

Planning Report

Tract

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Planning Permit Application

Wadawurrung Country
51-53 Hope Street & 66-76 Autumn Street, Geelong West

Prepared for Hope and Autumn Pty Ltd (a subsidiary of Up Property)

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Acknowledgement of Country

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

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

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Our Country, 2022

88 x 119 cm Acrylic on canvas

Original artwork by

Alfred Carter

Gunaikurnai

Overview

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Background

Applicant / Owner	Hope and Autumn Pty Ltd (a subsidiary of Up Property)
Address	51-53 Hope Street & 66-76 Autumn Street, Geelong West
Lot Description	Land in Plan of Consolidation 109425. Lot 1 on Title Plan 021581V. Lot 1 on Title Plan 908797C. Lot 2A on Plan of Subdivision 426407T. Common Property on Plan of Subdivision 426407T. Lot 1 on Plan of Subdivision 426407T Lot 1 on Title Plan 016452M. Lot 1 on Title Plan 579687P. Lot 1 on Title Plan 06677S.

Relevant Planning Provisions

Municipal Planning Strategy	Clause 02.01 – Context Clause 02.03 – Strategic Directions
Planning Policy Framework	Clause 11 – Settlement Clause 12 – Environmental and Landscape Values Clause 15 – Built Environment and Heritage Clause 16 – Housing
Zone	Clause 32.08 – General Residential Zone – Schedule 4 (GRZ) Clause 34.01 – Commercial 1 Zone (C1Z)
Overlays	Heritage Overlay – Schedule 1962 (HO1962)
Particular Provisions	Clause 52.06 – Car Parking Clause 52.34 – Bicycle Facilities Clause 53.18 -Stormwater Management in Urban Development Clause 55 – Two or more Dwellings on a Lot and Residential Buildings
Strategic Planning Documents	G21 Growth Plan City of Greater Geelong Settlement Strategy Pakington Street & Gordon Ave Urban Design Framework

Permit Application Details

Description of Proposal	Staged development of a four-storey apartment building.
Permit Requirements	<ul style="list-style-type: none">• Pursuant to Clause 32.08-7 (GRZ), a permit is required to construct two or dwellings on a lot.• Pursuant to Clause 34.01-1 (C1Z), a permit is required for the use of a dwelling (Section 2 Use).• Pursuant to Clause 34.01-4 (C1Z), a permit is required to construct a building or construct or carry out works.• Pursuant to Clause 43.01-1 (HO1962), a permit is required to demolish or remove a building and construct a building or construct or carry out works.• Pursuant to Clause 52.06-3 (Car Parking), a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

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Quality Assurance

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Planning Report

Planning Permit Application
Wadawarrung Country
51-53 Hope Street & 66-76 Autumn Street, Geelong West

Project Number
322-0314-00

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	13/02/2025	Draft Town Planning Report	NJ	CW	NC

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1 Introduction

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1.1 Purpose

This report has been prepared by Tract Consultants Pty Ltd on behalf of Hope and Autumn Pty Ltd (the 'Applicant'). The purpose of the report is to seek planning approval for the use and development of the land for 57 dwellings within a 4-storey apartment building.

The proposal has undergone a rigorous and iterative design process. The proposal is informed by a suite of technical assessments to ensure that it is responsive to the key site constraints and considerations such as shadowing, traffic and waste, in addition to ESD and landscape inputs. As a result, the proposal represents a high-quality and well-conceived built form outcome that will set a positive precedent for others to follow.

The Site presents an excellent strategic location to provide a medium density development of family sized apartments, while also showcasing innovative and context-responsive architectural design. The architectural design of the building will set a new standard of infill development within Geelong West, while also responding to and integrating with both contemporary and traditional built form. The proposed apartments are designed to provide a high level of internal amenity for future residents and feature a generous provision of both private and communal open space and substantial, functional internal living areas.

The application is made in accordance with Clause 53.23 (Significant Residential Development with Affordable Housing) of the Greater Geelong Planning Scheme. The application is proposed via the Development Facilitation Program (DFP) and the Minister of Planning is the Responsible Authority for matters where Clause 53.23 applies.

The proposal triggers the following planning permit requirements under the provisions of the Greater Geelong Scheme:

- Pursuant to Clause 32.08-7 (GRZ), a permit is required to construct two or dwellings on a lot.
- Pursuant to Clause 34.01-1 (C1Z), a permit is required for the use of a dwelling (Section 2 Use).
- Pursuant to Clause 34.01-4 (C1Z), a permit is required to construct a building or construct or carry out works.
- Pursuant to Clause 43.01-1 (HO1962), a permit is required to demolish or remove a building and construct a building or construct or carry out works.
- Pursuant to Clause 52.06-3 (Car Parking), a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

Having considered this proposal in the context of the Greater Geelong Planning Scheme, the G21 Regional Growth Plan, and the City of Greater Geelong Settlement Strategy, this report concludes that it is consistent with the relevant clauses of the Planning Policy Framework, Local Planning Policy, Zoning and Overlay and Particular Provision controls.

1.2 Background

On 10 July 2024, Up Property, Austin Maynard Architects and Tract met with the Department of Transport and Planning (DTP) to present proposed plans for the Site.

The following matters were requested by Development Facilitation Team following the meeting:

- An overview of any benefits associated with the proposal, for example exemplary ESD commitments, provision of additional affordable housing, etc.
- An urban design analysis demonstrating how:
 - The proposal responds to the Pakington Street and Gordon Avenue Interim UDF, noting the Site is partially located in the 'Heritage Core Precinct' where significant change is not anticipated and where 'low' rise scale is encouraged.
 - The proposal responds to the heritage character and scale of Pakington Street and surrounds.
- Plans/elevations/3D modelling identifying the areas of built form that exceed the GRZ's maximum building height.

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- An analysis demonstrating if there are any additional amenity impacts (e.g. visual bulk, overshadowing, etc) resulting from the proposed built form exceeding the GRZ's maximum building height.

On 26 August 2024, Tract and Austin Maynard Architects provided an updated package that offered an additional level of detail, including preliminary façade designs, services provision, and more detail in relation to internal layouts. A response to various pre-application considerations was also provided, including further detail for the OVGA's review and comment. The following responses were issued:

- The project intends to be fossil fuel free and embraces sustainability as core element of the design. Solar PV panels will provide a renewable electricity supply to power all electrical appliances and heat pump hot water systems. Building features ensure that heating and cooling requirements are minimised and a comfortable, consistent temperature is maintained year-round for future residents. Sustainable transport will be promoted through to provision of generous bike parking and EV charging within the basement.
- The enclosed Urban Context and Design Response demonstrates how the design has considered and responded to its context at the interface of the Heritage Core Precinct and an existing residential area. The design provides a sense of transition through building height, massing and variation in front setbacks. The Site layout respects the traditional backyard character, and the gable roof form responds to the traditional residential properties. The landscape design response will further integrate the proposal with the surrounding residential character, including the provision of front gardens to Hope and Autumn Streets.
- The proposed layout replicates the fine grain character that is so valued in heritage main streets such as Pakington Street. Hope and Autumn Streets are residential in character and scale, and dwellings fronting the streets are appropriately provided a clearly residential presentation. The proposal strikes the right balance between providing increased density and responding to the specific context which is characterised by the intersection of commercial, heritage and residential components.
- The extent of fourth level within the General Residential Zone, as shown in Figure 1 above, has been positioned closest to the Commercial zoning and well separated from the existing residential properties to the east.

The submitted proposal closely aligns with the plans which were discussed at the pre-application meetings.

1.3 Office of the Victorian Government Architect

On 24 October 2024, the Development Facilitation Program officers presented the Austin Maynard Architects Urban Context Report & Design Response (22 August 2024) and Draft Landscape Plan to the Office of the Victorian Government Architect (OVGA).

- Following the OVGA's review and consideration of the Urban Context Report and Architectural Drawings, the OVGA issued their memorandum on 6 November 2024, summarised below: The project is appropriate building type, location, and neighbourhood fit and sets a good precedent for higher density in this area near the railway station and other residential amenity.
- The project is well considered and its approach to massing, setback, proportion, form, provides a positive contribution to the streetscape.
- While height exceeds the mandatory 11m, 3 storey limits, with a 14.873m high and four storey proposal, the scaling of the development, use of setbacks, landscape and building separation provide a higher quality outcome which is supported.
- The use of reeded glass or other integral screening is recommended over the use of an applied film for privacy screening. Film can peel off, delaminate, and is not a high-quality long-term solution.
- If it is possible to remove the carpark entrance from Hope Street and link the basements with access only from Autumn Street. This would increase deep soil planting around development, remove traffic from Hope Street, remove one way car access to basement, reduce cost, and improve amenity.
- Alternatively consider options such as making basement link locally dip under easement if connection must be retained and services trench can be kept shallow and near surface. It is understood that the easement configuration may not allow this to occur, however it appears it would be a superior outcome if possible.

The OVGA support the proposal as a high-quality architectural response that provides an important precedent for the area. In response to the queries within the OVGA comments we note:

- Fluted glass has been used in lieu of film for privacy.

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- The existing easement requires the separate configuration of 2 basements, other arrangements have been investigated but are not possible.
- Fabric canopies will be retractable.

1.4 City of Greater Geelong Referral Response

Council has also reviewed the pre-application material and confirmed that it has no objection to the proposal. Comments from internal technical departments were provided for consideration and these are summarised below:

The City of Greater Geelong (the City) has considered the above application as a Recommending Referral Authority as identified in the Schedule to Clause 66.04 in the Greater Geelong Planning Scheme and Section 55 of the Planning and Environment Act 1987.

As a Recommending Referral Authority pursuant to Section 56(1)(a) of the Planning and Environment Act 1987 we advise that the City does not object to the granting of a planning permit though has provided the following comments for consideration:

Traffic

Council accepts a waiver of part of the visitor parking demand to what can be provided on-site, however the applicant should provide a Car Parking Allocation plan to show the allocated car spaces for each apartment.

Council seeks the following design parameters to be included to assist the traffic response:

Northern Building

- *The northern car park should be provided with a minimum 5.5 m wide ramp to allow passing.*
- *A longitudinal section must be provided for the ramp to show all relevant design levels (to AHD), transition and main ramp lengths and grades, and headroom clearances.*
- *Show the locations of the trench grate and security doors.*
- *It is recommended that a convex mirror (600 mm diameter min) be provided at the base of the ramp.*

Southern Building

- *The eastern-most car spaces in the northern and central rows must be provided with a blind aisle.*
- *The western-most car spaces in the southern and south-central rows must be provided with a blind aisle.*
- *Any car space adjacent to a wall must be increased in width by at least 0.3 m.*
- *Provide a typical dimension for the column setback from the parking aisle and must be 0.3 m minimum.*
- *A longitudinal section must be provided for the ramp to show all relevant design levels (to AHD), transition and main ramp lengths and grades, and headroom clearances.*
- *Show the locations of the trench grate and security doors.*
- *It is recommended that a convex mirror (600 mm diameter min) be provided at the base of the ramp*

Traffix Group and Austin Maynard Architects have reviewed the comments provided by Council on 7 November 2024 and have included the appropriate information within their Architectural Plans dated 2 December 2024 and Traffic Impact Assessment dated 4 December 2024.

Waste

Council seeks the submission of a Waste Management Plan that is to the approval of the Responsible Authority and must be provided prior to certification of the subdivision for this Development. The Approved Waste Management Plan must be incorporated into the Planning Permit.

If the Waste Plan endorses the use of a private contractor to collect the residential waste and recycling from the development, the Applicant must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority prior to the Statement of Compliance, or the Certificate of Occupancy being issued for the development.

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Traffix Group has reviewed the comments provided by Council on 7 November 2024 and have included the appropriate information within their Waste Management Plan dated 4 December 2024.

ESD

Council notes that the Applicant will need to submit required reports based on Greater Geelong planning scheme 15.01-2L and 53.18 for stormwater requirement. The Applicant will need to be provided the following report to accelerate detail ESD response quicker:

- Published BESS report - Victorian Planning Provision
- Sustainable Design Assessment or SMP report - depending on council guideline
- Preliminary NatHERS report (depending on residential component of the development)
- Preliminary façade calculator (depending on non-residential component of the development if any)
- STORM or MUSIC modelling report for stormwater management
- ESD and WSUD drawings (specific ESD and WSUD drawings must highlight all ESD features).

ADP Consulting has reviewed the comments provided by Council on 7 November 2024 and have included the appropriate information within their Sustainability Management Plan dated 3 December 2024.

