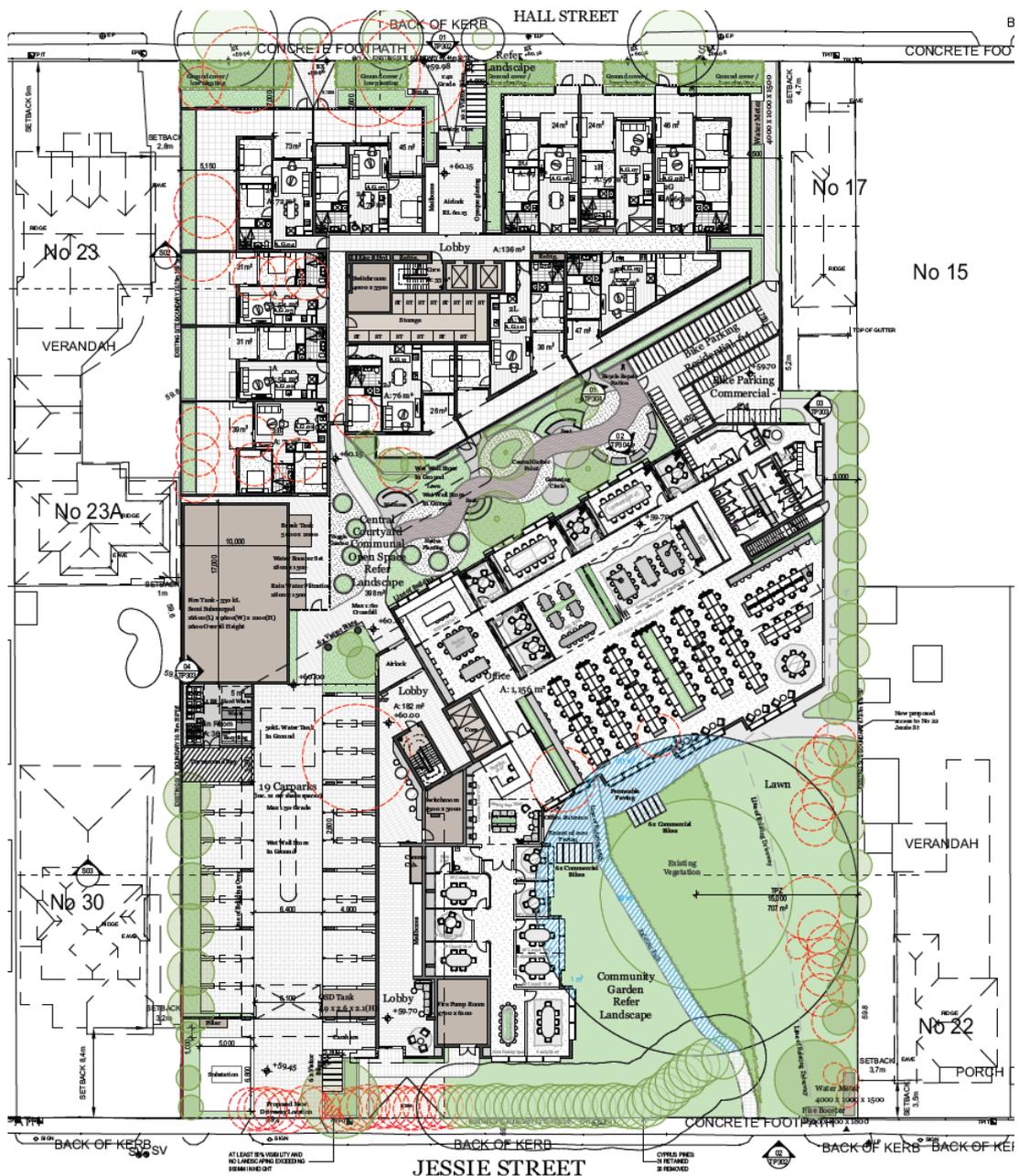


Figure 32 - Extract of site plan

- (92) The communal open space courtyard located through the centre of the site is for the use of the residents of Building A and B, and will include resident bike parking to the north east (accessible from Hall Street).
- (93) The southwest end of the open space courtyard is required to contain a partly submerged fire tank. The top of the tank is proposed to be landscaped and softened with planting though not traversable.

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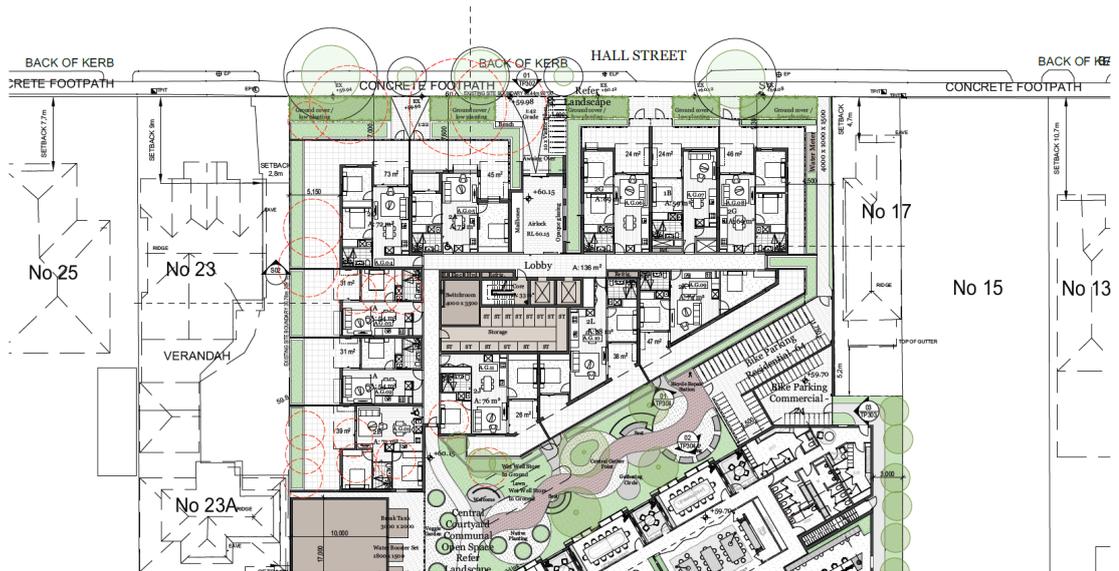


Figure 33 Building A (Hall Street) ground floor plan



North Elevation

Figure 34 Northern elevation (Building A)



Figure 35 - Hall Street Building render



Figure 36 - Building B (Jessie Street) ground floor plan

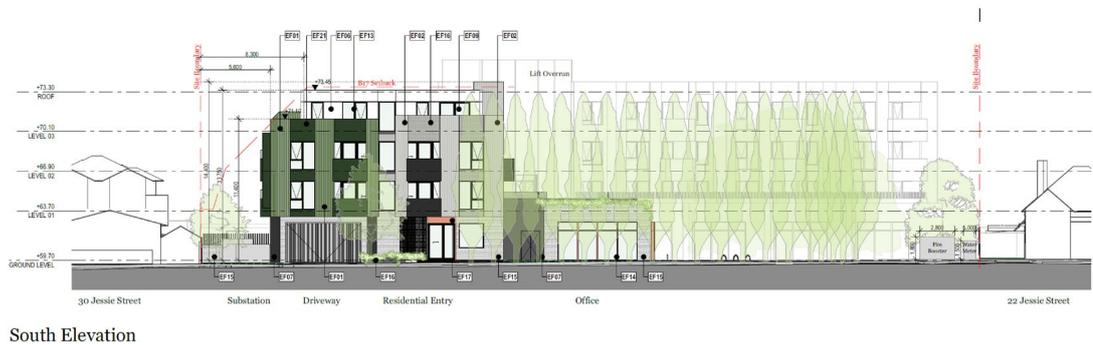


Figure 37 - Building B southern elevation



Figure 38 - Jessie Street Building render

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Figure 39 - Office entrance. Building B.



Figure 40 - Extract of Level 1 floor plan

4.1.1 Communal open space

- (94) The residents of the apartments are provided with two areas of communal open space. The office is provided with a large area of open space centred around the Moreton Bay Fig.
- (95) The **Central Courtyard Communal Open Space** is 398m². It contains a meandering path, gathering point, seating and landscaping that includes canopy trees, native plantings and edibles. It is accessible to residents of both buildings.
- (96) The **Communal Terrace Open Space** is 211m² and is located on the podium of Building B. It contains raised garden beds, paving and seating areas.
- (97) The **Community Garden** is located at the Jessie Street frontage, generally contained by the built form of Building B at ground floor.
- (98) The accompanying Landscape Plan provides detailed cross-sections, planting schedules and finishes of communal open space.

4.1.2 Internal Layouts

- Apartments are configured to provide high levels of internal amenity, in accordance with the relevant standards in Clause 58. Relevant internal amenity standards are met as follows: Standard D18 'Accessibility': 60% of the dwellings are compliant with the requirements of standard D18. The standard requires a minimum of 50%.
- Standard D20 'Storage'. All dwellings are provided with internal storage that meets or exceeds the total quantum required by standard D20.
- Standard D26 'Functional Layout': All living rooms and bedrooms are configured to provide excellent internal amenity that caters to the needs of future residents.
- Standard D27 'Room Depth': All dwellings comply with the quantitative requirements of the standard.
- Standard D28 'Windows': All dwellings comply with the quantitative requirements of the standard.

- Standard D29 'Natural Ventilation': 42.7% of dwellings provide effective cross ventilation in accordance with the requirements of the standard. The standard requires a minimum of 40%.

4.1.3 Waste Management

- (99) Waste and recycling enclosures are integrated within the car parking area. They are easily accessible by residents, the commercial use and waste collection contractors.
- (100) A comprehensive Waste Management Plan prepared by Ratio confirms that the proposal will provide a comprehensive waste and recycling system, tailored to both the residential and office uses, inclusive of:
- Private contractor collection and disposal of all waste streams associated with the development.
 - A dedicated bin room with allocated FOGO, Glass, Waste, P & C, recycling and hard waste areas.
 - Waste collection plan for private contractor.
 - Responsibilities of residents, employees and building management.
 - Adequate circulation for waste and recycling collection vehicles. Refer SWEPT Paths appendix of the Waste Management Plan.

4.1.4 The Uniting Hub (Office)

- (101) Uniting will operate the office use as a central hub for social services across the northern region. The Hub will be primarily attended by employees with facilities provided for visitors and clients on an 'as-needs' basis.
- (102) Key operational attributes of the Hub concept include:
- Facilities to cater for 121-140 staff members.
 - Operational hours of Monday – Friday. 8.00 am – 4.00 pm

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- The current Uniting services will be maintained onsite. This includes the Coburg Community Services and Outreach programs that consists of:⁹
 - Drug and alcohol counselling.
 - Education courses.
 - Youth alcohol and other drug services.
 - Playgroups.
 - Support for families and for young people.
 - Rehabilitation.
 - Asylum Seeker Project.
 - Disability Employment Services.

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4.1.5 Parking

- (103) 19 resident car parks are provided. 18 are located in the secure undercroft car park. One car-share space is located at the car park entrance.
- (104) The car park is provided vehicular access from Jessie Street. Landscaping is provided around the entrance to soften its appearance whilst balancing the need to maintain site-lines and avoid creating areas that lack passive surveillance.
- (105) Car parking rates, and relevant considerations of accessway and car park design are discussed with reference to Clause 52.06 in Section 5.5.2.
- (106) A landscape buffer, planted with Bella Pink Brachychiton trees (capable of growing to a height of 8m and width of 4m) and understorey planting will soften the car-park presentation and function to the adjacent dwelling at No.30 Jessie Street.
- (107) 127 bicycle parking spaces are provided across the Site. 75 spaces are allocated for residents, 36 spaces are allocated to staff, and 16 spaces are provided for visitors. Secure bike storage areas are provided respectively for residents and staff.

⁹ Support people to improve their health and wellbeing outcomes and feel included in the community. Extensive range of programs and services include support for people experiencing the effects of alcohol and other drugs (AOD).

(108) Bicycle parking rates, location and associated facilities are discussed with reference to clause 52.34 in Section 5.5.3.

4.1.6 Bicycle Parking Facility Access

(109) The central bicycle parking area is directly accessible for residents from both street frontages.

(110) Office-allocated bike parks are separate from the resident bike parking area and are accessible via the pathway that wraps around the eastern side of Building B.

(111) Visitor bicycle parking is provided adjacent to the car parking area, with access provided by the new driveway and crossover.

4.2 Approval & Assessment Framework

4.2.1 Clause 53.23 Significant Residential Development with Affordable Housing

(112) Amendment VC242 was the first step toward the Victorian Government delivering on the reforms envisaged within Victoria's Housing Statement. VC242 made changes to the Victoria Planning Provisions ('VPPs') by introducing **Clause 53.23 Significant Residential Development with Affordable Housing**.

(113) The proposal is significant for the purposes of Clause 53.23 and is a best practice approach to the provision social and affordable housing in Victoria.

(114) The proposal is an exemplar of the housing sought to be delivered subsequent to the gazettal of VC242 deliver the relevant purposes of clause 53.23, including:

- *To facilitate residential development that includes affordable housing 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*

(115) Of the available category entries to the use of Clause 53.23 **Category 3** has been confirmed as the appropriate pathway whereby:

- The responsible authority has advised in writing that the use or development of land for accommodation is of significance having regard to:
 - *The purpose of clause 53.23.*
 - *The percentage of the total number of dwellings in the development that are proposed to be affordable housing and whether an alternative mechanism will be used for the delivery of affordable housing.*
 - *The estimated cost of development.*
 - *The location of the development and whether it has convenient access to jobs, services, infrastructure and community facilities.*
 - *Whether the design, liveability and sustainability of the development is exemplary.*
 - *Whether the development will be owned and operated by a community housing provider.*
 - *Must have written advice from the Chief Executive Officer, Invest Victoria confirming the likely financial feasibility of the proposal.*

4.2.2 Clause 53.23-2 Application requirements

(116) In addition to the application requirements applicable under the scheme an application must be accompanied by the information outlined in clause 53.23-3. The following table catalogues the application's response to Clause 53.23-3

<i>Clause 53.23-2 Application requirements</i>	24 Jessie Street Application
<i>A quantity surveyor report prepared by a suitably qualified person specifying the estimated cost of the development. For a development that includes more than one use, the report should specify the estimated cost of development for each use.</i>	<p>A quantity surveyor report can be prepared at the request of DTP.</p> <p>Economic feasibility is a key underpinning consideration that has been considered from project inception to the current phase.</p>

<p><i>A report that demonstrates how the proposal will contribute to the provision of affordable housing to meet existing and future needs.</i></p>	<p>Affordable Development Outcomes have prepared an Affordable Housing Proposal for the application to demonstrate how the proposal will contribute to the provision of affordable housing to meet existing and future needs.</p> <p>The need for housing of this type, in the Merri-bek municipality cannot be understated.</p>
<p><i>For a non-residential use or development, the purpose of the use and the types of activities which will be carried out.</i></p>	<p>Refer to analysis of the non-residential component within this report. Uniting Housing Victoria’s organisational structure information is provided to accompany this application.</p>
<p><i>Written advice of the Chief Executive Officer, Invest Victoria.</i></p>	<p>Written feasibility advice was provided by the CEO of Invest Victoria on 18 May 2024 and accompanies this submission.</p>

Table 5 - Clause 52.23-2 Application Requirements

4.2.3 Clause 53.23-4 Requirement before the grant of a permit

(117) Clause 53.23-4 specifies that a permit must not be granted unless the landowner has entered into an agreement with the RA under section 173 of the *Act* for the provision of affordable housing.

4.2.4 Clause 53.23-5 Exemption from review

(118) An application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the *Act*.

4.2.5 Clause 53.23-6 Decision guidelines

(119) Before deciding on an application, in addition to the decision guidelines elsewhere in this planning scheme including in clause 65, the Minister for Planning must consider, as appropriate:

- The purpose of the clause.
- The views of the Office of the Victorian Government Architect.

4.3 Clause 32.09 Neighbourhood Residential Zone

(120) The Site is located within the **Neighbourhood Residential Zone – Schedule 1** ('NRZ1') under the MPBS.



Figure 41 - Site and surrounds zone map (VicPlan, 2024)

(121) The NRZ1 is applied to '**Neighbourhood Residential Areas**' and seeks to

"...promote a preferred neighbourhood character where the design and siting of new dwellings include generous landscaping through the retention of existing canopy trees (where practicable) and the planting of new canopy trees and vegetation."¹⁰

(122) Pursuant clause to Clause 32.09, planning consent is required for:

- Construction a residential building (32.09-7)
- Use of the land as an Office¹¹ (32.09-2)
- Works associated with a use in Section 2 Use (Office) (32.09-10)

¹⁰ Schedule 1 to Clause 32.09 Neighbourhood Residential Zone, Merri-bek Planning Scheme

¹¹ The corresponding section 2 condition for an Office requires, "The use must be associated with a use or development to which clause 53.23 (Significant residential development with affordable housing) applies"

(123) Buildings in the NRZ1 must not exceed 9 metres and contain no more than 2 storeys¹².

4.3.1 Surrounding Zones

(124) Save for the GRZ1 zoning of the John Fawcner Hospital, the site is largely surrounded (north, east and west) by NRZ1 land.

(125) While the underpinning GRZ1 and NRZ1 land can be viewed as incongruous with the immediate surroundings, the historical on-ground and continuing non-residential land use of the Site and Hospital is more indicative of land use and use interfaces.¹³

(126) Further north and northwest the land use, subdivision and general pattern of development adopts a lower scale, traditional NRZ hinterland character.

4.4 Heritage Overlay

4.4.1 Clause 43.01 Heritage Overlay.

(127) A Heritage Overlay – Schedule 573 ('HO573') applies to the large Moreton Bay Fig, located in the southeast corner of the Site at the Jessie Street frontage.



Figure 42 - Heritage Overlay (VicPlan, 2024)

¹² Clause 32.09 Neighbourhood Residential Zone, Merri-bek Planning Scheme

¹³ See further strategic context section.



Figure 43 - Moreton Bay Fig

- (128) The Moreton Bay Fig has been deemed significant under Criterion A¹⁴, B¹⁵, and E¹⁶ of the HERCON Criteria.
- (129) A permit is required for buildings and works in the Heritage Overlay
- (130) The proposal has been designed specifically to retain the Moreton Bay Fig and promote passive surveillance and active engagement around the tree and open space at the southeast of the site. The protected tree forms provide foundational design cues for the siting of the development and function of the site.

4.4.2 Clause 45.06 Development Contributions Plan Overlay

- (131) The Site is located within the **Development Contributions Plan Overlay – Schedule 1** ('DCPO1') under the MBPS.

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¹⁴ Criterion A - While the site itself has long history of use related to rehabilitation, there is no original built heritage fabric related to Moreland Hall itself. The Moreton Bay Fig, is historically significant as a remnant landscape feature of 1859 Moreland Hall Grounds

¹⁵ Criterion B - Size, Age and Quality is rare within the City.

¹⁶ Criterion E - Aesthetic Value as a high quality and visually striking tree which occupies a large portion of the landscape.



Figure 44 - DCPO (VicPlan, 2024)

- (132) The proposal is not exempt from payment under the DCPO1. Merri-bek Council will determine the levy.

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5.0 Planning Assessment

5.1 Policy Summary

Municipal Planning Strategy	Clause 02.01 Context Clause 02.02 Vision Clause 02.03 Strategic Directions Clause 02.04 Strategic Framework Plans
Planning Policy Framework	Clause 11 Settlement Clause 15 Built Environment and Heritage Clause 16 Housing
Zone	Clause 32.09 Neighbourhood Residential Zone Schedule 1 to Clause 32.09 Neighbourhood Residential Zone
Heritage Overlay	Clause 43.01 Heritage Overlay Schedule to Clause 43.01 Heritage Overlay
Other Overlay	Clause 45.06 Development Contributions Plan Overlay Schedule 1 to Clause 45.06 Development Contributions Plan Overlay
PPTN	The subject site is located within the PPTN.
Particular Provisions	Clause 52.06 Car Parking Clause 52.34 Bicycle Parking Clause 53.18 Stormwater Management in Urban Development Clause 53.23 Significant Residential Development with Affordable Housing

Table 6 - Policy Summary

5.2 Other Planning Considerations

Referral Authorities	No formal referrals required pursuant to Clause 66
Previous approvals	<p>MPS/2013/618 - Building and works to construct a shed at an existing community education centre.</p> <p>MPS/2011/761 - Use and development of the land for a medical centre incorporating buildings and works to alter and extend existing counselling and education centre and reduction in standard carparking requirement.</p>
Relevant approvals	Affordable Housing on Wilkinson Street, Brunswick

Precinct Structure Plans /Activity Centres	Coburg 2020 Structure Plan Brunswick Structure Plan
Strategic Documents	Affordable Housing Action Plan (AHAP) 2022-2026 Social and Affordable Housing in Central Coburg – Scoping Report 2023 Merri-bek Community Vision 2021-2031 Merri-bek Council Plan 2021-2025 Victoria’s Housing Statement 2024 - 2034
VCAT case	Site: No VCAT cases on subject site. Nearby Sites: Healthscope Ltd v Moreland CC & Ors (Expansion of hospital and multi-deck car park)

Table 7 - Other Planning Considerations

5.3 Municipal Planning Strategy

- (133) **Clause 2.01 Context** outlines the characteristics of the City of Merri-bek. It is an established municipality, located between 4 and 14 km north of Central Melbourne. It has convenient transport accessibility and includes a diversity of land uses. Presently, the city faces demand for housing, infrastructure, community facilities and services due to its growing, diverse population.
- (134) **Clause 2.02 Vision** seeks to plan and manage population growth and associated development by creating sustainable neighbourhoods that comprise environmentally sustainable developments.
- (135) **Clause 2.03-1 Settlement** seeks to accommodate population growth by directing it to areas with access to shops, services and public transport. This includes intensified development in activity centres and infill development in other residential areas. The Site in the context of defined activity centres is nominated in Figure 45.

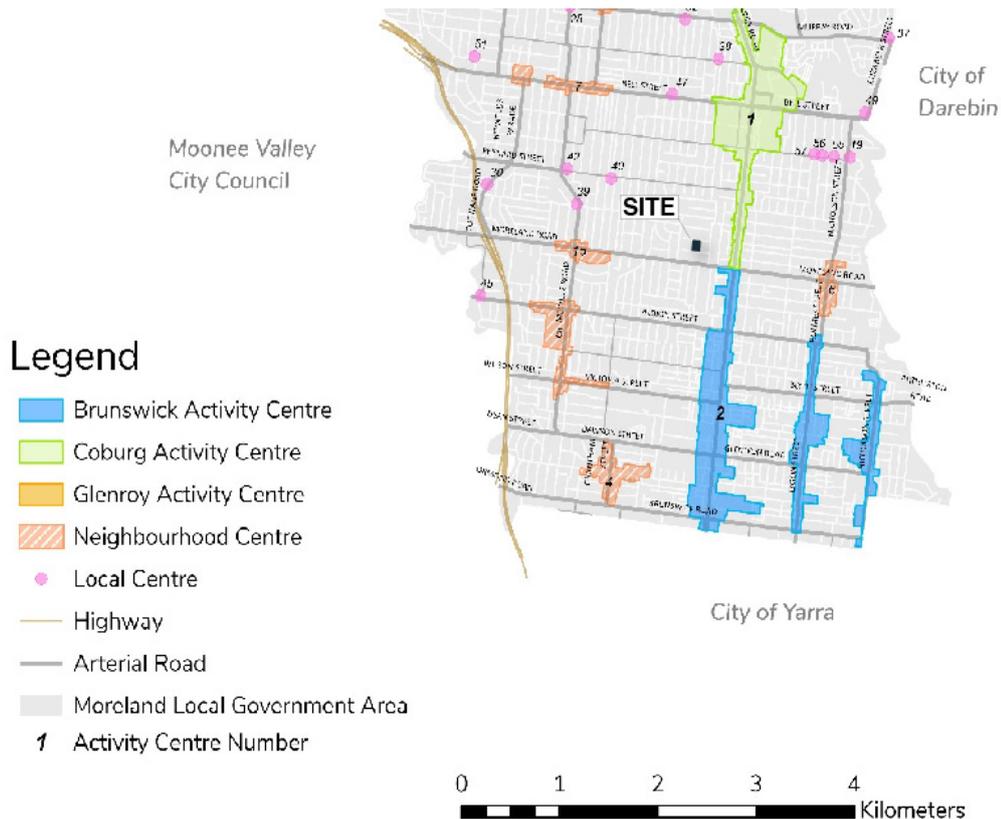


Figure 45 - Activity Centre Framework Plan

- (136) The policy seeks to manage growth in accordance with 20-minute neighbourhood principle and aims to facilitate sustainable neighbourhoods, healthy community, increased community interaction and support of local economy.
- (137) **Clause 02.03-4 Built Environment and Heritage** encourages developments to be designed:
- *To respond to and contribute to any heritage significance*
 - *To integrate with landscape design*
 - *To improve the quality of design of housing development*
 - *To incorporate environmentally sustainable design*
- (138) **Clause 02.03-5 (Housing)** seeks to accommodate housing growth in accordance with the Housing Framework Plan. The policy encourages:
- *a diversity of housing that meets the different sectors of the community*

- facilitates housing that is affordable in relation to purchase price, rental price and ongoing living costs (utilities, transport) associated with the design and location of housing.