Other Considerations

Comments were also provided by the Heritage, Urban Design and Strategic Planning Departments of the City of Greater Geelong Council. For the reasons outlined in this report, the proposal is considered to respond appropriately to these matters.

1.5 Limitations

This report has considered the following documents:

- Greater Geelong Planning Scheme as of November 2024
- Certificates of Title, dated 24 October 2024
- G21 Regional Growth Plan
- City of Greater Geelong – Settlement Strategy

A number of technical studies and materials have been prepared in support of the proposed development and are submitted alongside this permit application. This report should be read in conjunction with:

- Architectural Drawings prepared by Austin Manard Architects.
- Landscape Concept Report prepared by Plume.
- Sustainability Management Plan prepared ADP Consulting.
- Traffic Impact Assessment prepared by Traffix Group.
- Waste Management Plan prepared by Traffix Group.
- Green Travel Plan prepared by Traffix Group.
- Arboriculture Assessment prepared by Treelogic.

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1.6 Report Structure

This report provides an overview of the Site and its surrounds (Chapter 3) as a contextual basis to introduce and detail the proposed Development Application (Chapter 4).

Relevant planning policies and strategic documents are detailed (Chapter 5) to establish a framework for the strategic assessment of the Development Application and consideration of key planning issues (Chapter 7).

This informs the conclusions and recommendations of this report (Chapter 8).

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2 Site & Surrounds

2.1 Title Particulars

The Site address is 51-53 Hope Street and 66-76 Autumn Street, Geelong West. The Site comprises eight (8) parcels identified as follows:

- Land in Plan of Consolidation 109425.
- Lot 1 on Title Plan 021581V.
- Lot 1 on Title Plan 908797C.
- Lot 2A on Plan of Subdivision 426407T.
- Common Property on Plan of Subdivision 426407T.
- Lot 1 on Plan of Subdivision 426407T
- Lot 1 on Title Plan 016452M.
- Lot 1 on Title Plan 579687P.
- Lot 1 on Title Plan 06677S.

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A review of the Certificate of Title indicates that the parcels are impacted by the following encumbrances:

Title	Easements	Agreements & Caveats
Land in Plan of Consolidation 109425	<ul style="list-style-type: none"> • A carriageway easement (A1) approximately 3.66 metres in width is present on the title that allows access to the dwelling located at 72 Autumn Street, Geelong West. 	<ul style="list-style-type: none"> • A Grounds of Claim Caveat is present on the title in favour of Hope & Autumn Pty Ltd. The Caveat stakes the Caveators interest in the Site.
Lot 1 on Title Plan 021581V	<ul style="list-style-type: none"> • No easements are present on title. 	<ul style="list-style-type: none"> • The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.
Lot 1 on Title Plan 908797C	<ul style="list-style-type: none"> • No easements are present on title. 	<ul style="list-style-type: none"> • A Grounds of Claim Caveat is present on the title in favour of Hope & Autumn Pty Ltd. The Caveat stakes the Caveators interest in the Site.
Lot 2A on Plan of Subdivision 426407T	<ul style="list-style-type: none"> • No easements are present on title. 	<ul style="list-style-type: none"> • A Grounds of Claim Caveat is present on the title in favour of Hope & Autumn Pty Ltd. The Caveat stakes the Caveators interest in the Site.
Common Property on Plan of Subdivision 426407T	<ul style="list-style-type: none"> • No easements are present on title. 	<ul style="list-style-type: none"> • The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.

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Lot 1 on Plan of Subdivision 426407T

- The following easements are present on the title:
 - E-1, E-2 & E-7 in favour of Barwon Water are present on title for the purpose of sewerage and are 2 metres in width.
 - E-4 & E-6 are present on title for the purpose of water supply, gas supply, electricity and data communication.
 - E-3 in favour of Vol. 8746 Fol. 518 for the purposes of sewage and is approximately 3 metres in width.
 - E-5, E-6, E-7, E-8 in favour of the City of Greater Geelong can be identified as 2m wide drainage easements.
- A Grounds of Claim Caveat is present on the title in favour of Hope & Autumn Pty Ltd. The Caveat stakes the Caveators interest in the Site.

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Lot 1 on Title Plan 016452M

- No easements are present on title.
- A Grounds of Claim Caveat is present on the title in favour of Hope & Autumn Pty Ltd. The Caveat stakes the Caveators interest in the Site.

Lot 1 on Title Plan 579687P

- No easements are present on title.
- A Grounds of Claim Caveat is present on the title in favour of Hope & Autumn Pty Ltd. The Caveat stakes the Caveators interest in the Site.

Lot 1 on Title Plan 06677S

- No easements are present on title.
- The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.

Table 1 - Review of Titles

The Site is not impacted by any further encumbering easements, covenants, caveats or restrictions under Section 173 of the Planning and Environment Act 1987 or the Subdivision Act 1988.

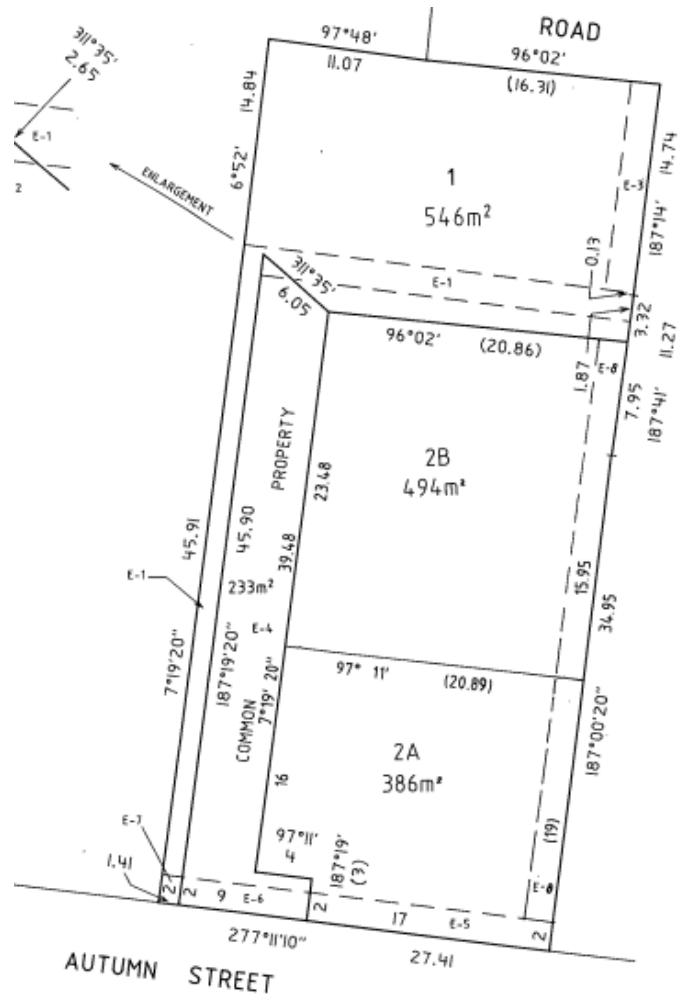
For the purposes of Section 48 of the Planning and Environment Act 1987, the registered proprietors are outlined below:

- 51 - 53 Hope Street – F.H Tucker & Son Pty Ltd
- 66 Autumn Street – F.H Tucker & Son Pty Ltd
- 68 - 70 Autumn Street – C.J Properties Pty Ltd
- 68 - 72 Autumn Street – Owners Corporation Plan No PS426407T.
- 72 Autumn Street - F.H Tucker & Son Pty Ltd
- 74 Autumn Street - F.H Tucker & Son Pty Ltd
- 76 Autumn Street – Mark Robert Osborne.

Refer to Figure 1 – Easement Location.



Figure 1 - Easement - E-1, E-2 & E-7



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2.2 Site Details

The Site is located to the east of the Pakington Street commercial precinct, with frontages to both Autumn Street and Hope Streets. The Site is irregular in shape.

The Site area is approximately 4,245sqm in size, with a frontage of approximately 25m to Hope Street and 59.5m to Autumn Street. Both Hope and Autumn Streets are residential in character and feature a single lane of traffic in each direction and parallel parking and footpaths along both sides.

The Site is relatively flat, however includes a slight fall in gradient to the east of approximately 2.37%. The Site comprises of an amalgamation of a number of properties containing both residential dwellings and commercial buildings, specifically:

- 51 - 53 Hope Street contains a single storey commercial building characterised by a clay brick façade and flat aluminium roof and is located within the Waterloo Heritage Precinct.
- 66 Autumn Street contains a single storey residential dwelling with a brick façade and open gable roof form sited in an east- west alignment.
- 68 - 70 Autumn Street occupied by 2 separate residential dwellings sited in a tandem arrangement.
- 72 Autumn Street contains a common property driveway servicing 68-70 Autumn Street.
- 74 Autumn Street contains an undeveloped gravel car park.
- 76 Autumn Street occupied by a single-storey heritage Edwardian style dwelling comprising a horizontal slat weatherboard facade located within the Waterloo Heritage Precinct.

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The buildings are generally 1-2 storeys in scale that reflects the surrounding character defined by the Waterloo Heritage Area. The Waterloo Heritage Area includes a mix of Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s.

The immediate neighbourhood is populated by a mixture of built forms, primarily detached interwar bungalows with hip or gabled-front-and-wing styles with front facing double-hung windows. Commercial development exists on the opposite side of Autumn St, which is notably contrasted to the residential character described above.

Refer to Figure 2 – Aerial Plan.



Figure 2 - Aerial Plan (www.onemap.com.au)

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2.3 Site Context

The Site is located within the City of Greater Geelong and is situated 1.8 kilometres north-west of Central Geelong.

The Site is located directly adjacent to Pakington Street, the key commercial node for the west of Geelong that stretches from the Barwon River in the south, to Church Street in the north. Pakington Street features a variety of cafes, restaurants, shops and boutique retail stores and a plethora of entertainment and retail options, as well as other key services and amenities.

The Site is well serviced by public transport connections with the Gordon Avenue/Pakington Street bus stop located within 50 metres of the Site. The bus stop includes route 1 which provides direct connections to the Geelong railway station, Deakin University Waterfront Campus, South Geelong Railway Station as well as High Street, Belmont and the Deakin Waurin Ponds Campus. Further, the Site is well connected to the burgeoning cycling network in Geelong with bike lanes along Pakington Street providing a connection to the Barwon River Trail as well as connections to the central Geelong bicycle network.

In addition to the various commercial offering along Pakington Street, the Site is proximate to key essential infrastructure, including:

- West Park – located 150 metres to the west.
- Gordon Institute of TAFE – located 400 metres to the east.
- Ashby Primary School & Geelong Lutheran Collage – located within 450 metres of the Site.
- Geelong Railway Station – located 500 metres to the east.