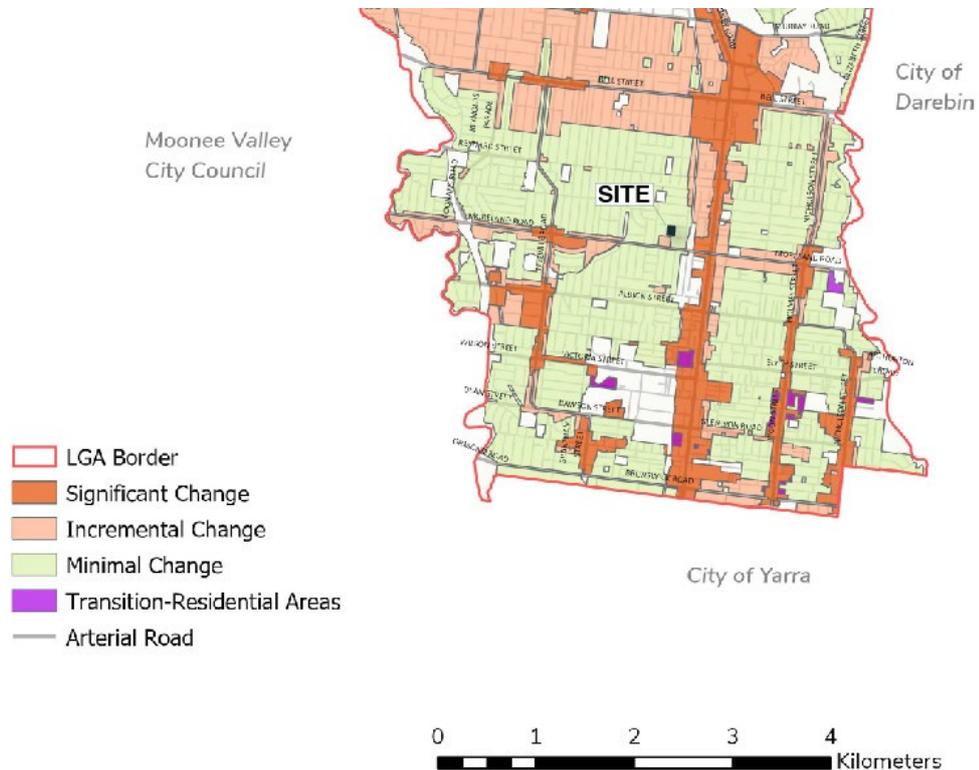


Figure 46 - Housing Framework Plan

5.3.1 Municipal Planning Strategy Assessment:

- (139) The provision of 75 social and affordable dwellings and associated office directly addresses the acknowledged pressures that face Merri-bek within the provision of housing, infrastructure and community facilities and services.
- (140) Housing provision is a key pressure area in the municipality and the provision of social and affordable housing holds increased strategic relevance. Not only due to the vulnerability of groups that rely on access to social and affordable housing, but also in the context of an historic pattern of development (both private and public) in underdelivering social and affordable housing stock¹⁷.

¹⁷ Merri-bek Affordable Housing Action Plan 2022-26

- (141) In-depth analysis of social and affordable housing demand¹⁸ demonstrates a severe lack of social and affordable housing in the municipality. In Merri-bek, 35 of registered leases (2%) in the last 12 months are deemed affordable for very low-income households.
- (142) In Merri-bek there is an estimated unmet demand of between 4,000 and 7,000 dedicated affordable housing dwellings. This demand must be addressed via targeted, long term affordable housing responses.
- (143) The proposal directly addresses this demand in providing 75 new social and affordable housing dwellings with long-term targeted occupancy cohorts and in perpetual management of a Registered Housing Provider.
- (144) These pressures have resulted in the preparation of strategic Council documents that directly aim to facilitate the development of more social and affordable housing – see further Section 5.7.
- (145) The proposal responds to the key elements of Clause 02.02 'Vision' by providing a well-designed, cohesive development that will foster a sustainable built-form outcome and community.
- (146) The relevant strategic directions of Clause 02.03 are satisfied by the proposal, including:
- **Growth:** The proposal delivers housing growth in an area with excellent access to shops, services and public transportation.

The proposal facilitates local living in accordance with the '20-minute neighbourhood' principle.
 - **Activity Centres:** The Site is located within the 400m radius of both the Brunswick and Coburg Major Activity Centres. Weekly convenience needs will be catered to commensurate with the designated role and function of the activity centres.
 - **Environmental and landscape values:** Retention of the Moreton Bay Fig is a key driving factor in the proposal's design. Norfolk Pine trees along the Jessie Street frontage are also retained where appropriate. The Site will be further enhanced by way of new plantings, and greenery the will contribute to the surrounds.

¹⁸ Part 1, Affordable Housing Strategy 24 Jessie Street & 19 Hall Street Coburg

- **Environmental risks and amenity:** The office use will be congruous with the existing residential setting. There is a non-residential use currently operating at No.24 Jessie Street and rather than an introduction of a new use into and otherwise residential setting, the retention and improvement of the existing service offering will assume a comparable amenity to existing operations. This is to be viewed further through the lens of the hospital use and how its use and function anchors non residential land use in Jessie Street.
- No unreasonable offsite amenity impacts will be derived from the office use. Given the design, siting and location of the use is much improved and better designed than the current building, the Hub will be well-managed, and better able to be managed unlike the current aged building and sprawling operations on site.
- Operational hours (Monday - Friday business hours) ensure minimal impact on the residential amenity of the surrounding area.
- **Built environment and heritage:** The heritage tree will be protected and holds the corner of the Site. Building B is carefully designed to respond to the location and size of the tree. Ultimately, the proposal provides an enhanced character setting for the Moreton Bay Fig.

Minor works are proposed within the TPZ of the tree however a qualified arborist assessment demonstrates that the tree will remain in good health and structure through the construction and delivery of the development.

- **Environmentally sustainable design:** The proposal exceeds 'best practice' scores in all relevant ESD assessments including BESS (60%), STORM (101%), Daylight Modelling (92% of bedrooms achieve >0.5% DF to 90% of their floor area, 86% of living rooms achieve >1% DF to 90% of their floor area and 44.7% of the total office area achieves more than 2% DF) and heating/cooling star rating (average 7.2 stars, minimum 6.0 stars). The proposal is an exemplar in the ESD space.
- **Housing:** The proposal provides a multi-faceted response to the stated pressures facing housing in Merri-bek. It provides housing that is appropriate to a changing demographic (1- and 2-bedroom dwellings), specifically targets those experiencing housing stress or homelessness, and contributes to the targets for affordable housing to be achieved by 2036.

A detailed assessment of the proposal against the Housing Framework Plan is at Section **Error! Reference source not found.** of this report.

- **Transport:** Uniting has a nuanced understanding of the transport requirements of future residents and users of the office and will manage tenancy and tenancy expectations accordingly. Unlike a development that contains market housing, with private ownership or leasable office space to market, Jessie Street will contain 100% social and affordable housing and the Uniting Hub that will be administered and managed by a central organisation (Uniting) that will match amenities and function to needs and access requirements of tenants and staff. The Site has excellent access to transportation options and does not rely on private vehicle ownership.
- **Infrastructure:** The proposal has been designed to integrate and connect to the existing infrastructure. Qualified engineering input has informed the design, and the provision and placement of required service and building infrastructure and connections.

(147) On balance, the proposal responds well to the relevant strategic directions that underpin the municipal planning strategies.

5.4 Planning Policy Framework

(148) **Clause 11 Settlement** identifies that planning is to anticipate and respond to the needs of existing and future communities through the provision of appropriately zoned and service land for a diversity of uses, ensuring a sufficient supply of land available for residential, commercial, industry and recreational, institutional, and other community uses. It also seeks to provide for a diversity of housing within defined locations to respond to diverse housing requirements close to jobs and services.

(149) **Clause 15 Built Environment and Heritage** aims to create safe and functional urban environments that enhance a sense of place and identity, which positively contributes to the landscape character and neighbourhood character and minimises the detrimental impact on neighbouring properties.

- (150) **Clause 15.01-1L Vehicle access design in Merri-bek** seeks to minimise the number of vehicular crossovers to support pedestrian safety and provide more opportunities for landscaping within the front setbacks.
- (151) **Clause 15.01-2S Building Design** aims to achieve building design and siting outcomes that contribute to the local context and support environmentally sustainable development. The relevant strategies include:
- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.*
 - *Ensure development responds and contributes to the strategic and cultural context of its location.*
 - *Restrict the provision of reticulated natural gas in new dwelling development.*
 - *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
 - *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
 - *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
 - *Minimise stormwater discharge through site layout and*
 - *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
 - *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
 - *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
 - *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
 - *Encourage development to retain existing vegetation.*

- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*
- (152) **Clause 15.01-2L Building Design in Merri-bek** encourages good quality contemporary architecture, with service infrastructure well concealed and car parking facilities that do not dominate the streetscape. The policy also seeks to retain existing vegetation and provide space for the planting of new vegetation.
- (153) **Clause 15.01-2L-05 Environmentally Sustainable Development** seeks to achieve best practices in developments, to minimise environmental impacts.
- (154) **Clause 15.01-5S Neighbourhood Character** seeks to support development that respects existing character or contributes to a preferred neighbourhood character. Other strategies include ensuring the development responds to its correct pattern of local urban structure.
- (155) **Clause 15.01-5L Minimal and Incremental Change Areas** provides strategies and guidelines for sites that are identified within the Minimal and Incremental Change Areas as per Clause 02.04.
- (156) **Clause 15.03-1L (Heritage in Merri-bek)** discourages the removal of trees with identified heritage values. The relevant strategies within this policy seek to:
- *Ensure that new buildings or works do not adversely affect views and vistas toward, from and within heritage landscapes.*
 - *Ensure that new buildings or works do not present a physical threat to any tree with identified heritage value.*
- (157) **Clause 16 Housing** seeks to facilitate well-located and diverse housing that meets the needs of the community. It encourages developments on sites that are well located with features such as increased levels of internal and external amenity, with an adaptable internal dwelling design.
- (158) **Clause 16.01-1L Homes in Merri-bek** encourages *'a mix of single dwellings and lower density multi-dwelling developments that contribute to a low density, open and landscaped character in areas identified as 'Minimal Housing Growth' on the Strategic Framework Plan: 'Housing' at Clause 02.04.*

(159) **Clause 16.01-2S Housing Affordability** seeks to deliver more affordable housing closer to jobs, transport and services. Relevant strategies seek *‘to increase choice in housing type and promote good housing to minimise environmental impacts’*. This policy seeks to increase the supply of well-located affordable housing by:

- *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*
- *Ensuring the redevelopment and renewal of public housing stock better meets community needs.*

(160) **Clause 16.01-2L Housing affordability Merri-bek** encourages:

- *developments to include affordable housing to be owned and managed by a registered housing association or provider or director of housing.*
- *public landowners to use surplus and for the provision of social and affordable housing*

5.4.1 Planning Policy Framework Assessment:

Clause 11 Settlement

(161) Through our assessment we have established that the Site is well-serviced and is a strategically supported location for housing growth. The associated office use responds to the needs of existing and future communities.

Clause 15 Built Environment and Heritage

(162) The design response has been developed from a detailed understanding of the Site and comprehensive site analysis. Consideration is given to identified key site characteristics, sensitive interfaces and opportunities. The accompanying UCR provides an analysis of the design development that demonstrates a carefully considered approach to built form and massing that accounts for the heritage tree, dual street frontages, internal and external solar access, streetscape presentation and neighbouring amenity.

(163) The architectural response by DKO is commensurate with the significance of the site and project. The OVGA has expressed support for the architectural expression, height, form and massing.

(164) The assessment in Section 5.4.2 demonstrates the favourable performance of the proposal against the strategies and guidelines for minimal and incremental change areas (15.01-5L).

5.4.2 Minimal Change vs Anomalous Site

(165) There is an underlying discrepancy between the Site's Minimal Change / NRZ classification and zoning with the Scheme, and the historical and current operations and built form on site. Such anomalies are not uncommon across metropolitan Melbourne or indeed Victoria.

(166) The blanket NRZ1 and GRZ1 zoning that apply to the Site and John Fawkner Hospital are remnant strategic planning anomalies. There is no current or nuanced consideration to the strategic direction that the sites do or could make. Considered either together or individually these sites:

- Are not contemplated as strategically relevant or investigation sites within the Scheme.
- Both retain a lower order change status (minimal and incremental) and residential land use aspirations despite and in contradiction to their historical and current non-residential land uses.

(167) It is not uncommon for such sites to therefore not be considered, referred to or be identified in statutory or strategic planning. However, this in and of itself is not an indication as to the strategic relevance of the Site.

(168) Put simply, the large, single ownership, non-residential site has never been brought forward for redevelopment and therefore does not appear throughout the layers of the Scheme as a strategically significant site or a site with investigation status.

(169) The weight of policy directives in relation to the Site's excellent location and proximity to transport, amenity and facilities as well as the extent of social and affordable housing provision underpins the Sites' strategic significance.

(170) As such, the proposal must demonstrate:

- An appropriate and respectful response to physical context
- A net community benefit outcome.

- (171) Similarly constrained inner urban renewal sites in Merri-bek provide useful comparisons for testing like responses to physical context.
- (172) Immediately, part of the John Fawkner site is included as an 'Incremental Change' area. Some contextual and site-specific characteristics of the John Fawkner site are generally comparable to the subject site. Both sites are:
- Large (<5000m²),
 - Benefit from and need to respond to dual frontages,
 - Have limited direct residential interfaces (the Site interfaces with only four residential dwellings)\
 - Well serviced by public transportation options, and
 - Proximate to activity centres.
 - Present as anomalies within their broader context of NRZ/GRZ and Minimal Change/Incremental Change areas.

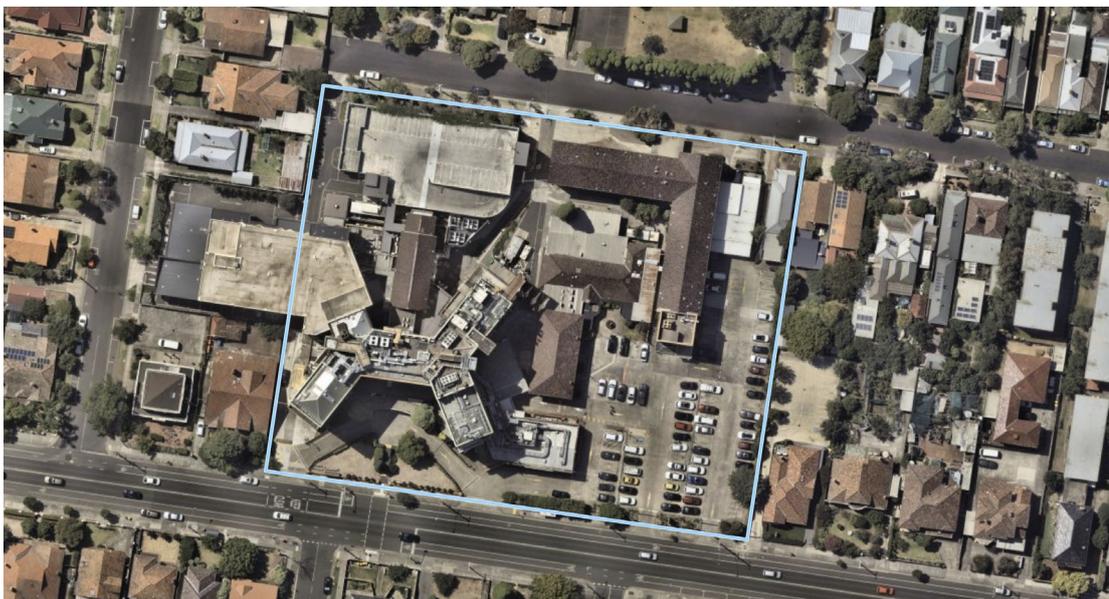


Figure 47 - John Fawkner Private Hospital (Nearmap, 2024)

- (173) The following analysis of comparable Incremental and Significant Change sites prompt key conclusions with respect to the strategic positioning of the Site and support for the proposal.
- (174) First, turning to Incremental Change Areas it is clear that there are a number of consistent underlying characteristics that allow these sites to support an increased level of change.

Each of the following areas is designated for Incremental Change in the Housing Framework Plan. Each is well-located with respect to local services and amenities, maintains multiple street frontages and directly interfaces with NRZ zoned dwellings.

- (175) Where the strategic designation has been delivered upon through recent development (for example at 64 – 80 Tinning Street, and to an extent 167 Reynard Street), there is a clear increase in density and form compared to immediate interfacing NRZ areas.
- (176) **64 – 80 Tinning Street & 3 Rope Walk, Brunswick (Incremental Change).**
 - Townhouse development on large allotment (<8000m²)
 - Multiple street frontages.
 - Convenient proximity to activity centres and public transportation options.
 - NRZ interfaces.



Figure 48 - 64 - 80 Tinning Street & 3 Rope Walk, Brunswick (Nearmap, 2024)

- (177) The development at Tinning Street broadly reflects the surrounding fine-grain pattern of NRZ dwellings through its attached townhouse typology. Development of this site has had to manage a number of constraints including an irregular allotment size with internal laneway separation, numerous direct NRZ interfaces, and a heritage overlay.

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- (178) Inversely, the Subject Site is a single allotment of a relatively regular shape, is not bisected by laneways or streets, and interfaces with only four residential dwellings. These characteristics provide an elevated platform for development scale and intensity.
- (179) **167-153 Reynard Street & 95 Queen Street, Coburg (Incremental Change).**
- Fragmented allotments.
 - If ever developed as a single site it will be relatively large (2000m²)
 - Multiple street frontages.
 - No.167 has been recently developed with a three-storey residential form.
 - NRZ interface to the south.



Figure 49 - 167-153 Reynard Street & 95 Queen Street, Coburg (Nearmap, 2024)

- (180) Of the identified Incremental Change Area, only No.167 Reynard Street has been developed to a notable density.
- (181) The area appears to be in fragmented ownership and is unlikely to be developed holistically. Instead, a piecemeal approach will generate change that is likely to be similar to the development at No.167 Reynard Street.
- (182) While there are limited direct interfaces with NRZ dwellings, the fragmentation of the Site is a significant constraint to development. This is in direct contrast to the large, single ownership of the consolidated Subject Site.

(183) **148-132 Melville Road & 320-316 Reynard Street, Coburg (Incremental Change).**

- Multiple allotments that make up a larger area of 3800m².
- Multiple frontages.
- Good access to transportation and activity centres.
- Interface with existing NRZ areas.



Figure 50 - 148-132 Melville Road & 320-316 Reynard Street, Coburg (Nearmap. 2024)

(184) Like the Incremental Change area at 167 – 153 Reynard Street, this area appears to be in fragmented ownership which will constrain future development unless the individual sites can be consolidated.

(185) It could be said that the Site benefits from an elevated position of strategic significance compared to the preceding examples in that it is a single large site, in sole ownership and is adjacent to robust built form and massing at the John Fawcner site which provides contextual cues for appropriate built form.

(186) The development at 460 Victoria Street, Brunswick provides a comparable site in terms of these beneficial strategic context cues and site characteristics. Notably, the Housing Framework Plan locates it within a Significant Change area.

(187) **460 Victoria Street, Brunswick (Significant Change).**

- Single large site (<math><8000\text{m}^2</math>) with a single frontage.
- Developed with four apartment buildings.
- 4-5 storeys high.
- Direct NRZ interfaces.



Figure 51 - 460 Victoria Street, Brunswick (Nearmap, 2024)

- (188) The development at 460 Victoria Street is relatively dense, which is to be expected for an area of Significant Change with limited sensitive interfaces.
- (189) The key similarities with the Subject Site are the general size and shape of the allotment, consolidated ownership, and limited sensitive interfaces. The contextual location of No.460 Victoria Street has invited a denser, higher and more intense development than that being considered in this proposal.
- (190) Based on the preceding analysis, we assert that the opportunity presented by the Site is relatively rare in the municipality. It is a strategically significant site that is suitable for and can accommodate the type of development proposed.
- (191) The contextual, locational, and site-specific attributes of the Site are parallel, if not superior to similar sites in Incremental Change areas.

- (192) Turning to the policy position in the MPBS, Minimal and Incremental Change areas occupy a similar strategic in clause 15.01-5L. This clause applies to both change areas.
- (193) Clause 16.01-1L outlines the type of housing envisioned for each change area.
- *Apartments and townhouses in Significant Change areas.*
 - *Infill medium density development that contributes to enhanced landscaping in Incremental Housing areas.*
 - *Mix of single dwellings and lower-density multi-dwelling developments in Minimal Change areas.*
- (194) While parallels can be drawn with Incremental Housing Areas, it is clear that the Site generally outperforms these in terms of the size of the allotment and its consolidated ownership. Significant Change Areas are, as would be expected, relatively rare in the municipality.
- (195) Where we have identified a Significant Change Area with comparable contextual characteristics, it is evident that the Site's strategic significance exceeds its current Minimal Change designation and is a site suitable for an increased level of change.
- (196) This is not to say that the proposal would otherwise be inappropriate in the context of applicable local policy. The assessment framework for Minimal Change areas in clause 15.01-5L is open to this type of development, provided the contextual cues are acceptably responded to in the design, and that surrounding character and residential amenity is protected.
- (197) Key strategies and policy guidelines of clause 15.01-5L are met, regardless of the strategic designation in the housing framework plan as a Minimal or Incremental Change area.
- The buildings appropriately transition in height, taking cues from the six to seven storey development to the south, transitioning down to four and three storeys to the north.
 - Side setbacks are sensitively treated with built form setbacks and upper storey recession.
 - Built form is almost entirely contained within the B17 envelope, indicative of an outcome that is acceptable under the normal provisions of the NRZ.

- The area around the Site has a moderately consistent spine of backyards. The break in building form through the central area of Site provides a continuation of this backyardscape.
- Retention of the Moreton Bay Fig is a key component of the proposal and will be supported by additional landscape planting through the balance of the Site.
- The existing building heights in the area are predominantly 1-2 storeys, occurring finer grain subdivision. The Hall Street wall heights transition down to 2 storeys at the NRZ1 hinterland interface.
- Where the proposal interfaces with adjoining residential properties, built form is recessed at the upper floors:
 - Two storeys to 23 Hall Street. Transition in height of one storey.
 - Two storeys to 23A Hall Street. Matching double storey form.
 - Two storeys to 17 Hall Street. Transition in height of one storey.
 - Three storeys to 30 Jessie Street. Transition in height of one storey.
- The public realm interface is carefully designed to both the north and south. The northern interface creates a residential rhythm in keeping with the streetscape.
- Built form is appropriately sited and massed. The southern interface takes cues from existing non-residential uses and provides an opportunity for activation along Jessie Street adjacent to the robust hospital buildings.

(198) The building envelope respects the existing residential character by providing generous side and rear setbacks, space for screen planting along boundaries and a well-articulated built form with recessive upper levels.

Clause 16 Housing

(199) The Site is well-located and will provide housing that directly meets the needs of the community. The proposal provides dwellings with excellent internal and external amenity and are designed for accessibility and adaptability outcomes.

(200) While Clause 16.01-1L seeks housing in minimal change areas to be a mix of single dwellings and low-density multi-dwelling developments, the Site can clearly accommodate a level of housing change that is commensurate with incremental and significant change areas.