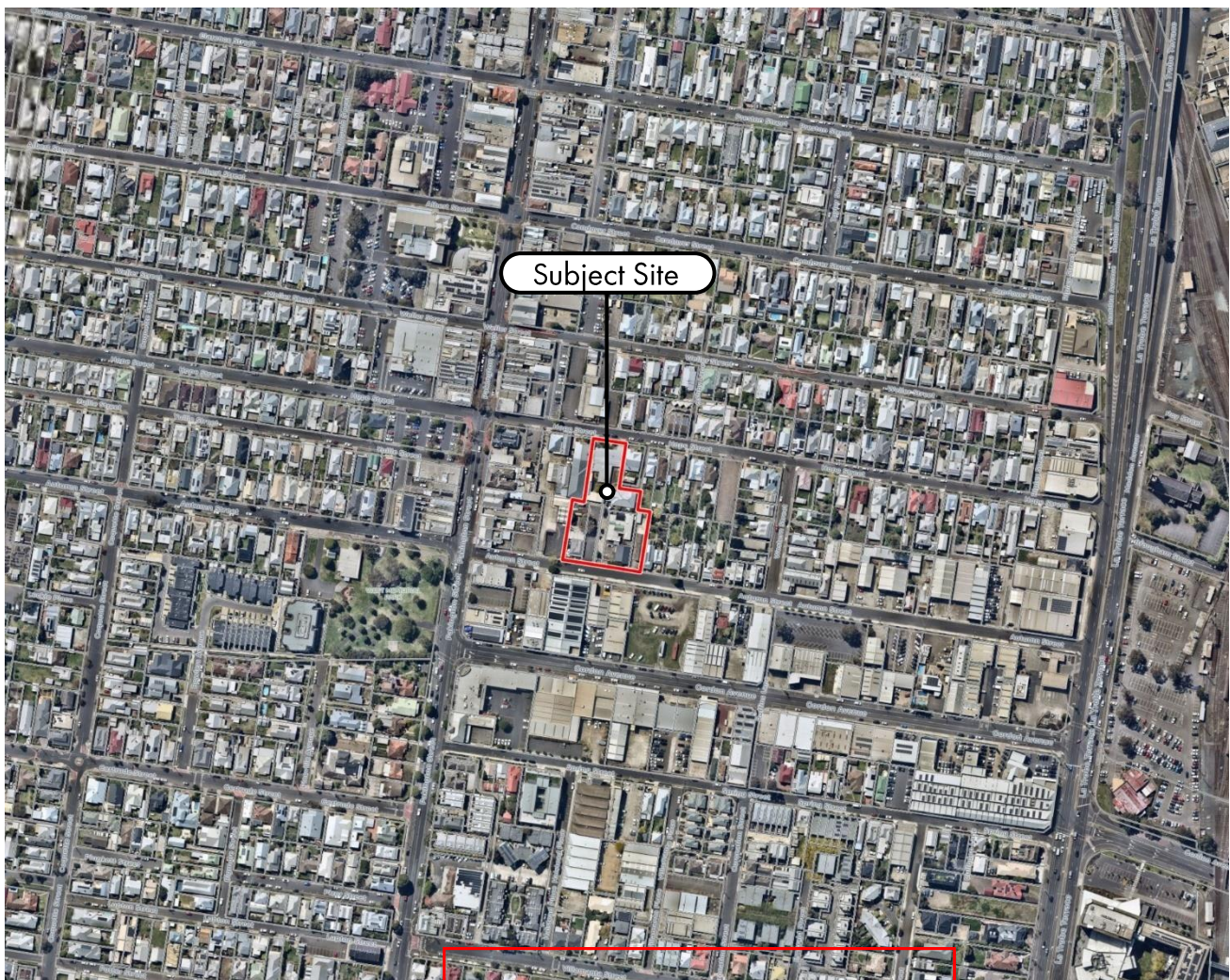


Figure 3 - Figure 3 - Urban Context Map

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The Site has the following interfaces:

- **North** – Hope Street – A local access residential road sited in an east-west alignment, providing a direct connection from La Trobe Terrace to Shannon Avenue. The road reserve is approximately 7.3 metres in width and allows for parking on one side of the road and two traffic lanes. On the opposite side of Hope Street, the built form character is defined by single and double storey dwellings of varied character, some of which have heritage features.
- **South** – Autumn Street – A local access residential road sited in an east-west alignment, providing a direct connection from La Trobe Terrace to McCurdy Road. The carriageway is approximately 8.9 metres in width and allows for parking on both sides of the road, and traffic in each direction. On the opposite side of Autumn Street, land is within the Commercial 2 Zone and the built form is characterised by commercial-industrial buildings defined by high site coverage, red brick work and aluminium flat roofing. A large, vacant lot is utilised for private car parking.
- **East** – The Site interfaces with the following residential properties:
 - 45 Hope Street – this property contains a single storey brick dwelling that fronts Hope Street the property has secluded private open space and a separate garage located to its rear.
 - 47 Hope Street – this property contains a single storey weatherboard dwelling with secluded private open space to the rear. The portion which adjoins the subject Site appears to be vacant and utilised as informal car parking, separated from the SPOS area with a rear fence. The property is within the Neighbourhood Residential Zone, Schedule 3.
 - 64 Autumn Street – contains a single storey dwelling characterised by the cream horizontal weatherboard façade and aluminium hipped roof form. The dwelling is setback 3.5 metres from the Autumn Street frontage and includes a landscaped rear garden.
- **West** – The Site interfaces with the following C1Z properties:
 - 55-61 Hope Street – contains the Tuckers Funeral Reception and Chapel. The property contains various buildings and car parking to the rear with the chapel and reception centre. Composing of residential dwellings that have been retrofitted for the purpose of catering for the funeral services which occur at 68-74 Hope Street, Geelong.
 - 2/82 Autumn Street – comprises a hard stand gravel car park and associated small-scale service sheds.

Refer **Figure 4 – Context Plan**

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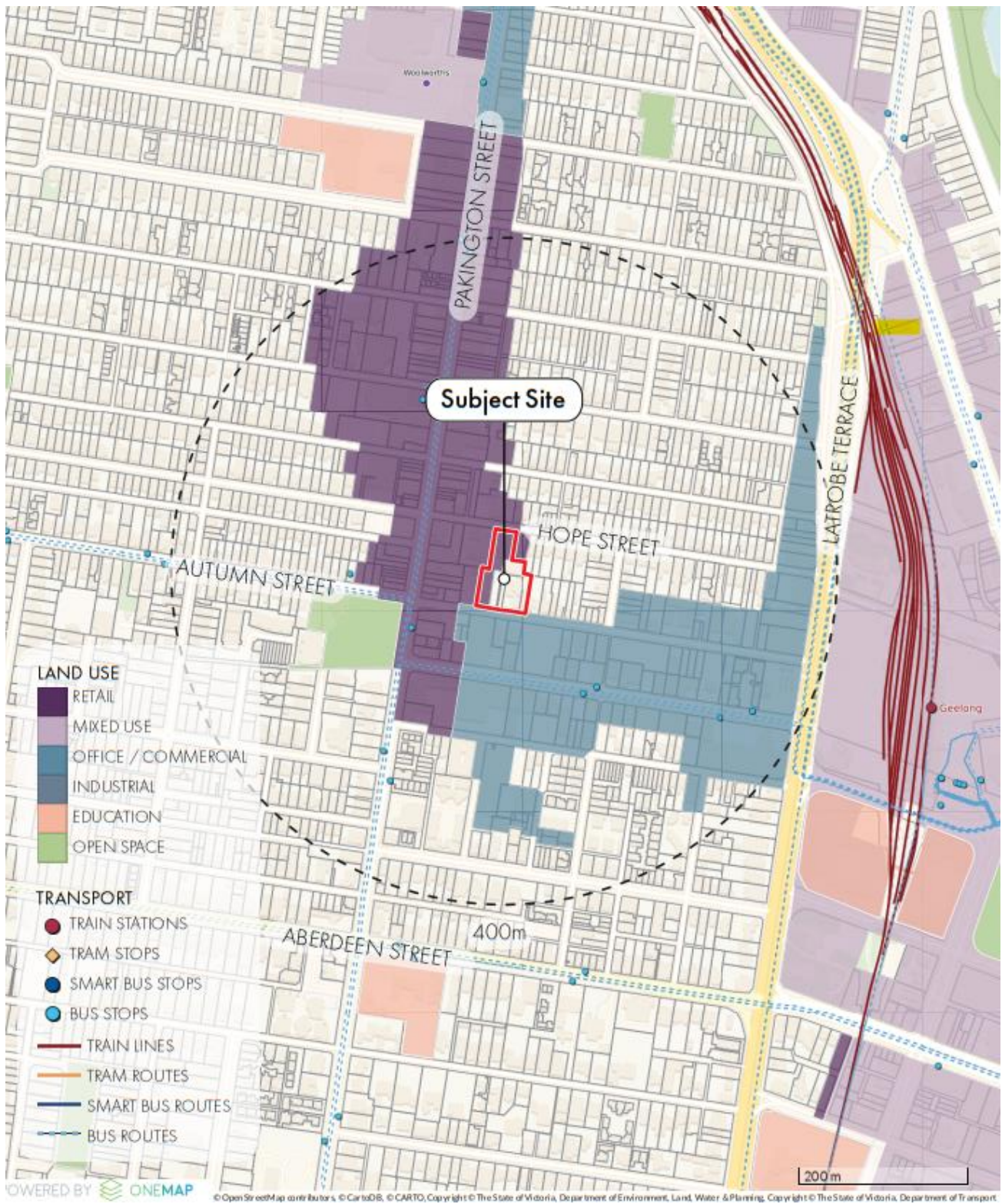


Figure 4 - Context Plan

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3 Proposal

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3.1 Overview

This application seeks planning approval for use and buildings and works associated with the construction of 57 dwellings across a 4-storey apartment building.

The proposal represents a significant urban infill opportunity, given the Site's unique size, location and proximity to established services and amenities. The development of the Site facilitated by this application will contribute towards meeting the infill development targets within the City of Greater Geelong, whilst also providing a respectful response to the established and heritage character of Geelong West.

The proposed development has undergone a rigorous and iterative design process and is informed by a suite of technical assessments to ensure the proposal is responsive to key site constraints and considerations such as sustainability, landscape design, waste management, traffic and access.

3.2 Planning Permit Triggers

The proposal triggers the following planning permit requirements under the *Greater Geelong Planning Scheme*:

- Pursuant to Clause 32.08-7 (GRZ), a permit is required to construct two or dwellings on a lot.
- Pursuant to Clause 34.01-1 (C1Z), a permit is required for the use of a dwelling (Section 2 Use).
- Pursuant to Clause 34.01-4 (C1Z), a permit is required to construct a building or construct or carry out works.
- Pursuant to Clause 43.01-1 (HO1962), a permit is required to demolish or remove a building and construct a building or construct or carry out works.
- Pursuant to Clause 52.06-3 (Car Parking), a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

This application is made in accordance with Clause 53.23 (Significant Residential Development with Affordable Housing) of the *Greater Geelong Planning Scheme*. This application is lodged to the Development Facilitation Program (DFP) and the Minister for Planning is the responsible authority for matters where Clause 53.23 applies.

3.3 Key Elements & Staging

Key elements of the proposal include:

- Construction of a four-storey residential building, including 57 residential dwellings comprising of:
 - Nine (9) 1-bedroom dwellings (15.8%).
 - Twenty-five (25) 2-bedroom dwellings (43.9%).
 - Twenty-three (23) 3-bedroom dwellings (40.4%).
- 82 resident car spaces located within the basement of the proposal.
- 20 bicycle spaces conveniently located at ground level.
- Generous private open spaces including north and south facing balconies and terraces.
- A target BESS rating of 77% including provisions for a 14kW solar PV system, 32,000L & 15,000L water tank for toilet flushing, landscape irrigation and high performance thermally insulated indoor environments.

The proposal seeks a staged planning approval, which allows for the completion and occupation of the Hope Street Building in advance of the commencement of the Autumn Street building. The intention is for both buildings to be constructed at the same time, however the staging will allow for flexibility in response to market demand.

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3.4 Architectural Intent

This section should be read in conjunction with the drawings prepared by Austin Maynard Architects (AMA), who have prepared the following design statement.

Geelong West has a distinctive character with several significant architectural heritage styles, such as Victorian, Edwardian, Inter war, and a 1950s postwar vernacular. While the suburb has seen moderate densification and modern contributions, it remains largely dominated by weatherboard or brick single dwellings, some double storey detached dwellings and backyards.

The Hope and Autumn Site(s) bridge the lower-scale residential zone and the commercial centre of Pakington Street and Gordon Avenue. There is a diverse mix of contemporary larger-scale developments prevailing in the area.

As a first principal approach to the development of the building's form and scale, Austin Maynard Architects have responded to the local character and context. Domestic-scale gestures connect the building to the context, heritage, and rich built history of the area.

With context and heritage considered, the project does not intend to compete with Melbourne's apartment buildings, rather it seeks to establish a new standard of multi-residential living, one that shares Geelong's unique DNA.

The building is very much of its place. It draws additional reference from coastal nostalgia in a strapped facade treatment. In true Austin Maynard Architects fashion, this approach is not merely decoration but acts as a means of expressing the joints in the proposed high performance facade material. The project as a whole endeavours to celebrate its inner-city location, rejecting urban sprawl while still celebrating the local character and the backyard.

The proposal considers surrounding single story vernacular dwellings while also directly addressing the urgent need for medium density housing in commercial areas. Drawing on the successful approach and sensitivity taken in the design of Slate House, the proposal seeks to contribute to the heritage and local character of Geelong West. It does so through using a familiar scale, form and material selection.



Figure 5 - Architectural Intent

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3.5 Design Response

The design response has been informed by a comprehensive analysis of the Site, as well as its context within Geelong West and proximity to Pakington Street. The architectural response by award winning Australian firm Austin Maynard Architects (AMA), exhibits a highly refined outcome that compliments the established heritage of Geelong West, yet compliments the emerging character of medium density infill development within Geelong and particularly within Geelong West.

The project seeks to build upon the Site's proximity to the surf coast and local coastal culture. Externally, white metal cladding is used, with low metal picket fencing, landscaped front gardens. The building employs a light colour palette, based on neighbouring dwellings and will make a positive contribution to the established neighbourhood character.

The project brief has been influenced by the established heritage character of Geelong West, the Pakington Street retail and hospitality culture as well as the coastal tones which Geelong is renowned for. In response, the proposed development stitches together the varied surrounding development through a high-quality design response which considers its context.

Worthy of emphasis are the following design outcomes:

- The design response takes cues from the immediate context in replicating and extending the patterns of setbacks and articulation as it presents to the street. This creates a friendly and residential interface with the street and minimises overshadowing to the southern street.
- Ramp access to 2 separate basements has been strategically located to lessen the traffic impacts on neighbouring residential properties. By separating car parking across 2 basements the traffic volume and associated impacts will be minimised for both Hope and Autumn Street.
- The built form has a reduced overall height at the eastern boundary of the southern portion of the Site. This minimises overshadowing, protecting the amenity of the neighbouring property, while also reducing the scale of the built form at the interface with the General Residential Zone.
- The introduction of gabled roof forms provides a reference to the domestic scale and vernacular of the local area while also effectively breaking down the form and scale of the proposal.
- The form is further articulated through projections and setbacks of different portions of the building. The Site layout has allowed for a large amount of garden space including opportunities for deep soil planting.
- The balconies are oriented to the north and south, directing outlook towards the street and the internal garden space. This minimises potential overlooking to neighbouring properties to the east and west. Windows are sized to maximise light and have been provided external canopies to minimise heat gain.
- A central path and communal 'backyard' provides internal connection between Hope and Autumn streets for the residents and a generous communal open space area.



Figure 6 - Architectural Render

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Architectural quality and urban context

A highly refined palette of building materials and finishes have been carefully selected to reference the character and materiality of surrounding buildings, while delivering a contemporary bespoke design outcome for Geelong West.

The building's material response provides considered references to the landscape features of Geelong and the broader Surf Coast and Bellarine Peninsula. The result emphasises natural textures and earthy tones. Glazing, as well as regular breaks for balconies, unique textured balustrades and shading devices creating a visually interesting appearance, complimented by landscaping at the ground floor and 'creeping' vertical planting.

The design response takes cues from the immediate context, replicating and extending the patterns of setbacks and articulation as it presents to the street. This creates a domestic interface with the street and minimises overshadowing to the southern street. In doing so, it ensures the development appears lesser in scale while matching the local residential street form.

The development has been designed with a 3-storey appearance with a 4th storey offset toward Pakington Street. It reaches a maximum height of 14.8 metres, with an average third storey ceiling height of 12.8 metres. Whilst the development is proposed to be taller than the permissible building height allowed within the GRZ, the form has been shaped to be sympathetic to the surrounding residential character, and the additional height has been located centrally within the Site to minimise impact on both the character of the area and the neighbouring properties. Building height tapers towards the eastern boundary of the Site with a height of 9 metres at this residential interface. This response minimises overshadowing, protecting the amenity of the neighbouring property, while also reducing the scale of the built form at the interface.



Figure 7 - Architectural Render

Dwelling Typology

The proposal provides 57 dwellings, with 23 separate dwelling typologies. The proposal provides for a variety of housing typologies and floor plans to deliver diverse options for future residential needs, including one, two and three bedroom apartments.

The following table provides an overview of the mix of typologies provided.

Typology	No. of Bedrooms	No. of Bathrooms	POS (sqm)	No. of Car Parks	Yield
A1	3	2	8.4	3	3
A2	3	2	19	2	1

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A3	3 + study	2	8.4	2	3
A4	2	2	8.5	1	3
A5	1	1	8.5	1	3
A6	2	2	8.4	1	2
A7	3	2	30	1	1
A8	3	2	8.5	2	3
A9	3 + study	3	16.5	2	1
A10	2	2	8.5	1	3
A11	2	2	8.5	1	3
A12	3	3	26	2	1
A13	3	2	8.5	2	3
A14a/b	3	2	25	2	2
A15	2	2	8.5	1	4
A16	2	2	8.4	1	2
A17	2	2	8.5	1	7
A18	2	2	8.5	1	1
A19	3	3	8.5	2	2
A20	2	2	8.5	1	2
A21	1	1	8.5	1	3
A22	2	2	8.5	1	1
A23	1	1	8.5	1	3
Total					57

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Table 2 - Dwelling Typology

3.6 Landscape Design & Intent

This application is accompanied by a Landscape Plan, prepared by Plume Landscape Architects which demonstrates the proposed landscape design outcomes within private and communal open spaces.

The proposal includes a detailed landscaping response which includes planting that is of high quality and suitable for the location. The provision of a basement carpark and the separation of built form into 2 separate buildings provides generous spaces around the buildings for the provision of landscaping, which will assist in softening the built form, provide spaces for canopy trees and provide a useable and attractive communal open space area.

A mix of soft and hard landscaping is utilised throughout the development. For example, the communal open space area includes a grassed lawn area for outdoor leisure that is accompanied by the gravel garden and low brick wall seating, while fruit trees and a vegetable garden is provided to establish a communal garden. Plume have designed a scheme which includes 43 canopy trees planted throughout the Site, including the front setbacks to both streets, reaching mature heights of 20m and canopy widths of 12m

An alfresco area is provided underneath the communal pergola with climbing plants and vertical screens providing a sense of privacy while extensive tree canopy planting provides opportunities for shade.

Within the street frontages, a range of groundcovers and shrubs are utilised which are complemented by an array of canopy trees which soften the appearance of the built form while providing privacy to the dwellings with POS located within the front setbacks.

Refer to the accompanying Landscape Plan, prepared by Plume for further detail.

3.7 Key Technical Considerations

This Section of the Report should be read in conjunction with the Waste Management Plan and Traffic Impact Statement prepared by Traffix Group.

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Access

The development provides a vehicle access point of both Hope and Autumn Streets to the respective underground basements. The vehicle access points are sufficiently dimensioned to allow for the movement of traffic in a free-flowing manner with the following dimensions noted:

- 3.6-metre-wide vehicle crossover to Hope Street providing access to a basement containing 25 car parks.
- 6.1-metre-wide vehicle crossover to Autumn Street providing access to a basement containing 57 car parks.

The number of access points has been minimised as far as practicable, noting the existing Barwon Water easement traversing the Site requires the carparking to be split into 2 separate basements. Vehicle access points have been located to the west of the Site to limit impacts to the residential road network and residential properties to the east.

Traffic modelling has confirmed that the surrounding road network has the capacity to absorb the anticipated traffic movements to and from the Site.

Refer to the accompanying **Traffic Engineering Assessment**, prepared by Traffix Group for further detail.

Car Parking

The proposed development incorporates 82 resident car parking space within the two building basements, which includes 25 spaces for the northern building and 57 spaces for the southern building.

In addition to the 57 spaces within the basement, the development generates five (5) new car parking spaces along the Site's frontage:

- Increase of one space along Hope Street frontage (from two to three spaces post-development) due to removal of one existing crossover.
- Increase of four spaces along Autumn Street frontage (from four to eight spaces post-development) due to removal of three existing crossovers.

The development provides the required parking for residents under Clause 52.06-5; however, the proposal seeks a reduction to the statutory rate of car parking as set out at Clause 52.06 for visitor parking. The Clause requires the provision of 11 on-site visitor spaces, and the proposal does not include any visitor parking. As noted above, the five new on streetcar spaces which will be available post-development will partially contribute to meeting any future visitor parking demand. Typically, the peak time for any visitor demands will be in the evening and on weekends. These demands will be short-term in nature and will need to be met in the nearby area within the on-street and off -street parking resources. Car parking studies undertaken by Traffix have demonstrated that there is sufficient car parking surplus in the surrounding area to meet visitor parking demands.

Refer to the accompanying **Traffic Engineering Assessment**, prepared by Traffix for further detail.

Waste

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development. More specific waste management strategies for the proposal are set out below:

- Waste collection is proposed to be undertaken on-site within the basement level via a private contractor using a 6.4m long Mini-Hino rear loading waste collection vehicle.
- Waste collection will be undertaken outside of the peak hours to minimise disruption for car parking users and ensure there is sufficient space within the carpark for the transfer of bins to and from the waste vehicle.
- Both southern and northern side buildings will include a dual chute system for residents at each building level. Garbage and commingled recycling will be accommodated within the chutes. The southern and northern chutes will terminate into 1,100L bins within each core of the building at basement level.
- Shared residential waste storage areas are provided for FOGO and glass waste located within the northern and southern basement level which can be accessed via lifts/stairs.
- Swept path diagrams demonstrating vehicle access of the 6.4m long mini rear loading waste vehicle entering and exiting the Site in a forward direction is attached at Appendix B of the Waste Management Plan.

Refer to the accompanying **Waste Management Plan**, prepared by Traffix for further detail.

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Environmentally Sustainable Design

This application is accompanied by a Sustainable Management Plan (SMP) and Green Travel Plan (GTP), prepared by ADP Consulting and Traffix which addresses sustainability requirements contained at Clause 15.01-2L of the Greater Geelong Planning Scheme.

The SMP provides an assessment using the Built Environment Sustainability Scorecard (BESS) which relates to water, energy, stormwater, IEQ, transport, waste, urban ecology, innovation and management. The proposal achieves a total BESS score of 77% with no mandatory category (IEQ, energy, water, stormwater) below 50%. This represents an improvement over the 'best practice' benchmark of 50% and equates to 'excellence' performance outcomes.

This is achieved through the following key sustainable design initiatives which have been incorporated into the design of the proposed building:

- Installation of a 14kW PV system installed on the roof of the buildings to help power common areas.
- 15,000 L rainwater tank proposed. Rainwater collected from 51.5sqm of non-trafficable roof area from the North Building and reused for toilet flushing.
- 32,000 L rainwater tank proposed. Rainwater collected from 1345.5sqm of non-trafficable roof area from the South Building and reused for toilet flushing.
- Water efficient fittings and fixtures are applied throughout.
- The provision of bicycle parking spaces for visitors and residents.
- The use of high embodied energy material finishes is minimised in the design.
- Provision of organic food waste composter for residential use to reduce food waste.
- The majority of landscaping is to be native vegetation and water efficient drip irrigation will be provided.

The GTP sets out strategies to promote the use of public transport, reduce reliance on private vehicles and encourage the use of active transport and electric vehicles.

Refer to the accompanying **Sustainable Management Plan** and **Green Travel Plan**, prepared by ADP Consulting and Traffix for further detail.

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4 Planning Provisions

The Site is located within the City of Greater Geelong and is subject to the provisions and controls of the Greater Geelong Planning Scheme. This section details zone and overlay controls, as well as state and local policies.

4.1 Municipal Planning Strategy

The Municipal Planning Strategy (MPS) sets the basis for the local content in the planning scheme and builds on policy directions set out in the PPF. Strategic directions within the MPS are the high-level policy intentions for the municipality that provide the basis for matters that are implemented through more detailed policy. The MPS also incorporates strategic framework plans which provide a spatial representation of the key strategic directions for the municipality. The following clauses are relevant to this proposal are set out below.

Clause 02.01 – Context

Clause 02.01 acknowledges that the City of Greater Geelong is Victoria's largest regional municipality. Geelong functions as the primary service and employment hub for the G21 region. The municipality includes a range of unique attractors including diverse flora and fauna, the rural economy, heritage significance and significant transport infrastructure.

Clause 02.03 – Strategic Directions

Strategic directions are the high-level policy intentions for the municipality that provide the basis for matters that are implemented through more detailed policy or planning controls.

The following strategic directions are relevant to the Site and proposal:

- **Clause 02.03-1 – Settlement** – states that Geelong is expected to grow by an additional 152,000 people by 2036 based on an average growth rate of 2.5 per cent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth. Council envisages that infill development will increasingly deliver housing for Geelong's growing population and should be encouraged in areas with access to infrastructure, goods and services.

Of relevance to this proposal, the strategic directions outlined for settlement are to:

- *Direct and contain growth within identified locations across the municipality.*
- *Maintain the unique identity of Greater Geelong and its townships.*
- *Locate and design urban areas to mitigate the potential impacts of climate change.*

- **Clause 02.03-5 – Built environment and sustainability** – seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. It encourages sustainable and healthy development that will benefit and improve the community's quality of life. Clause 02.03-5 also acknowledges the pre- and post-contact heritage significance of the municipality.