- (201) Our assessment of the Site's characteristics and context, analysis of incremental and significant change areas, and the written support of both the OVGA and Merri-bek Council for the proposal demonstrates an excellent planning outcome.
- (202) The provision of affordable housing in well-serviced locations is the overarching objective of Clause 16.01-2S. Our analysis demonstrates that the Site is well-serviced and will provide excellent access to future residents.
- (203) The proposal provides exemplary architectural and urban design outcomes. Internal and external amenity is commensurate with contemporary apartment developments and will ensure that negative environmental and community impacts are avoided for future residents.

5.4.3 Neighbourhood Residential Zone Assessment

- (204) Considerations under the NRZ are primarily relevant to the assessment of offsite amenity impacts of NRZ zoned residential dwellings.
- (205) Under the requirements of the NRZ, 35% of the Site must be set aside for Garden Area. The proposal delivers a Garden Area quantum of 38.8%.
- (206) Compliance with relevant clause 55 standards is generally achieved at sensitive residential interfaces. In terms of a full clause 55 assessment, we note that the RA has requested that this be substituted for a clause 58 assessment. We see this as an appropriate assessment framework and the proposal complies in full with the objectives and standards of clause 58.

5.4.4 Maximum Building Height

- (207) The NRZ maximum building height is 9 metres and no more than two storeys.
- (208) The proposal seeks permission for a maximum building height of 14.4m and a maximum of four storeys.
- (209) Clause 53.23-2 allows the Minister to waive the maximum building height requirements.
- (210) The height and form of the proposal is supported by both Merri-bek City Council and the OVGA for the following reasons:
- Contextually, the proposal presents a minor increase in overall maximum building height.

- Where height exceeds 9 metres, it does in Building B (Jessie Street) only and:
 - Is centrally located on site (away from the finer grain of Hall Street)
 - Has a chamfer and sites behind the Hall Street building (angled to largely conceal to the north, north east and north west)
 - Largely concealed from the NRZ hinterland
 - Provided with building separation to step down/transition to Building A
- Where visible from the immediate interfaces:
 - Is well articulated and setback to boundaries (generously from the front setback).
 - Will not result in unreasonable offsite amenity impacts (i.e. overshadowing)
 - Provides transition from the taller buildings at the hospital across the site
 - Is a balanced response to the Jessies Street interface.

5.4.5 Use Considerations

(211) An office is a Section 2 use in the NRZ1. The corresponding condition is that it must be associated with a use or development to which clause 53.23 applies. The office use is inherently tied to the provision of affordable and social housing on Site.

5.4.6 Heritage Overlay Assessment

(212) A permit is required under the Heritage Overlay – Schedule 573 for buildings and works.

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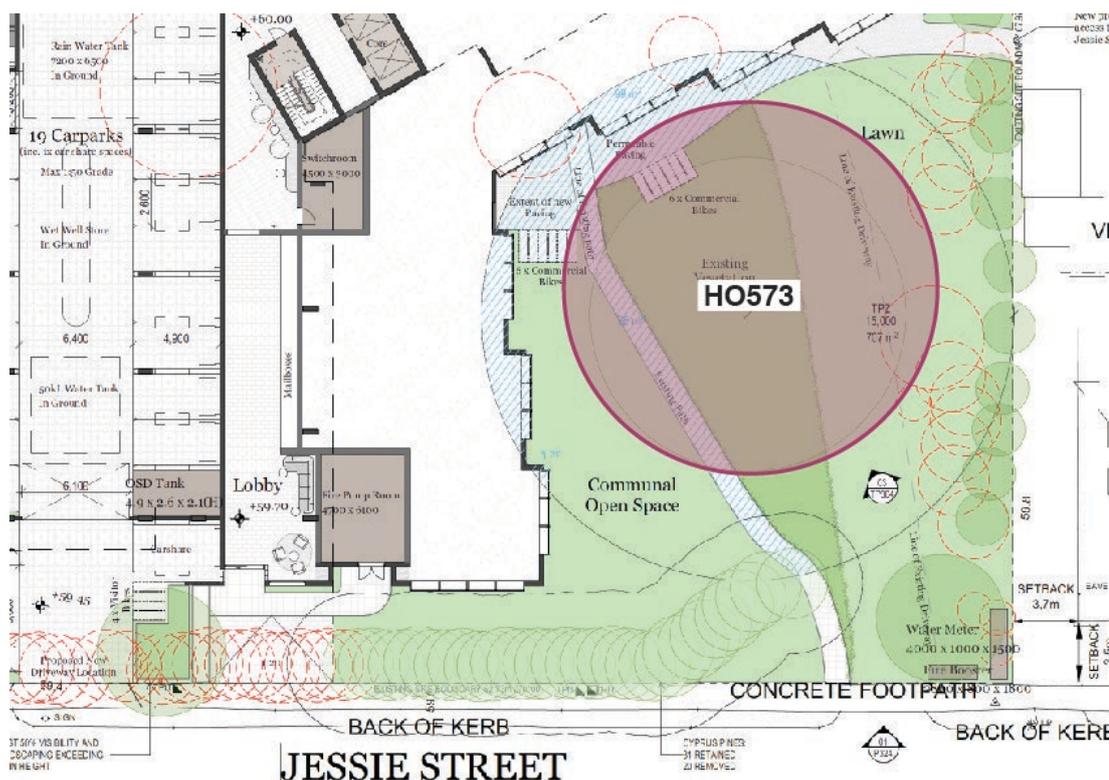


Figure 52 - Heritage Overlay context.

- (213) Buildings and works within the HO include the demolition of the existing driveway, to be reinstated with lawn and the construction of permeable paving with bike spaces.
- (214) The project arborist has assessed proposed buildings and works and confirms that the Moreton Bay Fig will be retained in good health. The deletion of the existing driveway will provide an enhanced landscape setting for the tree.

5.5 Particular Provisions

5.5.1 Clause 52.02 Easements, Restrictions and Reserves

- (215) The proposal seeks permission to remove the easement affecting Lot 1 on TP 11416T.
- (216) The easement provides right of carriage to 24 Jessie Street, and the right of carriage and sewerage to No.19 Hall Street.
- (217) These easement rights will not be required, given the demolition of the existing buildings on both allotments. The proposal will be provided with new services connections (including sewerage) and does not require a carriageway partially within the Site.

(218) All allotments that take benefit of the easement form part of this proposal, and so the interested of affected people are appropriately considered.

5.5.2 Clause 52.06 Car Parking

(219) A car parking dispensation is sought for both the residential component (75 spaces) and the office component (34 spaces).

(220) The dispensation is substantiated by the Car Parking Demand Assessment at Section 4.2 of the Traffic Impact Assessment prepared by Ratio.

(221) In brief, the residential shortfall is supported by empirical analysis of similar social and affordable housing developments, where the expected rate of vehicle ownership per dwelling facilities a commensurately modest parking space provision.

(222) The office shortfall is supported by the strength of alternate transportation options.

(223) Demand for staff car parking is understood to be a function of supply in locations like this, where on-street parking is constrained, and alternate transportation options are preferred.

(224) A dispensation is supported strategically. Clause 02.03-1 champions local living and 20-minute cities in areas with good access to shops, services and public transport options.

(225) Activity centres to the northeast and southeast of the site will cater to the typical daily needs of residents and office staff alike.

(226) Clause 02.03-7 outlines the transport strategy in Merri-bek. The role of availability in mode-choice is again recognised. In seeking a full dispensation for the office use and partial dispensation for the residential use, the proposal is contributing to the underlying strategic shift away from private vehicle ownership towards active and public transport options.

(227) A Green Travel Plan (GTP) has been prepared to assist building occupants in travelling more sustainably. This provides a practical framework for moving away from reliance on private vehicle ownership in the specific context of the proposal.

5.5.3 Clause 52.34 Bicycle Parking

(228) A total of 127 bicycle parking spaces are provided across the development.

- (229) Clause 52.34 requires the provision of 28 bicycle spaces. 23 spaces for the residential component and 5 spaces for the office.
- (230) The proposal provides one bicycle space per dwelling (75), 36 spaces for the office and 10 visitor spaces.
- (231) Bicycle parking areas are secure and conveniently located for each use. The residential parking area maintains a direct access path from Hall Street and is accessible via the car parking area from Jessie Street.
- (232) The statutory requirement for end of trip facilities is satisfied. The office component required four showers, which are provided in two dedicated end of trip rooms adjacent to the staff entrance at the northeast corner of Building B.

5.5.4 Clause 53.18 Stormwater Management in Urban Development

- (233) The Sustainability Assessment includes a STORM Rating Report and WSUD Plan at Appendix 8.
- (234) The STORM Rating Report achieves a score of 101%. Treatment of stormwater is via roofs drained to rainwater tanks, and two raingardens.
- (235) 29.6% of the Site (1770m²) is permeable.

5.5.5 Clause 53.23 Significant Residential Development with Affordable Housing

- (236) The body of this report addresses relevant considerations for an assessment under Clause 53.23. The proposal is supported by the requisite documentation and stakeholder endorsement in accordance with Clause 53.23.

5.6 Clause 58 Considerations

- (237) All clause 58 standards are satisfied, and all objectives met. All variations to standards have been addressed in our assessment in **Appendix A**.
- (238) Standards which deserve specific consideration are as follows:

5.6.1 Standard D8 'Solar access to communal outdoor open space'

- (239) Due to the orientation of the allotment, the primary COS areas that are allocated to residents experience a shortfall in solar access during the assessable period on 21 June.

(240) The 'Community Garden' that is primarily provided to complement the office use, will provide excellent solar access during the assessable period.

5.6.2 Standard D20 'Private open space'

(241) All dwellings are provided with area of private open space that comply with the quantitative requirements of the standard, aside from dwellings AG.06, AG.07, AG.08, AG.09, AG.10 and AG.11.

(242) These dwellings are located at ground floor, facing Hall Street (AG06-08) and the internal communal open space (AG09-11).

- AG.06 has a total area of 24m² with minimum dimension of 2.1m.
- AG.07 has a total area of 24m² with minimum dimension of 2.1m.
- AG.08 has a total area of 46m² with a minimum dimension of 2.1m.
- AG.09 has a total area of 47m² with a minimum dimension of 1.9m
- AG.10 has a total area of 38m² with a minimum dimension of 1.9m.
- AG.11 has a total area of 26m² with a minimum dimension of 1.9m.

(243) Aside from AG06 and AG.07, the POS areas are in excess of the minimum 25m² requirement. AG.06 and AG.07 fall short by 1m².

(244) Turning to the relevant decision guidelines:

The design response

(245) All ground floor dwellings benefit from enhanced accessibility. Either through direct street frontages (AG06-AG08) or through direct connection to communal open space (AG09-AG11).

(246) Benefits gained from ground-floor locations provide a balanced approach to shared amenity. AG06 – AG08 maintain landscaped setbacks between POS and the streetscape. This provides an outcome with broader benefit in contrast to allocating this space for private use.

(247) AG.09 – AG.11 have a direct interface with communal open space. Like the Hall Street-facing dwellings, the broader design benefits gained from weighting the allocation of

space to the communal area is a holistic outcome that acceptably balances internal and external amenity.

The usability and functionality of the private open space, including its size and accessibility.

(248) All POS areas of the review dwellings are usable and functional for the typical leisure needs of future residents. If provided above ground floor, all POS areas would exceed quantitative compliance for balconies.

(249) The area and dimensions proposed are clearly acceptable in the context of an apartment development.

The availability of and access to public or communal open space.

(250) Ground floor dwellings maintain an excellent connection to areas of communal open space.

(251) Communal open space is provided across the development, in excess of the quantitative requirements of Standard D7.

5.6.3 Standard D26 'Functional layout'

(252) Internal layouts of the majority of units are compliant with the minimum standards of both Table 10 and Table 11.

(253) Apartments are configured to provide excellent internal amenity in accordance with the objective of clause 58.07-1.

Bedrooms:

(254) The design team has sought to achieve the minimum bedroom width and depth dimensions for all apartments.

(255) All bedrooms achieve the minimum bedroom dimensions, aside from Bed 1 of AG.09, Bed 1 of A1.10 and Bed 1 of A2.07.

(256) Addressing each in turn, in the context of the relevant decision guidelines:

- *AG09:*

The dimensioned area is encroached by the southeast wall. In lieu of quantitative compliance, the proposal provides a room with a generous total area provision

that is 4.5m² above what quantitative compliance would achieve (14.5m²) and a layout that will be functional for future residents. Entry to the room is convenient and unobstructed. Access to internal storage will not be impacted by furniture placement, and the overall usability and amenity of the room is excellent.

- *A1.10:*

The dimensioned area is encroached by the southeast wall. In lieu of quantitative compliance, the proposal provides a room with a generous total area provision that is 4.5m² above what quantitative compliance would achieve (14.5m²) and a layout that will be functional for future residents. Entry to the room is convenient and unobstructed. Access to internal storage will not be impacted by furniture placement, and the overall usability and amenity of the room is excellent.

- *A2.07:*

The dimensioned area is encroached by the southeast wall. In lieu of quantitative compliance, the proposal provides a room with a generous total area provision that is 2m² above what quantitative compliance would achieve (12m²) and a layout that will be functional for future residents.

Entry to the room is convenient and unobstructed. Access to internal storage will not be impacted by furniture placement, and the overall usability and amenity of the room is excellent.

Living areas:

- (257) For living areas, the design team has sought to achieve the minimum area quantum and minimum width dimension for both width and depth. This is achieved for all 1-bedroom dwellings.
- (258) Where this is not possible, the design rationale is to ensure the minimum area is met, minimum width is met, and the minimum depth is no less than 3.4m for two-bedroom dwellings. This results in overcompliance in terms of minimum area, with living areas for two-bedroom dwellings being at least 12.24m².
- (259) The rationale is sound and is consistent with similar projects that deliver social and affordable housing under Clauses 52.20 and 53.20 across metropolitan Melbourne.

- (260) The outcome proposed addresses any potential concerns with respect to compromised amenity in the absence of a defined minimum living room depth which could result in a technically compliant, but functionally unusable living room that is for example, 12 metres wide and 1 metre deep.
- (261) From the perspective of functionality, amenity, and intent of the objective, the living areas as proposed are an appropriate outcome.

5.7 Merri-bek Strategic Plans

- (262) Read together, the Merri-bek Community Vision, Merri-bek Council Plan and Merri-bek Housing Action Plan provide the basis of, and guidelines for a cohesive strategy to increase the share of affordable housing in the municipality.
- (263) The Community Vision has been developed by a deliberative community panel to identify key themes and aspirations for Merri-bek by 2031. The vision is comprised of five themes. The proposal responds to each theme as follows.
- **Theme 1: An environmentally proactive Merri-bek.**
The development employs best-practice ESD principles. Trees are retained on site wherever possible.
 - **Theme 2: Moving and living safely in Merri-bek.**
The development provide excellent passive surveillance of both the internal shared spaces and the public realm. Active modes of transport are facilitated.
 - **Theme 3: A healthy and caring Merri-bek.**
The Site is located with good access to healthcare options and providers.
 - **Theme 4: Spaces and places in Merri-bek.**
Built form is integrated into the surrounding environment. A cohesive hierarchy of private and communal spaces within the development provide for an environment that will foster a strong community.
 - **Theme 5: An empowered and collaborative Merri-bek.**
The project has been developed in consultation with key stakeholder groups, including Council. Additional notice and consultation will be undertaken through the application process.

- (264) The Council Plan expands on the Community Vision and provides a link to the Affordable Housing Action Plan.
- (265) Strategy 4.7 is:
- To increase local affordable housing outcomes by ... facilitating developers to contribute to affordable housing and attracting State-funded and not for profit public, social and affordable housing investment to Moreland.*
- (266) Strategy 4.9 seeks to deliver new integrated community facilities and services.
- (267) Major initiative 4.7 is to review and implement the Affordable Housing Action Plan.
- (268) The Action Plan draws on relevant elements of the Planning Policy Framework (clause 16.01-1S, 16.01-2S and 16.01-2L). The proposal has been assessed against the provisions and will provide an excellent planning outcome.
- (269) The need for affordable housing in Merri-bek is well-defined. The shortfall in affordable housing will rise to between 7000 and 10,500 by 2036. The proposal, by providing only social and affordable housing, directly addresses the current and anticipated shortfall.
- (270) Through the action plan and relevant provisions of the MBPS, Council primarily seeks to facilitate the delivery of affordable housing. The proposal circumvents the need to negotiate a voluntary agreement to provide affordable housing. The core reason for the proposal is to provide high-quality, well located affordable housing.
- (271) Merri-bek Council have been engaged with throughout the design and review process. In-principle support has been provided by planning officers.

5.8 Victoria's Housing Statement

- (272) In September 2023, the Victorian Government announced *Victoria's Housing Statement*. The Statement provides a plan, with associated strategies, for addressing housing supply issues in Victoria to the year 2034.
- (273) VC242 has been implemented subsequent to, and as a strategy derived from, the Housing Statement. Clause 53.23 is the tool for assessing proposals under Victoria's *Development Facilitation Program*. The timeframe for approvals under this program is cut from over 12 months to four.

- (274) The Statement addresses a broad range of underlying facets of the housing supply problem, and strategies for addressing these problems. Of specific relevance to the proposal is 04 'More social housing'.
- (275) Strategies for facilitating more social housing include:
- *Launch Australia's biggest ever urban renewal project*
 - *Build 769 more homes through the Social Housing Accelerator*
 - *Invest \$1 billion in the Affordable Housing Investment Partnership*
 - *Buy off-the-plan to boost social housing stock*
 - *Head leasing leftover apartments.*
- (276) The proposal gains significant benefit from the Housing Statement. Primarily through the opening of the clause 53.23 Development Facilitation Program but also drawn from the stated strategic intent to increase affordable housing stock in Victoria.

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6.0 Conclusion

(277) Throughout the many layers of assessment and planning considerations, the proposal has demonstrated that it is suitably justified and deserves the support of the Minister for the following reasons:

- The design rationale has a sound strategic background.
- The architectural and urban design response to the context of the site and surrounding area.
- The high level of onsite amenity and offering to future residents and visitors.
- The balanced and acceptable level of on and off-site amenity.
- The strategic and technical support for which the car parking dispensation benefits.
- The compliance with the Planning Policy Framework, the layers of strategic and policy objectives and clause 58.
- Achieving the purposes of clause 53.23 (Significant residential development with affordable housing) and demonstrating significance, feasibility, and architectural merit.

(278) The proposal satisfies the relevant provisions of the Merri-bek Planning Scheme and there are no planning reasons that preclude Minister from issuing a planning permit.

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7.0 Appendices

7.1 Appendix A Clause 58 Assessment

Clause	Standard	Compliance
58.02-1: Urban context	D1	Complies
58.02-2: Residential policy	D2	Complies
58.02-3: Dwelling diversity	D3	N/A
58.02-4: Infrastructure	D4	Complies
58.02-5: Integration with the street	D5	Complies
58.03-1: Energy efficiency	D6	Complies
58.03-2: Communal open space	D7	Complies
58.03-3: Solar access to communal outdoor open space	D8	Complies with Objective
58.03-4: Safety	D9	Complies
58.03-5: Landscaping	D10	Complies
58.03-6: Access	D11	Complies
58.03-7: Parking location	D12	Complies
58.03-8: Integrated water and stormwater management	D13	Complies
58.04-1: Building setback	D14	Complies
58.04-2: Internal views	D15	Complies
58.04-3: Noise impacts	D16	Complies
58.04-4: Wind impacts	D17	Complies
58.05-1: Accessibility	D18	Complies
58.05-2: Building entry and circulation	D19	Complies
58.05-3: Private open space	D20	Complies with Objective
58.05-4: Storage	D21	Complies
58.06-1: Common property	D22	Complies
58.06-2: Site services	D23	Complies
58.06-3: Waste and recycling	D24	Complies
58.06-4: External walls and materials	D25	Complies
58.07-1: Functional layout	D26	Complies with Objective
58.06-3: Room depth	D27	Complies
58.06-3: Windows	D28	Complies
58.06-3: Natural ventilation	D29	Complies

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Clause 58.02 Urban Context

58.02-1: Urban Context Objective

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.

STANDARD D1

The design response must be appropriate to the urban context and the site.

The proposed design must respect the existing or preferred urban context and respond to the features of the site.

COMPLIES

An Urban Context Report has been prepared and accompanies this submission.

The UCR demonstrates that the design response is appropriate to the urban context of the Site.

The design respects existing and preferred urban context by way of massing, height and design detail.

The features of the Site are well understood and responded to. Cornerstone site features include the Moreton Bay Fig, interface with John Fawkner Private Hospital and dual frontages.

The Moreton Bay Fig is retained. It's prominence and ongoing protection is a key driving element underpinning the design response.

The interface with John Fawkner Private Hospital is in the first instance linked to retention of the Moreton Bay Fig and row of Norfolk Pines. In the second, the interface (which is with the service area and car park of the hospital) presents an opportunity for activation at ground floor and a transition in height and scale.

The dual frontages are well understood and resolved.

The Jessie Street frontage invites a robust design response in the context of institutional built form, while the Hall Street frontage transitions down to an area of predominantly one and two storey residential dwellings.

The size and location of the Site invites an increased footprint and massing in comparison to surrounding residential allotments, but the interfaces and transition to these allotments is suitably resolved.

The proposal complies with Standard D1.

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58.02-2: Residential Policy Objective

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.

STANDARD D2

An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

COMPLIES

The Planning Report provides a comprehensive written assessment against the relevant policy for housing in the MPS and PPF.

In addition to and after consultation with Merri-bek Council, the proposal is also assessed against relevant Council strategic documents including the Merri-bek Affordable Housing Action Plan 2022-26, Merri-bek Community Vision 2021-2031 and the Merri-bek Council Plan 2021-25.

The proposal complies with Standard D2.

58.02-3: Dwelling Diversity Objective

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

STANDARD D3

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.

Complies

The proposal provides a range of dwelling sizes and types. A mix of one- and two-bedroom dwellings are provided.

The operator is providing targeted social/affordable housing and so has an understanding of the dwelling diversity required to cater to future residents.

The proposal complies with Standard D3.

58.02-4: Infrastructure Objective

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.

STANDARD D4

Development should be connected to reticulated services, including

COMPLIES

Coburg is an established residential suburb with associated infrastructure provisions.

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 development is provided with appropriate connection to these services.

The proposal will not pose a risk of unreasonably overloading the existing capacity of utility services and infrastructure.

The proposal complies with Standard D4.

58.02-5: Integration with the Street Objective

To integrate the layout of development with the street.

To support development that activates street frontage.

STANDARD D5

Development should be oriented to front existing and proposed streets.

Along street frontage, development should:

- Incorporate pedestrian entries, windows, balconies or other active spaces.
- Limit blank walls.
- Limit high front fencing, unless consistent with the existing urban context.
- Provide low and visually permeable front fences, where proposed.
- Conceal car parking and internal waste collection areas from the street.

Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.

COMPLIES

The proposal provides an orientation to each frontage.

An appropriate degree of activation is provided along the Jessie Street and Hall Street frontages, having regard for their specific land use and built form context.

Jessie Street will accommodate a greater intensity of use and development. It is appropriate to locate the crossover, carpark entrance, residential lobby and office at this interface. A large area of communal open space occupies the southeast corner of the Jessie Street frontage. This serves to protect and enhance the significance of the Moreton Bay Fig, and to modulate any potential built form impacts to residential dwellings to the east of the Site.

Hall Street provides pedestrian access only. At ground floor, this interface is defined by five dwellings with direct entrances and one shared access point leading to the balance of the Site.

Five frontages across a 45.44m site width (average frontage of 9.11m) will not result in an incongruous pattern of subdivision, having regard for the existing fine-grain residential subdivision in the area.

Particularly to the east of the Site where allotment width ranges from 12.1m (No.15) to 7m (No.17).

The proposal does not include a front fence.

The proposal complies with Standard D5.

Clause 58.03 Site Layout

58.03-1: Energy Efficiency Objective

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 should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings or small second 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.

COMPLIES

The project targets a BESS score in excess of the 'best practice' benchmark. Preliminary assessment illustrates a BESS score of 60%. The 'best practice' benchmark is exceeded by 10%.

Supporting assessments are provided by way of a STORM Rating Report (101% STORM score), façade assessment and daylight assessment.