Of relevance to this proposal, the strategic directions outlined for built environment and sustainability are to:

- *Ensure that development enhances Geelong's sense of place and identity.*
- *Support the design and provision of healthy, walkable neighbourhoods.*
- *Encourage environmentally sustainable design in all development.*
- *Encourage all development to provide high quality urban design and landscaping.*
- *Conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.*

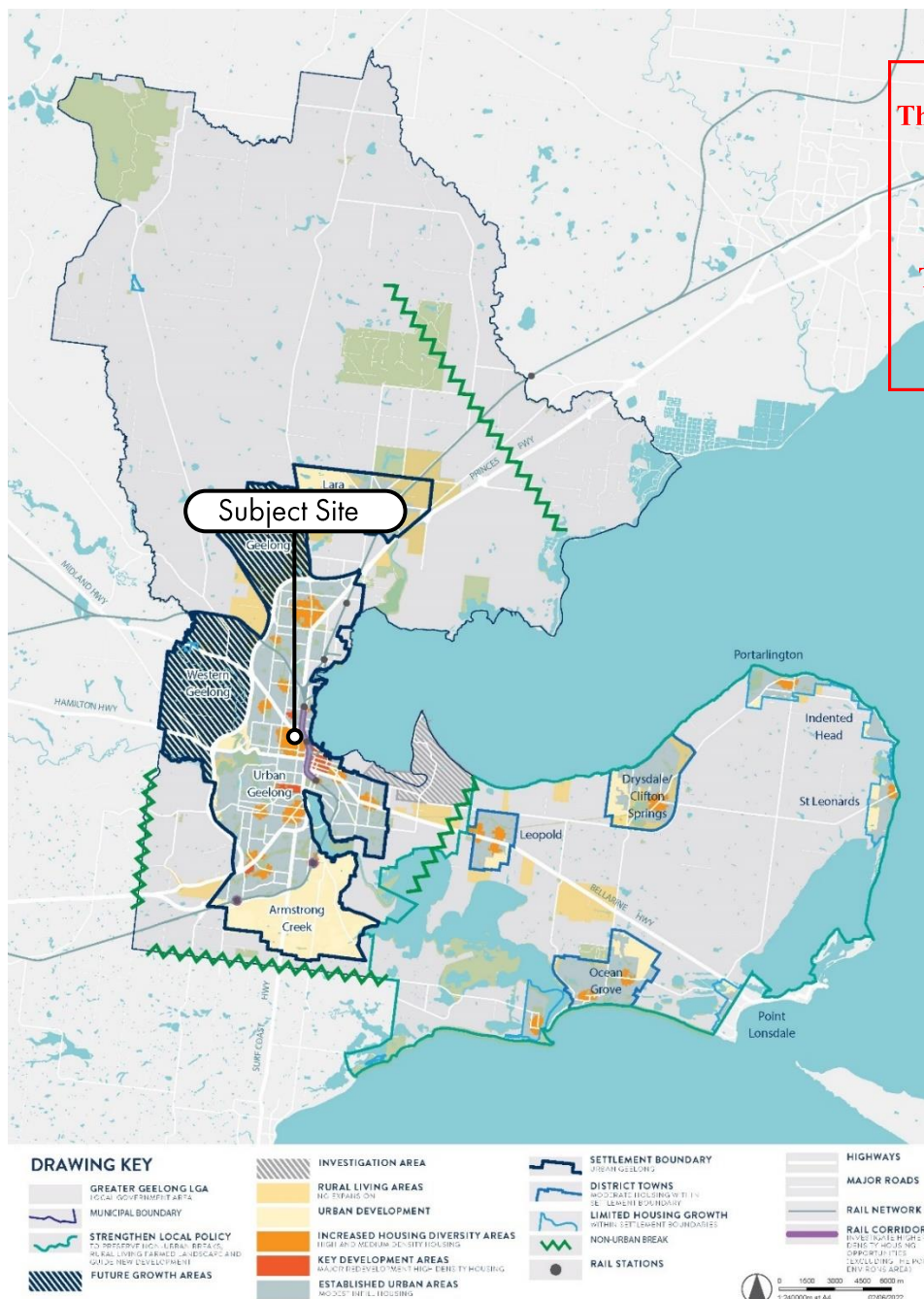
- **Clause 02.03-6 – Housing** – highlights the importance of increasing the diversity of the City’s housing stock to cater for the growing trend of smaller households, the need for affordable housing, ageing in place and low maintenance housing and a strong demand for housing in high amenity locations.

Of relevance to this proposal, the strategic directions outlined for housing are to:

- Facilitate infill development to increase its housing supply contribution.
- Ensure housing diversity is achieved in established and growth area communities.
- Increase the level of affordable and social housing in Geelong.

Clause 02.04 – Strategic Framework Plans

Clause 02.04 includes Greater Geelong’s Strategic Framework Plans, including the housing and settlement framework plan, which identifies the Site as being within an ‘Increased Housing Diversity Area’ where increased dwelling density is preferred.



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Figure 8 - Housing and settlement framework plan

4.2 Planning Policy Framework

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to this proposal are set out below.

Clause 11 – Settlement

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

- **Clause 11.01-1S – Settlement** – aims to focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga. It is policy to direct growth into existing settlements and capitalise on opportunities for urban renewal and infill redevelopment.
- **Clause 11.01-1R – Settlement – Geelong G21** – seeks to support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria's second city. This is to be achieved (in part) by supporting growth with a focus on identified infill housing opportunity areas.
- **Clause 11.01-1L-01 – Settlement – Greater Geelong** – aims to direct the majority of future housing needs to urban Geelong (including urban infill).

Clause 15 – Built Environment and Heritage

Clause 15 states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods. Furthermore, planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 15.01-1S – Urban design** – aims to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. It is policy to require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- **Clause 15.01-2S – Building design** – seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- **Clause 15.01-2L – Environmentally sustainable design** – seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation. For proposals comprising 10 or more dwellings, policy guidelines seek a Sustainability Management Plan (including an assessment using BESS, STORM, Green star, MUSIC or other methods) and a Green Travel Plan
- **Clause 15.01-5S – Neighbourhood character** – aims to recognise, support and protect neighbourhood character, cultural identity, and sense of place. It is policy to support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- **Clause 15.01-5L – Neighbourhood character** – seek to manage the impact of urban change on existing neighbourhoods and protect areas with a significant garden character.
- **Clause 15.03-1L** sets out the following local policies for land within the Heritage Overlay (selected for relevance):
 - Retain and conserve significant and contributory heritage places.
 - Discourage demolition of buildings or other elements that are significant or contributory to a heritage place unless it:
 - Will contribute to the long-term conservation of the fabric of the part of the building being retained.
 - Involves the removal of later unsympathetic modifications.
 - Will enhance the heritage significance of the place.
 - Design and site development, including external alterations of buildings, to make a positive contribution to the significance of the heritage place.
 - Design development in heritage areas to provide a contemporary interpretation that relates to the location, bulk,

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Clause 16 – Housing

Clause 16 states that planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure. It should also ensure the long-term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 16.01-1S – Housing supply** – seeks to facilitate well-located, integrated and diverse housing that meets community needs.
- **Clause 16.01-1R – Infill housing – Geelong G21** – seeks to facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.
- **Clause 16.01-2S – Housing affordability** – aims to deliver more affordable housing closer to jobs, transport and services.

Clause 19 – Infrastructure

Clause 19 states that planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure. Planning should facilitate the efficient use of existing infrastructure and human services. Specific sub-clauses relevant to the Site and proposal include:

- **Clause 19.01-2S – Renewable energy** – seeks to support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.
- **Clause 19.03-3S – Integrated water management** – seeks to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.
- **Clause 19.03-3L – Integrated water management** – seeks to encourage all development to incorporate Water Sensitive Urban Design principles and the planting of low water use vegetation, particularly indigenous vegetation.

4.3 Zoning

Clause 32.08 General Residential Zone - Schedule 4 (GRZ4)

The General Residential Zone (GRZ) is intended to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport whilst ensuring development respects the neighbourhood character of the area. The GRZ is applied to the properties at 66-74 Autumn Street, Geelong West.

Specifically, the purpose of the GRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Schedule 4 relates to 'Urban Increased Housing Diversity Areas' and varies ResCode requirements relating to street setbacks, site coverage and private open space. Schedule 4 also includes the following additional Decision Guideline:

- *The requirements of Clause 16.01-1L-02 in relation to the siting, height, scale materials and form of proposed buildings are decision guidelines for an application under Clause 32.08.*

Minimum street setback

For sites in a heritage overlay, GRZ4 seeks front setbacks to be the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser.

The proposal complies with the setback requirements as noted below:

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- The adjoining dwellings at 47 & 51 Hope Street are setback approximately 5.6 metres on average and are subject to the provisions of the Heritage Overlay. The proposed development complies with the setback requirements and is setback approximately 5.6 metres from the Hope Street frontage.
- The established dwelling at 64 Autumn Street is setback 3.5 metres from the frontage. The proposed development is setback 2.8metres from the Autumn Street.

Private Open Space

The location of SPOS areas of Dwellings GO2H, and GO6A-G11A within the Hope and Autumn Street frontages reflects the front yard character of existing dwellings on both Hope and Autumn Street whilst also providing for private open space to the proposed dwellings.

Whilst not technically compliant with this standard, as the areas are not located to the side or rear of the dwellings, this outcome allows residents a generous landscaped front yard in conjunction with a communal 'backyard' that will foster a sense of community amongst future residents. Front gardens will be able to be enjoyed by residents, provide outlook to dwellings and contribute positively to the streetscape through landscaping and passive surveillance.

The combined open space offering is considered an appropriate balance between meeting the secluded open space needs of residents and providing a positive contribution to both streets.

Buildings and works

Pursuant to Clause 32.09-6, a permit is required to construct two or more dwellings on a lot.

A development must meet the requirements of Clause 55. An assessment against the objectives and standards of Clause 55 is provided at **Appendix B**.

Pursuant to Clause 32.08-11, a building must not be constructed for use as a dwelling or residential building that:

- Exceeds the maximum building height of 11 metres; and
- Contains more than 3 storeys at any point.

The proposed maximum building height exceeds the permissible building height of 11 metres pursuant to the GRZ. Notwithstanding this, the proposal seeks permission from the Responsible Authority to vary the maximum building height of the proposed development from 11 metres to 14 metres pursuant to Clause 53.23-2 (Planning Scheme Requirements).

Garden area

Pursuant to Clause 32.08-4, an application to construct or extend a dwelling or residential building on a lot above 650sqm in area must provide a minimum garden area of 35% of the total lot area.

The proposal includes 1,223sqm set aside as garden area which equates to approximately 48.6% of the total lot area.

Clause 34.01 Commercial 1 Zone - (C1Z)

The Commercial 1 Zone (C1Z) is intended to create a vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. The C1Z is applied to the properties at 76 Autumn Street and 51-53 Hope Street, Geelong West. Specifically, the purpose of the C1Z is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

Pursuant to Clause 34.01-1, a permit is required for the use of the land as 'accommodation' (inc. dwelling). Pursuant to 34.01-4, a permit is required to construct a building or carry out works.

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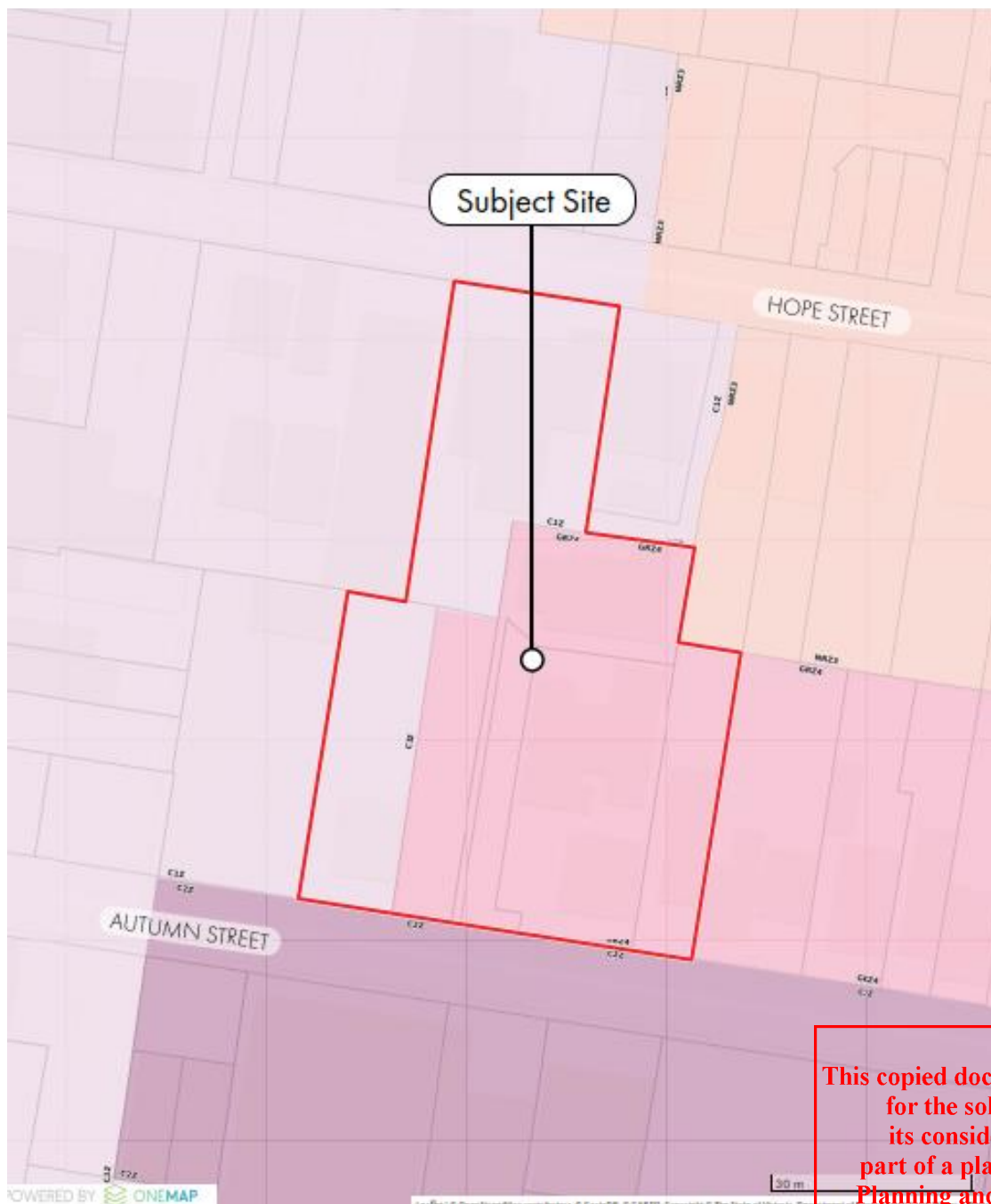


Figure 9 - Zone Plan

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4.4 Overlays

Clause 43.01 Heritage Overlay – Schedule 1962 (HO1962) 'Waterloo Heritage Area'

The parcel of land identified as 51-53 Hope Street is impacted by the Heritage Overlay – Schedule 1962 (HO1962) 'Waterloo Heritage Area'. The HO seeks to protect places of aesthetic, social or historical importance. The inclusion of properties in the Heritage Overlay helps to make sure that new development does not negatively impact on the heritage significance of the place or precinct. Specifically, the HO seeks to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Schedule 1962 relates to the 'Waterloo Heritage Area'. The Waterloo Heritage Precinct is significant as one of the earliest surviving suburban areas in Geelong West where some of the most intense building activity occurred from the 1850s. The area has further significance for its residential building activity from the second half of the 19th century until the Second World War. This is reflected in the notable concentration of modestly scaled, single storey, Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s.

The Victorian Heritage Database notes that the only buildings associated with non-residential uses that contribute to the significance of the precinct today are the former shop and dwelling at 11 Preston Street, Geelong West Kindergarten at 46-54 O'Connell Street, former corner store at 31 Hope Street and Tucker's Funerals building at 57 Hope Street. Therefore, the non-residential building at 51-53 Hope Street does not contribute to the heritage character of the Waterloo Precinct.

Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building and construct a building or construct or carry out works.

The following key considerations will apply in accordance with the decision guidelines set out under the HO1962:

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

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Clause 52.06 – Car Parking

Clause 52.06 seeks to ensure an appropriate number of car parking spaces are provided to suit the nature of the land use and its location. It also provides design requirements for car parking provision. This clause applies to a new land use, an increase of an existing use.

Pursuant to Clause 52.06-5, use of land as a 'dwelling' generates a statutory demand of one parking space to each one or two bedroom dwelling plus an additional two parking spaces for each three or more-bedroom dwelling. Clause 52.06 specifies minimum car parking rates for a range of land uses. The following rates have been identified that are of relevance to the proposal:

Use	Size/No. of Dwellings	Statutory Rate	Parking Required	Parking Provision	Surplus/Shortfall
Hope Street Building					
One-bed dwelling	3	1 space per one/two-bedroom dwelling	3	3	0
Two-bed dwelling	5	1 space per one/two-bedroom dwelling	5	5	0
Three-bed dwelling	8	2 spaces per three or more-bedroom dwelling	16	17	+1
Visitors	16	1 visitor space to every 5 dwellings	3	0	-3
Autumn Street Building					
One-bed dwelling	6	1 space per one/two-bedroom dwelling	6	6	0
Two-bed dwelling	20	1 space per one/two-bedroom dwelling	20	20	0
Three-bed dwelling	15	2 spaces per three or more-bedroom dwelling	30	31	+1
Visitors	41	For visitors to every 5 dwellings for developments of 5 or more dwellings	8	0	-8
Total			91	82	+2 resident -11 visitor

Table 3 - Car Parking Rates

Based on the above, the development has a surplus of 2 resident spaces, and a shortfall of 11 visitor spaces. Accordingly, a car parking reduction is required under Clause 52.06-07. Traffic Group has undertaken a car parking

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study which indicated a surplus of spaces in the immediate vicinity. It is therefore submitted that visitors to the development will be able to park in the surrounding streets.

Refer to the accompanying **Transport Impact Assessment**, prepared by Traffix Group for further detail.

Clause 52.34 – Bicycle Parking

Clause 52.34 seeks to encourage cycling as a mode of transport and provide secure, accessible and convenient bicycle spaces. In accordance with Clause 52.34-1, the requirement to provide bicycle spaces does not apply to residential buildings of less than four storeys in height.

Notwithstanding this, the proposal a total of 20 bicycle spaces within a ground level bicycle parking room as follows:

- 14 x 'Flat Top' horizontal rails across both basements for residents
- 6 x 'Flat Top' horizontal rails at ground level for visitors

Based on the above, the provision of 20 bicycle spaces exceeds the bicycle parking provision requirements of Clause 52.34.

All bicycle parking is also provided in accordance with the design requirements of AS2890.3-2015, and we consider the bicycle parking layout acceptable.

Refer to the accompanying **Traffic Impact Assessment**, prepared by Ratio and **Green Travel Plan**, prepared by Traffix Group for further detail.

Clause 53.23 - Significant Residential Development with Affordable Housing

Clause 53.23 seeks to facilitate development that provides a significant level of housing and includes affordable housing. The purpose of Clause 53.23 is:

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

Pursuant to Clause 53.23-1, this clause applies to an application under any provision of the planning scheme if the application includes the use or development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) and satisfies the condition corresponding to a category in Table 1.

The proposal falls under Category 1 of Table 1 which specifies the following Condition:

The estimated cost of the development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) as specified in the quantity surveyor report required under clause 53.23-3 must be at least:

- \$50 million if any part of the land is in metropolitan Melbourne; or
- \$15 million if the land is not in metropolitan Melbourne.

At least 10% of the total number of dwellings in the development must be affordable housing, or alternatively this condition may be met via an alternative mechanism for the provision of affordable housing specified in the agreement under section 173 of the Act referred to in clause 53.23-4.

Must have written advice from the Chief Executive Officer, Invest Victoria confirming the likely financial feasibility of the proposal.

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

Clause 55 seeks to achieve residential development that respects the existing neighbourhood character, or which contributes to a preferred neighbourhood character. It also attempts to encourage residential development that provides reasonable standards of amenity for existing and new residents.

The provisions of Clause 55 apply to an application to construct two or more dwellings on a lot in the General Residential Zone. Clause 55 specifies 'objectives', describing the desired outcome to be achieved in the completed

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subdivision and 'standards', containing the requirements to meet the objective. A standard should normally be met, however, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

All of Clause 55 except Clause 55.03-5, Clause 55.03-6, Clause 55.03-8, Clause 55.04-8, Clause 55.05-1, Clause 55.05-2 and Clause 55.05-6 apply to an application to construct or extend an apartment development

A comprehensive assessment of the proposal against the relevant objectives and standards of Clause 55 are provided at **Appendix B** to this report.

Clause 53.18 – Stormwater Management in Urban Development

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

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

There are 3 key elements to be met under Clause 53.18:

- Stormwater management objectives and standards for subdivision.
- Stormwater management objectives and standards for buildings and works.
- Site management objectives and standards for site management prior to and during the construction period.

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

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

4.6 Strategic Planning Considerations

The *Greater Geelong Planning Scheme* contains a range of documents that are incorporated documents under section 6(2)(j) of the *Planning and Environment Act 1987*. An incorporated document is a document that needs to be read in conjunction with the planning scheme for the effect of the scheme to be understood. An incorporated document carries the same weight as the other parts of the planning scheme.

Additionally, background documents and policy documents are referenced throughout the *Greater Geelong Planning Scheme* and operate to provide contextual information for a policy provision and assist the understanding of the planning scheme. However, these documents do not form part of the planning scheme and must not be directly relied on for decision making.

The following documents are relevant to the Site and proposal:

- Incorporated documents (Clause 72.04):
 - N/A
- Background documents (Clause 72.08):
 - *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).
 - *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and City of Greater Geelong, 2007)
 - *City of Greater Geelong Settlement Strategy* (City of Greater Geelong, August 2020)

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G21 Regional Growth Plan

The G21 Regional Growth Plan (the 'Growth Plan') is intended to manage growth and land use pressures to 2050 in the G21 region (comprising the local government areas of Greater Geelong, Surf Coast Shire, Golden Plains Shire, Colac Otway Shire and Borough of Queenscliff). It pulls together the strategic land use and growth planning already completed across the region and builds on this to identify where future residential and employment growth will occur and the critical infrastructure required to support it.

The Growth Plan sets out the following vision for the region:

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'The Geelong region is Australia's most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy'

The Growth Plan plans for a future population of 500,000 and beyond and identifies targeted areas to cater for additional population growth to 500,000 and longer-term growth areas if the region's growth becomes more rapid. The Site is identified within urban Geelong which is designated for infill housing opportunities.

To support this vision, the Growth Plan outlines various strategic directions and policies, the following of which are relevant to the Site and proposal:

- Establish 40% of new dwellings through urban infill at average densities of 20 dwellings per hectare in urban Geelong, regional activity centres and areas with good access to services and public transport by 2031.
- Promote and facilitate urban renewal and major infill sites in identified centres and precincts.

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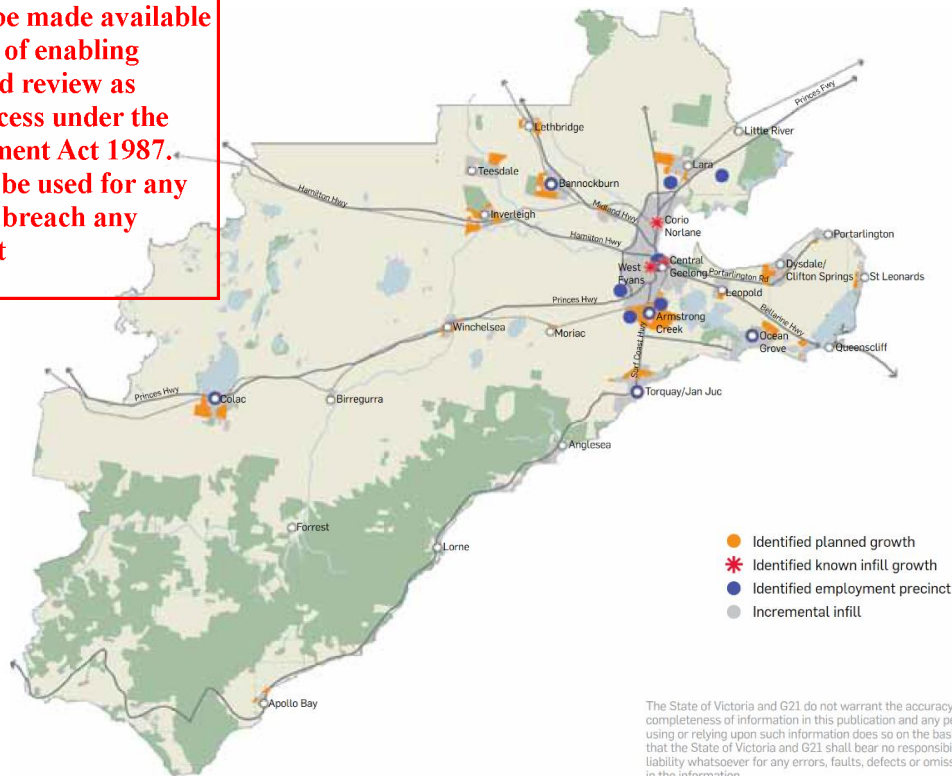


Figure 11 - Identified Planned Growth - G21 Regional Growth Plan

City of Greater Geelong Settlement Strategy

The City of Greater Geelong Settlement Strategy (the 'Settlement Strategy') provides a planning framework to guide decision making and investment around settlement planning and housing provision in Greater Geelong to 2036.