The daylight modelling assessment was conducted for representative floors (Ground floor and level 01). Modelling demonstrates that:

- 92% of bedrooms will achieve >0.5% daylight factor to 90% of their floor area.
- 86% of living rooms will achieve >1% daylight factor to 90% of their floor area.
- 44.7% of the total offices' area achieves more than 2% daylight factor.

Daylight modelling results are contextualised via BESS Assessment. The criteria for claiming daylight credits are:

Residential Areas:

To claim this credit, you must use daylight modelling software or daylight calculations to show that at least 80% of the total number of Bedrooms achieve daylight factor greater than or equal to 0.5% to 90% of the floor area in each bedroom, and at least 80% of the total number of living areas achieve a daylight factor greater than 1% to 90% of the floor area of each living area, assuming a uniform design sky of 10,000 lux.

Non-Residential Areas:

To claim this credit, you must use daylight modelling software or daylight calculations to show the % of floor area achieving the target daylight factor of 2%, assuming a uniform design sky of 10,000 lux. Points are awarded where it is demonstrated that a minimum of 33% of regular use areas (by floor area) achieves the target daylight factor.

Daylight modelling shows an outcome consistent with BESS score credits and one that provides for excellent internal amenity.

The Site is in Climate Zone 60 and must not exceed a maximum cooling load of 22MJ/m² per annum.

The maximum dwelling cooling load is 18.1MJ/m² per annum. (Dwellings 1B-12 and 2A-4)

Table D1 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/M² 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

58.03-2: Communal Open Space Objective

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.

STANDARD D7

A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.

If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.

Each area of communal open space should be:

- Accessible to all residents.
- A useable size, shape and dimension.
- Capable of efficient management.
- Located to:
 - Provide passive surveillance opportunities, where appropriate.
 - Provide outlook for as many dwellings as practicable.
 - Avoid overlooking into habitable rooms and private open space of new dwellings.
 - Minimise noise impacts to new and existing dwellings and existing small second dwellings.

COMPLIES

The development contains 75 dwellings. The minimum communal open space area to be provided is equal to $30\text{m}^2 + 187.5\text{m}^2 = 217.5\text{m}^2$.

Communal open space is provided in three areas.

The Central Courtyard Communal Open Space is 398m² and is located between Buildings A and B at ground floor.

The Communal Terrace Open Space is 211m² and is located on the podium of Building B.

The total quantum of communal open space for residents is 609m². This is a significant oversupply of 391.5m² and will provide for excellent outcomes for all future residents.

The Community Garden is located at the Jessie Street frontage, generally contained by the built form of Building B at ground floor. This space is primarily allocated for users of the office, but will serve as an ancillary space for residents when required.

Any area of communal outdoor open space should be landscaped and include canopy cover and trees.

58.03-3: Solar access to communal outdoor open space objective

To allow solar access into communal outdoor open space.

STANDARD D8

The communal outdoor open space should be located on the north side of a building, if appropriate.

At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

COMPLIES WITH OBJECTIVE

Due to the orientation of the allotment, the primary COS areas that are allocated to residents experience a shortfall in solar access during the assessable period on 21 June.

The 'Community Garden' that is primarily provided to complement the office use, will provide excellent solar access during the assessable period. While it is not considered the primary area of communal outdoor open space, it will provide solar amenity to future residents during winter.

58.03-4: Safety objective

To ensure the layout of development provides for the safety and security of residents and property.

STANDARD D9

Entrances to dwellings should not be obscured or isolated from the street and internal accessways.

Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

COMPLIES

Entrances to dwellings, the office and vehicle parking areas are located to ensure safety and legibility. Wayfinding signage will provide an added layer of assistance.

A single vehicle access point is provided at the southwest corner of the Site. View lines are available to and from the driveway servicing the carpark. Planting around the accessway will be visually permeable and low-lying.

Internal accessways are afforded excellent passive surveillance through the location of windows and balconies throughout the proposal.

There are no opportunities for public thoroughfare through the Site. Entrances are secured, and the relationship between the office use and residential use is well-defined to ensure the avoidance of incidental ingress.

58.03-5: Landscaping Objectives

To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

STANDARD D10

Development should retain existing trees and canopy cover.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

Development should:

- Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.
- Provide canopy cover through canopy trees that are:
 - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.
 - Consistent with the canopy diameter and height at maturity specified in Table D4.
 - Located in communal outdoor open space or common areas or street frontages.
- Comprise smaller trees, shrubs and ground cover, including flowering native species.

COMPLIES

The Site is 5,980m² and so must provide:

- Canopy cover of **1046m²** (350m² + 20% of 3480m² (696m²))
- Two Type B trees
- 1 Type C tree
- **897m²** of deep soil (15% of site)

Type B trees require 49m² of deep soil with a minimum dimension of 4.5m OR 28 cubic meters of planter soil with a minimum dimension of 4.5m and depth of 1 metre.

Type C trees require 121m² of deep soil with a minimum dimension of 6.5m OR 64 cubic metres of planter soil with a minimum dimension of 6.5m and planter depth of 1.5m metres.

The proposal provides:

- 1231m² of canopy coverage. **Complies.**
- Four (4) Type B Trees. **Complies**
- One (1) Type C Tree (the retained Moreton Bay Fig). **Complies.**
- 1094m² of deep soil. **Complies**

The landscape plan demonstrates a carefully considered and resolved design response that seeks to ameliorate built form and provide landscape buffers to sensitive interfaces.

The central communal open space facilitates sense of community by providing formal and informal meeting places, shaded seating areas, raised gardens and communal vegetable gardens.

Landscaping around the Moreton Bay Fig will be undertaken strategically. First to review the existing planting in the garden bed around the tree, determine the extent to which plant retention is appropriate, weeding, mulching and infill planting where necessary. Planting around the Moreton Bay Fig will be managed

- Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
 - Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.
 - Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
 - Protect any predominant landscape features of the area.
 - Take into account the soil type and drainage patterns of the site.
 - Provide a safe, attractive and functional environment for residents.
 - Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.
- to ensure there are no detrimental impacts to the existing tree.

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%.

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Site area	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

Tree type	Tree in deep soil	Tree in planter	Depth of planter soil
	Area of deep soil	Volume of planter soil	
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 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

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

58.03-6: Access Objective

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.

STANDARD D11

COMPLIES

<p>Vehicle crossovers should be minimised.</p> <p>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.</p> <p>Pedestrian and cyclist access should be clearly delineated from vehicle access.</p> <p>The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>The proposal results in a reduction in crossovers from three to one.</p> <p>The Hall Street frontage will be accessible by pedestrians and cyclists only. A defined cyclist entrance and pathway is provided along the northeast site boundary, leading to residential bike parking.</p> <p>The Jessie Street frontage provides one double-width crossover to service the car parking area.</p>
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58.03-7: Parking Location objective

To provide convenient parking for resident and visitor vehicles.
 To protect residents from vehicular noise within developments.

STANDARD D12

Car parking facilities should:

- Be reasonably close and convenient to dwellings and residential buildings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

COMPLIES

One car parking area services the development, located at ground floor on the southwest corner of Building 1.

The carpark is at grade and is accessible via a pedestrian gate to the north, leading to the central COS area. In turn, access is convenient to the office use, and both residential buildings.

The car parking arrangement has been tested by Ratio via SWEPT Path assessment.

Vehicle movements are convenient and will allow for safe ingress and egress.

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58.03-8: Integrated water and stormwater management objective

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.

STANDARD D13

Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.

The stormwater management system should be:

- Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

COMPLIES

The proposal provides an Onsite Stormwater Detention Tank in the car park with an approximate volume of 26,750 litres (26.75kL).

A semi-submerged fire tank with an approximate volume of 330kL is located at ground floor to the north of the carpark.

1994m² of roof area will drain to rainwater tanks for detention and reuse.

652m² of at-grade paving will drain to raingardens.

1770m² of the Site is permeable.

The Stormwater System meets best-practice performance objectives, as demonstrated by the STORM Rating score of 101%.

Rainwater captured for reuse will be used for non-drinking purposes throughout the proposal.

Clause 58.04 Amenity Impacts

58.04-1: Building setback objective

To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.

To allow adequate daylight into new dwellings.

To limit views into habitable room windows and private open space of new and existing dwellings.

To provide a reasonable outlook from new dwellings and existing small second 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 and existing small second dwellings. Developments should avoid relying on screening to reduce views.
- Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.
- Ensure the dwellings are designed to meet the objectives of Clause 58.

COMPLIES

The proposal implements a best-practice approach to side and rear setbacks by achieving general compliance with Clause 55 Standard B17.

This approach aligns with expectations for residential development within the NRZ.

B17: Built form is contained within the B17 building envelope at interfaces with dwellings. Given the direct interface with residential dwellings at No. 30 Jessie Street, No.23 and 23a Hall Street and No.17 Hall Street. This approach provides for an excellent amenity outcome for both existing and future residents.



In direct response to the requirements of the standard, the proposal provides an appropriate outcome as:

All new habitable windows are provided with adequate daylight. This is demonstrated via the compliant daylight modelling assessment and compliance with Standard D28

Direct views into existing dwellings and SPOS are generally avoided. Where there are direct views, they

are managed by way of fixed obscure screening up to 1.7m above FFL.

Outlook is provided for dwellings that ensures a reasonable connection to the external environment. We note that urban fabric of this area, and that connections to this environment are driven predominantly by views of built form. The proposal provides views of landscaping and the natural environment wherever possible. Dwellings and the office spaces facing the Moreton Bay Fig are afforded excellent connection to the external, landscaped environment.

Dwellings within the buildings are designed to comply with the provisions of clause 58.

58.04-2: Internal views objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings

STANDARD D15

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

COMPLIES

Internal overlooking is limited by generous internal separation and setbacks between the buildings. A minimum internal distance of over 9m is employed between dwellings and balconies within the development.

58.04-3: Noise impacts objectives

To contain noise sources in developments that may affect existing dwellings or small second 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 or small second dwellings.

COMPLIES

Noise sources are well-located to ensure amenity impacts to future residents are avoided.

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 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.

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

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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

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.

STANDARD D17

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

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

within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.

Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.

N/A

The proposal is less than five storeys in height.

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

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <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.

Clause 58.05 On-Site Amenity and Facilities

58.05-1: Accessibility objective

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

STANDARD D18

At least 50 per cent of dwellings should have:

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

COMPLIES

80% of dwellings are accessible.

Bathroom type B is selected for all accessible dwellings.

	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 12 metres by 12 metres. ■ Located in front of the shower and the toilet. ■ Clear of the toilet, basin and the door swing. <p>The circulation area for the toilet and shower</p>	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. <p>The circulation area can include a shower area.</p>
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

58.05-2: Building entry and circulation objectives

To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation.

STANDARD D19

Entries to dwellings and buildings should:

- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:

- Clearly distinguish entrances to residential and non-residential areas.

COMPLIES

Entrances to the dwellings and office are clear and visible.

Entrances provide shelter and transitional spaces.

Each common area/corridor maintains at least one source of natural light and ventilation.

Office Entrance:

The office entrance is from Jessie Street. At the street-edge, the entry point is identified by landscaping and the existing pathway.

The pathway meanders under the Moreton Bay Fig, ultimately arriving at a paved area in front of the sliding-door entrance to the office. Open-air bicycle hoops are provided adjacent to the entrance.

- 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.

This arrangement provides a welcoming, clearly distinguished entrance to the office use. We note that employees will be instructed on the entrance point to the office, and we do not foresee any management conflicts with respect to residents accessing this space.

Both the office and residential use are inherently managed spaces, and do not seek to cater to incidental foot-traffic or visitors.

Residential Entrance:

There are three primary types of residential entry. The first being the communal entrance from Jessie Street, the second being the communal entrance from Hall Street and the third being the direct entrances from Hall Street to ground-floor dwellings.

At the street-edge of Jessie Street, there is a transitional paved area, bordered by landscaping. This leads inside to a lobby area with seating and mailboxes, through to a secured area with access to lifts and the stairwell. Further north, the entrance leads to an airlock and the internal communal open space. The entrance at Jessie Street meets the requirements outlaid in Standard D19.

At the Hall Street frontage, the street edge leads to paving, visitor spaces and a bench seat. Low-scale landscaping will frame the entry without obscuring views. An airlock with mailboxes leads through to the lobby area where residents can access lifts and the stairwell. The entrance at Hall Street meets the requirements outlaid in Standard D19.