The Settlement Strategy provides an overview of population and housing trends, issues and community aspirations and recommendations to support housing for a growing population while safeguarding Geelong's lifestyle and environmental values.

The following key principles and directions are considered relevant in the assessment of the proposal:

- Provide clear strategic direction on the spatial distribution of residential growth in Greater Geelong.
- Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).
- Ensure housing diversity is achieved in existing and growth area communities.
- Continue to implement and build upon the Housing Diversity Strategy to increase housing diversity in existing communities.
- Increase the role of urban consolidation as part of Geelong's overall housing supply.

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- Facilitate infill development to increase its housing supply contribution to 50 per cent, by 2047.
- Support the population target of 10,000 people by 2026 in Central Geelong through increased residential development.
- Manage the impact of increased housing densities on neighbourhoods.

The Settlement Strategy is guided by the Greater Geelong Housing Framework Plan, which identifies the Site as being within an established urban area for which modest infill housing is identified. Within the strategy, Council forecasts a growing demand for infill development as land values rise, travel times from broad-hectare developments lengthen and greater investment is directed towards increased amenity, services and infrastructure within established urban areas. Furthermore, a housing analysis undertaken as part of the *G21 Regional Growth Plan* has identified that there is capacity within established urban areas for an additional 80,000 dwellings.

For reference, the Settlement Strategy defines density categories at Table 6 which is replicated below. Within the meaning of the Settlement Strategy, the proposal therefore comprises 'high density' development by virtue of the proposed lot sizes and attached built form.

HOUSING AND DENSITY			
High density	Individual dwelling density is less than 150 sqm. Commonly walk-up flats and apartments	Low density suburban	Greater than 750 sqm considered large lots, but still within suburban and township areas
Medium density	Individual dwelling density is between 150 to 250 sqm. Commonly attached one or two story units	Rural residential	Includes all dwellings located on land that is zoned low density residential (ldrz) or rural living (rlz)
Compact suburban dwellings	Individual dwellings 250 sqm to 400 sqm. Considered small suburban lots, but with detached dwellings	Rural residential	Includes all dwellings located on land that is zoned rural conservation (rcz)
Suburban dwellings	Suburban dwellings 400 sqm to 750 sqm	Farm	Includes all dwellings located on land that is zoned farm (fz)

City of Greater Geelong Housing Diversity Strategy (2007)

The Housing Diversity Strategy (2007) was prepared by the City of Greater Geelong to guide the future development of medium density housing in the City's established residential areas.

The Housing Diversity Strategy aims to:

- Provide for the development of a range of housing types and densities in the City of Greater Geelong, to meet the City's existing and future housing needs.
- Provide certainty to the existing and future community with regards to where different housing types and densities will be generally supported or discouraged by Council; and
- Provide for the development of a sustainable overall urban structure in the City of Greater Geelong.

The strategy recognises a range of housing types that generally fall into the following categories:

- **Conventional housing** - single detached dwellings on lots generally ranging between 500 and 1,000 square metres (sqm). The development of an area for conventional housing generally results in a gross residential density of 10 – 15 dwellings per hectare
- **Medium density housing** - the provision of 2 or more detached or attached dwellings, townhouses or apartments on a site below four stories. The development of an area for medium density housing generally results in a gross residential density of 20 – 40 dwellings per hectare.
- **Higher density housing** - attached townhouses or apartments, usually more than 3 stores in height. The development of an area for high density housing generally results in a gross residential density of more than 40 dwellings per hectare.

The strategy highlights the growing population of Greater Geelong and the need to accommodate this growth. The City's aging population is highlighted as a key group that need to be accommodated now and in the future.

There is an emphasis on reducing urban sprawl by encouraging development in existing urban areas, particularly areas that are well serviced by infrastructure and facilities.

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The Strategy identifies the Site as being within an 'Incremental Change Area' which are residential areas where the majority of new development will be in keeping with Geelong's traditional suburban character. Incremental Change Areas are identified for primarily conventional density housing, with preferred housing development including:

- Extensions to existing houses
- New single dwellings
- Dual occupancy developments
- Low scale medium density developments that are responsive to the existing or preferred character of the area.

It is noted that the Housing Diversity Strategy predates the preparation of the Settlement Strategy, which is more supportive of urban infill development outcomes.

Pakington Street & Gordon Avenue Urban Design Framework (2021)

Pakington North Urban Design Framework (UDF) has been developed to set an overall direction for growth and development of the precinct. On Tuesday 14 December 2021, Councillors adopted the Gordon Avenue and the Heritage Core Precincts of this UDF, and supported further community engagement for Pakington North Precinct. It is a long-term vision document that presents mechanisms to direct investment and renewal by establishing objectives, guidelines and actions which facilitate land use, built form and public realm outcomes. The UDF seeks to strengthen the land use pattern to provide consistent and appropriate zoning in order to deliver new housing and commercial opportunities within the precinct.

The UDF seeks to:

- *Implement the City's Settlement Strategy by identifying suitable locations for preferred increased residential density.*
- *Provide built form objectives and guidelines, for incorporation into the City of Greater Geelong Planning Scheme to ensure improved built form outcomes and clarity in decision making.*
- *Provide basis for preparation of detailed masterplans to guide infrastructure and public realm outcomes along Pakington Street.*
- *Identify relevant projects and establish an implementation plan to deliver on a long-term vision for the precinct.*
- *Inform the City's capital works program and annual budget.*

The UDF recognises the existing distinct character of 3 areas which are referred to as 'precincts'. The boundaries generally reflect transitions in character, land use and built form, informing potential to enhance their character. The approach is to enhance these distinct areas, to maximise what they each have to offer and improve their connection to each other and key attractors such as Central Geelong.

This includes the following precincts:

- *The Pakington North Precinct stretches along Pakington Street from Church Street to Waratah/Wellington Street, with a mix of office, restricted retail, and emerging cafés and restaurants. This precinct is currently in a Commercial 2 Zone.*
- *The Heritage Core Precinct is the area that comes to mind when you hear the term 'Pako' - stretching along Pakington Street from Waratah/Wellington Street to Autumn Street, with a mix of locally owned specialty retail, cafés and restaurants, the Town Hall, library and post office, among others. This precinct is currently in a Commercial 1 Zone. The Heritage Core Precinct comprises of largely 1 and 2 storey shopfronts to both sides of Pakington Street with a strong heritage character that is reflected by the incorporation of HO1634.*
- *The Gordon Avenue Precinct stretches along Gordon Avenue from Pakington Street to Latrobe Terrace, with a mix of large format retail, warehouse and office space. This precinct is currently in a Commercial 2 Zone, though parcels opposite West Park are currently in a Commercial 1 Zone.*

It is noted that a portion of the Site falls within the Heritage Core Precinct and is located adjacent to the boundary of the Gordon Avenue Precinct. A response to each precinct has been provided at 5.5 of the Planning Assessment.

Victoria's Housing Statement

Victoria's Housing Statement was released on 20 September 2023. It sets out a series of reforms that aim to deliver greater housing availability and affordability through facilitating the delivery of 80,000 homes per year (including social

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and affordable housing) and a 're-focus' of residential growth to achieve a greater proportion of dwellings in established urban areas.

In regional cities and rural areas, the targets will also help deliver more new homes in cities and towns to boost key worker and affordable housing. The City of Greater Geelong is proposed to accommodate 139,800 new homes by 2051. It is estimated that 40,000 homes will be in the Northern and Western Geelong Growth Areas, while infill development will focus on central Geelong, Pakington Street North, the former Saleyards Precinct in North Geelong, and South Geelong.

The reform includes the expansion of the eligibility criteria for the *Development Facilitation Program* (DFP) which will apply to residential projects with a development cost of at least \$50m in Metro Melbourne that provide at least 10% affordable housing.

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5 Planning Assessment

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This section of the report has been prepared to provide an overview of the envisaged key planning considerations and issues relating to the proposal. Specifically, the following chapter outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Greater Geelong Planning Scheme.

5.1 How is the proposal consistent with the Municipal Planning Strategy and Planning Policy Framework?

The proposal is entirely consistent with the state-wide Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS) by accommodating infill development in urban Geelong that is responsive to established and emerging neighbourhood character, is of design excellence, exceeds ESD standards and contributes to housing affordability.

The following key policy responses are relevant to the assessment of this application:

- The proposed townhouse development responds to the strategic direction and vision of the PPF by accommodating infill development in urban Geelong that is responsive to established and emerging neighbourhood character. In support of this objective, the proposal consolidates several parcels of underutilised land for a high-quality residential development, which will provide net community benefit to Geelong West. The proposed development contributes to investment and housing growth in a sought-after area of Geelong, reinforcing its role as a major regional centre.
- The proposal will contribute to greater diversity and affordability of housing, providing a range of apartment sizes and typologies within the Site but also diversifying the detached, larger housing typologies which are predominate within the region.
- The proposed development layout will facilitate the construction of dwellings that cater to the diverse needs and budgets of the broader community as well as promoting safe and functional urban design. The layout is designed to be an attractive, safe, and accessible neighbourhood at a density which will foster interaction and community. The target market includes downsizers, young professionals, and families and the design has considered the wants and needs of each of these groups.
- The proposal presents a high-quality design which will set a new standard of development for Geelong West, creating a unique sense of place for future residents combined with substantial communal open space. The dwelling design interprets the contemporary emerging architectural language of the surrounding area and provides a respectful response to established neighbourhood character of Geelong West.
- Through an emphasis on articulation of the built form and materiality, as well as landscaping, the proposal provides for an attractive design response. AMA has prepared a unique design response which responds to the established residential area of Geelong West as well as the key technical considerations for the proposal such as traffic, waste and sustainability.
- The proposal incorporates considerable landscaping and tree planting which has been designed to be meaningful and contributory to the landscape character. The landscaping and planting palette prepared by Plume integrates well with the built form proposed and will contribute positively to the experience of the Site both internally and from the public realm.
- The proposed design has considered its context and responded to the features of the Waterloo Heritage Precinct. The immediate streetscape and broader precinct are defined by the single storey, Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s. The proposal considers surrounding single story vernacular dwellings utilising cream break and vertical metal cladding that contribute to the established character of Geelong West.
- The Landscape Plans sets out to provide a stimulating environment responsive to the scale, function and location of the development. Careful consideration of the surrounding context, architecture, Site character and conceptual collaboration with the client, architects and consultant team has contributed to the landscape design solution. The overall design aims for an integrated landscape experience with the building architecture and function, activating the Site, greening the periphery and creating a vibrant natural area within the Geelong West character.

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- The proposal has been designed to meet Clause 19.03-3L (Integrated Water Management) and Clause 19.03-3S (Integrated Water Management) and Clause 53.18 (Stormwater Management in Urban Development) of the Greater Geelong Planning Scheme. The proposal has been designed to ensure that stormwater is managed to mitigate impacts on the environment, property and public safety and to provide cooling, local habitat and amenity benefits.

5.2 How is the proposal consistent with strategic direction for the Site and wider region?

- The proposal responds to Clause 02.03-1 (Settlement) by providing essential and affordable housing opportunities in a location which is supported by established infrastructure. The proposal will deliver well-considered and sustainable residential growth that incorporates sustainable living principles. The proposal delivers a high-quality design and achieves a high level of amenity for future residents while being appropriate for the Site and neighbourhood.
- The development is in accordance with and responds to Clause 02.03-6 (Housing) and Clause 02.04-3 (Housing and settlement framework plan) by providing an infill development which increases housing supply contribution at a density, mass and scale that is complementary to the location, role and character of the Geelong West increased Housing Diversity Area.
- The proposal provides 57 dwellings across a consolidated Site. The proposal provides a medium-high density style development that responds to the surrounding urban character and provides an excellent level of amenity for future residents.
- The G21 Regional Growth Plan (2013) is supportive of diverse housing and urban infill outcomes, particularly for Sites that are well-connected to transport, amenities and services. The Growth Plan importantly acknowledges the demands of an increasing population and the role of higher density, incremental infill outcomes in meeting housing needs. The proposal will contribute to targets to achieve 40% of new dwellings through infill development by 2031. In accordance with the Greater Geelong Settlement Strategy (2020) the proposal will contribute directly to infill development and housing choice in urban Geelong, whilst also providing a diversity of housing outcomes across the Site itself. The proposed dwellings can generally be characterised as 'high density' due to their apartment style design. This outcome accords with the Site's designation for infill housing given the Site forms part of an Increased Housing Diversity Area and is directly adjacent to the Pakington Street Sub-Regional Centre meaning it satisfies these strategic objectives.
- The proposal incorporates a diverse residential offering across the Site which will respond to the needs of a variety of household types in a higher-density development format than that currently seen in the surrounding neighbourhood. The proposal will contribute to meeting the Settlement Strategy's infill housing target of 50 per cent by 2047 across in the broader municipality while also providing well-located and integrated housing that is directly proximate to jobs, services and public transport.