Individual dwelling entrances along Hall Street take a more typical residential form. Direct pedestrian paths lead to gates, paved SPOS areas with a portico-like projection and into each dwelling via sliding doors. The direct dwelling entrances meet the requirements of Standard D19.

58.05-3: Private open space objective

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

STANDARD D20

Standard D20

COMPLIES WITH OBJECTIVE

All dwellings are provided with area of private open space that comply with the quantitative requirements

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

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

If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.

If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

of the standard, aside from dwellings AG.06, AG.07, AG.08, AG.09, AG.10 and AG.11.

These dwellings are located at ground floor, facing Hall Street (AG06-08) and the internal communal open space (AG09-11).

AG.06 has a total area of 24m² with minimum dimension of 2.1m.

AG.07 has a total area of 24m² with minimum dimension of 2.1m.

AG.08 has a total area of 46m² with a minimum dimension of 2.1m.

AG.09 has a total area of 47m² with a minimum dimension of 1.9m

AG.10 has a total area of 38m² with a minimum dimension of 1.9m.

AG.11 has a total area of 26m² with a minimum dimension of 1.9m.

Aside from AG06 and AG.07, the POS areas are in excess of the minimum 25m² requirement. AG.06 and AG.07 fall short by 1m².

Turning to the relevant decision guidelines, in turn.

The design response

All ground floor dwellings benefit from enhanced accessibility. Either through direct street frontages (AG06-AG08) or through direct connection to communal open space (AG09-AG11).

Benefits gained from ground-floor locations provide a balanced approach to shared amenity. AG06 – AG08 maintain landscaped setbacks between POS and the streetscape. This provides an outcome with broader benefit in contrast to allocating this space for private use.

AG.09 – AG.11 have a direct interface with communal open space. Like the Hall Street-facing dwellings, the broader design benefits gained from weighting the allocation of space to the communal area is a holistic outcome that acceptably balances internal and external amenity.

The usability and functionality of the private open space, including its size and accessibility.

All POS areas of the review dwellings are usable and functional for the typical leisure needs of future residents. If provided above ground floor, all POS

areas would exceed quantitative compliance for balconies.

The area and dimensions proposed are clearly acceptable in the context of an apartment development.

The availability of and access to public or communal open space.

Ground floor dwellings maintain an excellent connection to areas of communal open space.

Communal open space is provided across the development, in excess of the quantitative requirements of Standard D7.

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 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

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

58.05-4: Storage objective

To provide adequate storage facilities for each dwelling.

STANDARD D21

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

COMPLIES

All dwellings are provided with storage in excess of the minimum requirements specified in Table D10.

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

Clause 58.06 Detailed Design

58.06-1: Common Property Objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

STANDARD D22

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

COMPLIES

The proposal clearly delineates public, communal and private areas by way of intentional pathway and entrance design assisted by landscape treatments.

Common property is functional and capable of efficient management. Given Uniting will remain the operator of the proposal in perpetuity via a S173 agreement, management of common property will be centralised.

Clause 58.06-2: Site services objectives

To ensure that site services are accessible and can be installed and maintained.

To ensure that site services and facilities are visually integrated into the building design or landscape.

Standard D23

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

Meters and utility services should be designed as an integrated component of the building or landscape.

Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.

Complies

Site services are provided and integrated into the design of the proposal commensurate with contemporary apartment type developments.

The project team includes qualified engineering consultants who are engaged to review and advise upon service provision throughout the design, planning and construction phases of the project.

Clause 58.06-3: Waste and recycling objectives

To ensure dwellings are designed to encourage waste recycling.

To ensure that waste and recycling facilities are accessible, adequate and attractive.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard B37

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.

Complies

A comprehensive Waste Management Plan prepared by Ratio is provided as a part of this application. It confirms that the proposal will provide a comprehensive waste and recycling system, tailored to both the residential and office uses, inclusive of:

- Private contractor collection and disposal of all waste streams associated with the development.
- A dedicated bin room with allocated FOGO, Glass, Waste, P & C, recycling and hard waste areas.
- Waste collection plan for private contractor.
- Responsibilities of residents, employees and building management.
- Adequate circulation for waste and recycling collection vehicles. Refer SWEPT Paths appendix of the Waste Management Plan.

- 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.

All waste and recycling enclosures and facilities are designed in accordance with the relevant Australian Standards.

Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

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.

Standard D25

External walls should be finished with materials that:

- Do not easily deteriorate or stain.
- Weather well over time.
- Are resilient to the wear and tear from their intended use.

External wall design should facilitate safe and convenient access for maintenance.

Complies

External walls are finished in concrete, cladding and painted metal. Render is used sparingly in easily accessible areas to ensure maintenance is convenient.

The proposal is designed to weather well over time and be resilient to expected wear and tear. The use of concrete and metal is indicative of the approach towards implementing a predominantly robust material and finish schedule.

Clause 58.07 Internal Amenity

Clause 58.07-1: Functional Layout Objective

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

Standard D26

Bedrooms should:

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

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

COMPLIES WITH OBJECTIVE

Internal layouts of the majority of units are compliant with the minimum standards of both Table 10 and Table 11.

Apartments are configured to provide excellent internal amenity in accordance with the objective of clause 58.07-1.

Bedrooms:

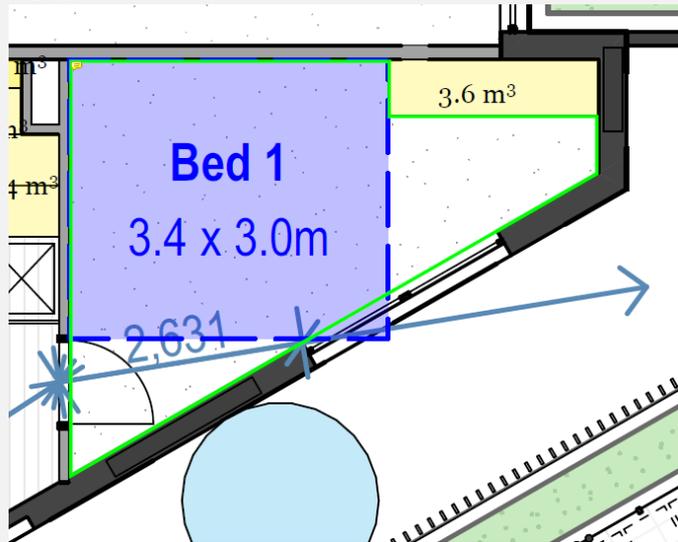
The design team has sought to achieve the minimum bedroom width and depth dimensions for all apartments.

All bedrooms achieve the minimum bedroom dimensions, aside from Bed 1 of AG.09, Bed 1 of A1.10 and Bed 1 of A2.07.

Addressing each in turn, in the context of the relevant decision guidelines:

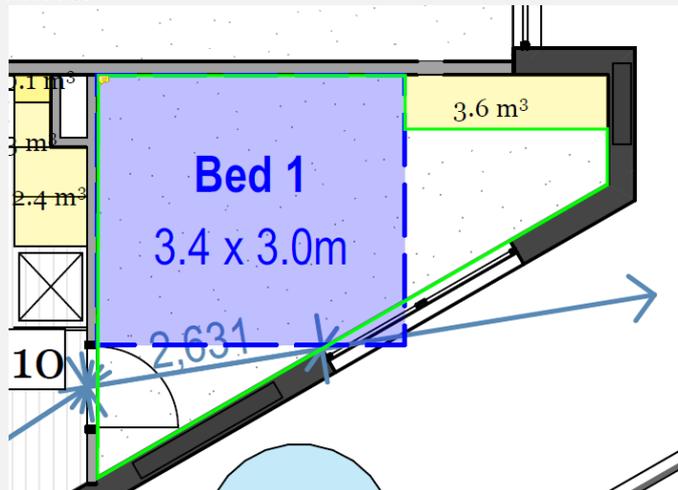
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AG09:



The dimensioned area is encroached by the southeast wall. In lieu of quantitative compliance, the proposal provides a room with a generous total area provision that is 4.5m² above what quantitative compliance would achieve (14.5m²) and a layout that will be functional for future residents. Entry to the room is convenient and unobstructed. Access to internal storage will not be impacted by furniture placement, and the overall usability and amenity of the room is excellent.

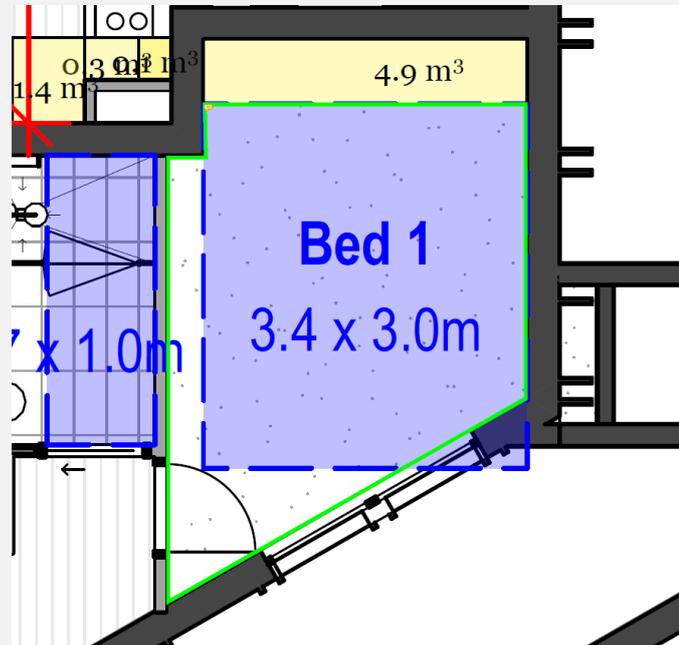
A1.10:



The dimensioned area is encroached by the southeast wall. In lieu of quantitative compliance, the proposal provides a room with a generous total area provision that is 4.5m² above what quantitative compliance would achieve (14.5m²) and a layout that will be functional for future residents. Entry to the room is convenient and unobstructed. Access to

internal storage will not be impacted by furniture placement, and the overall usability and amenity of the room is excellent.

A2.07:



The dimensioned area is encroached by the southeast wall. In lieu of quantitative compliance, the proposal provides a room with a generous total area provision that is 2m² above what quantitative compliance would achieve (12m²) and a layout that will be functional for future residents.

Entry to the room is convenient and unobstructed. Access to internal storage will not be impacted by furniture placement, and the overall usability and amenity of the room is excellent.

Living areas:

For living areas, the design team has sought to achieve the minimum area quantum and minimum width dimension for both width and depth. This is achieved for all 1-bedroom dwellings.

Where this is not possible, the design rationale is to ensure the minimum area is met, minimum width is met, and the minimum depth is no less than 3.4m for two-bedroom dwellings. This results in overcompliance in terms of minimum area, with living areas for two-bedroom dwellings being at least 12.24m².

The rationale is sound and is consistent with similar projects that deliver social and affordable housing under Clauses 52.20 and 53.20 across metropolitan Melbourne.

The outcome proposed addresses any potential concerns with respect to compromised amenity in the absence of a defined minimum living room depth which could result in a technically compliant, but functionally unusable living room that is for example, 12 metres wide and 1 metre deep.

From the perspective of functionality, amenity, and intent of the objective, the living areas as proposed are an appropriate outcome.

The proposal complies with Standard D26.

Table D11 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Table D12 Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

Clause 58.07-2: Room Depth Objective

To allow adequate daylight into single aspect habitable rooms.

Standard D27

Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height

The depth of a single aspect, open plan, habitable room may be

Complies

The floor to ceiling height of dwellings is 2.7m. The room depth must not exceed 6.75m unless the listed requirements are met.

All dwellings comply with the requirements of Standard D27. Where the room depth of single

increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen.
- The kitchen is located furthest from the window.
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

aspect rooms exceeds 6.75m, the habitable room combines the living, dining and kitchen, the kitchen is located furthest from the window and the floor-to-ceiling height is at least 2.7m.

Clause 58.07-3: Windows Objective

To allow adequate daylight into new habitable room windows.

Standard D28

Habitable rooms should have a window in an external wall of the building.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.

The secondary area should be:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.

Complies

All apartments receive daylight from windows or sliding doors in external walls. The need to provide daylight via secondary areas is avoided.

The proposal complies with Standard D28.

Clause 58.07-4: Natural Ventilation Objectives

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard D29

Complies

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.

42.7% of dwellings (32 apartments) are compliant with cross-ventilation breeze paths.

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