In summary, it is submitted that the proposal will actively enable outcomes sought by key policies and strategic documents. This policy support should weigh heavily in favour of the approval of the proposal.

5.3 How is the proposal consistent with the purpose and provisions of the General Residential Zone – Schedule 4

The proposal is highly consistent with the intent and provisions of the General Residential Zone- Schedule 4. This is achieved by providing a built form outcome that is scaled to respect the single and double storey surrounding residential character. The proposal responds appropriately to the unique commercial interface of Pakington Street.

Garden Area

The garden area requirements under the GRZ4 are satisfied for the proposal. The proposal includes 1,223sqm set aside as garden area which equates to approximately 48.6% of the total lot area which is within the GRZ4. This exceeds the requirement of 35% sought under the GRZ4.

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Building Height

The proposed maximum building height exceeds the permissible building height of 11 metres pursuant to the GRZ. As such, the proposal seeks permission from the Responsible Authority to vary the maximum building height of the proposed development from 11 metres to 14 metres pursuant to Clause 53.23-2 (Planning Scheme Requirements).

- In considering variations to the mandatory provisions of the Zone, Clause 53.23-2 specifies to following Decision Guidelines:

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

The proposal responds to these considerations in the following manner:

- The proposal will facilitate a residential development that includes affordable housing to meet existing and future needs.
- The proposal will facilitate a residential development with high quality urban design, architecture and landscape architecture.
- The preliminary comments from the OVGA demonstrate a high level of support for the proposal, including its architectural quality. The OVGA have specifically stated they support the proposed building height.

In response to the Decision Guidelines of GRZ4, we note:

- As outlined above, the proposal is proposal is not only aligned with the objectives of the PPF and MPS, but actively assists in the delivery of key policies and strategies.
- The proposed dwellings will generate no overshadowing impacts on existing rooftop solar energy systems on dwellings on adjoining or nearby allotments.
- The proposal has appropriate consideration to the objectives, standards and decision guidelines of Clause 55 (Two or More Dwellings on a Lot) with a high level of compliance with Objectives and Strategies. See Appendix A for a complete assessment.

Therefore, the proposal is entirely consistent with the purpose and provisions of the GRZ4, noting that a minor variation in building height of 3m or 1 storey can be permitted pursuant to Clause 53.23.

5.4 How is the proposal consistent with the purpose and provisions of the Commercial 1 Zone and General Residential Zone?

The proposal seeks planning approval for the use of a dwelling and the buildings and works under the provisions of the Commercial 1 Zone (C1Z).

As set out in the table below, the proposal responds to the relevant decision guidelines for the use of land and buildings and works under the provisions of the C1Z.

5.4.1 General

Decision Guideline	Response
The Municipal Planning Strategy and the Planning Policy Framework.	As outlined in Section 5.1 above, the proposed development aligns with the strategic objectives for residential growth in Greater Geelong. The proposal unlocks the opportunity for infill residential development on underutilised land with proximate access to recreational space and everyday amenities, hence offering ample net community benefit. The development is a respectful contemporary contribution to the Waterloo Heritage Precinct.
The interface with adjoining zones, especially the relationship with residential areas.	Whilst the Site is subject to 2 zones, C1Z and GRZ, the design response takes cues from the immediate context, replicating and extending the patterns of setbacks and articulation as it presents to the street. This creates a domestic interface with the street and

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minimises overshadowing to the southern street. In doing so, it ensures the development is respectful to it's the local residential interfaces, including the NRZ further east.

The built form has a reduced overall height at the eastern boundary of the southern portion of the Site. This setback minimises overshadowing, protecting the amenity of the neighbouring property, while also reducing the scale of the built form at the interface with the General Residential Zone.

5.4.2 Use

Decision Guideline

Response

The effect that existing uses may have on the proposed use.

Whilst the Site is near the Pakington Street, a key commercial corridor for the west of Geelong, the existing commercial uses will not be detrimental to the proposed residential use.

The following matters are noted:

- To the east, the Site adjoins Tuckers Funeral and Bereavement Services. Tuckers utilise the site at 55-61 Hope Street for administrative purposes with their reception and onsite chapel. Funeral services tend to be conducted across the road at 68-74 Hope Street with services scheduled during business hours. Both Tuckers properties contain a significant amount of onsite car parking to support funeral services when scheduled.
- To the south, on the opposite side of Autumn Street, a variety of commercial warehouse facilities exist with most notably being the Jeep and Izuzu service and parts centre located at 42-46 Gordon Avenue. The service centre operates between 8.30am-5.30pm with allocated timeframes for vehicle drop off and collection. The service centre has been operating within a residential context for a number of years and it is not anticipated it would have any unreasonable amenity impact on future residents.

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The drainage of the land.

The Site is not impacted by flooding or inundation and there is no local floodplain development plan prepared in respect of the Site and surrounds.

The development also meets the Best Practice standard for Urban Stormwater Quality and is therefore also consistent with the City of Greater Geelong's Stormwater Management objectives. This is achieved through:

- 15,000 L rainwater tank proposed. Rainwater collected from 515sqm of non-trafficable roof area from the North Building and reused for toilet flushing.
- 32,000 L rainwater tank proposed. Rainwater collected from 1345.5sqm of non-trafficable roof area from the South Building and reused for toilet flushing.
- A Melbourne STORM rating of 101% is achieved

The availability of and connection to services.

As a result of the current land uses occurring on Site, the Site is fully serviced.

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The effect of traffic to be generated on roads.

The traffic volumes are not expected to have a significant impact on the surrounding road network, which is anticipated to have ample capacity to accommodate the number of trips generated by the proposal. The swept path assessment demonstrates that the relevant design of the vehicle accessways can be completed satisfactorily.

The development provides 2 vehicle access points to the underground basement at both Hope and Autumn Street, dispersing traffic movements to and from the Site between the 2 streets. The vehicle access points are sufficiently dimensioned to allow for the movement of traffic in a free-flowing manner. The traffic generated by the proposed development is expected to be easily absorbed by the surrounding road network. The proposal also includes the removal of four existing crossovers. .

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The interim use of those parts of the land not required for the proposed use

N/A

5.4.3 Buildings and Works

Decision Guideline

Response

The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.

No commercial uses are proposed to accompany the residential scheme; therefore, no supplies or goods will be transported to and from the Site.

Emergency services will utilise the on-street carparking available and access the Site directly from the street.

Furthermore, no public transport routes currently operate on Hope or Autumn Street, with all bus routes accessed from Pakington Street. Therefore, the buildings and works will have no impact on the existing public transport facilities. Waste removal will be undertaken on Site within the basement via a private contractor.

The provision of car parking.

The proposed development has a statutory car parking requirement of 91 car spaces under Clause 52.06-5 and based on the provision and allocation of 82 car spaces, there is a surplus of 2 resident spaces, and shortfall of 11 visitor spaces.

The car parking reduction is supported under the following decision factors of Clause 52.06-7:

- The car parking demand assessment indicates that there will be a demand for up to 7 visitor spaces, or 2 spaces at off-peak times, that will need to be met in the nearby area.
- The car parking demand can be readily met in the nearby public parking resources, including along the Site's combined frontages, which will provide 11 car spaces post-development.
- The Site has access to alternative modes of transport in close proximity including public transport, cycling facilities and a high level of walkability to nearby everyday destinations, which reduce the reliance on private vehicle travel.

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- The City of Greater Geelong has indicated they would be supportive of a reduction in visitor spaces in pre-application comments.

The storage of rubbish and materials for recycling.

Both southern and northern side buildings will include a dual chute system for residents at each building level. Garbage and commingled recycling will be accommodated within the chutes. The southern and northern chutes will terminate into 1,100L bins within each core of the building at basement level.

Waste collection is proposed to be undertaken on-site within the basement level via a private contractor using a 6.4m long Mini-Hino rear loading waste collection vehicle.

Defining the responsibility for the maintenance of buildings, landscaping and paved areas.

The maintenance of communal areas, landscaping and paved areas will be subject to an owner's corporation.

Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Overlooking has been addressed through the inclusion of textured opaque glass to level 1 habitable windows with the potential to overlook residential properties to the east. Overlooking from level 3 of both buildings and level 4 of the Hope Street building will be prevented by the pitch of the level below and overlooking from the upper most level of the autumn street building is set back over 9m from its residential neighbour.

Overshadowing of the neighbouring residential property at 64 Autumn Street will be compliant with Clause 55, with 40sqm of SPOS to the rear of this property maintaining sunlight access between 9am and 3pm on September 22 (refer Plan A502).

The availability of and connection to services.

As above.

The design of buildings to provide for solar access.

The design of the development has been influenced by the need to ensure all dwellings are adequately serviced with solar access.

The secluded private open space of each dwelling is oriented to maximise solar access and are conveniently accessible from the living areas. This will provide excellent opportunities for passive recreation, entertainment and leisure.

The balconies are oriented to the north and south, directing outlook towards the street and the internal garden space. This is done to minimise the overlooking to neighbouring properties to the east and west and will ensure unimpeded outlook and solar access. Windows are sized to maximise light and minimise heat gain.

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The objectives, standards and decision guidelines of Clause 54 and Clause 55

A comprehensive assessment of the proposal against the objectives and standards of Clause 55 is provided at Appendix B. The proposal has a high level of compliance with this Clause.

5.4.4 General Residential Zone – Schedule 4 (GRZ4)

A portion of the Site is also located in the General Residential Zone, Schedule 4 (GRZ4). The proposal is consistent with the decision guidelines of this zone in the following manner.

Clause 32.08-13 (Decision guidelines) sets out decision guidelines that must be considered by the responsible authority before deciding on an application. Decision guidelines relevant to this proposal include:

Decision Guideline

Response

The Municipal Planning Strategy and the Planning Policy Framework.

The proposal is aligned with the policies and strategies set out in both the Planning Policy Framework particularly residential policies which support the development of increased residential densities at the Site.

The purpose of this zone.

The General Residential Zone seeks to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport whilst ensuring development respects the neighbourhood character of the area.

The proposal adheres to the purpose of the zone by providing a dwelling typology that promotes sustainability and cohesiveness. The development will provide 23 unique dwelling typologies ensuring the Site has a diverse residential offering, compatible for those looking to downsize or looking to enter the residential market.

The development seeks approval for 57 dwellings which respects the existing character through sensitive design treatments while setting the standard for high density infill housing.

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The objectives set out in a schedule to this zone.

GRZ4 recognises Geelong West as an Increased Housing Diversity Area (IHDA) as detailed in Clause 16.01-11-02 of the Greater Geelong Planning Scheme. The policy seeks to maximise medium density housing in residential areas with more intensive development being located closest to the core of activity centres.

The proposal provides 57 dwellings on an underutilised parcel of land, facilitating infill development and increasing housing supply contribution. The proposal incorporates a diverse residential offering across the Site which will respond to the needs of a variety of household types in a higher-density development format that are well-located and integrated housing that is directly proximate to jobs, services and public transport.

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The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

The proposed maximum building height exceeds the permissible building height of 11 metres pursuant to the GRZ. As such, the proposal seeks permission from the Responsible Authority to vary the maximum building height of the proposed development from 11 metres to 14 metres.

Despite the increase in height, the proposed dwellings will generate minor overshadowing impacts on existing rooftop solar energy systems on the dwelling at 64 Autumn Street at 3pm. The overshadowing impact is minor, and the dwelling remains largely free from overshadowing between 9am-2pm on September 22.

Additionally, the proposal has appropriate consideration to the objectives, standards and decision guidelines of Clause 55 (Two or More Dwellings on a Lot) with a high level of compliance with Objectives and Strategies.

The requirements of Clause 16.01-11-02 in relation to the siting, height, scale, materials and form of proposed buildings.

Clause 16.01-11-02 seeks to evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development, while maintain the streetscape character in heritage areas.

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The proposal provides high density housing adjacent the Pakington Street commercial area that is consistent with the primary commercial and retail role of the area. The proposal ensures well-located and integrated housing that is directly proximate to jobs, services and public transport.

The design of the development takes cues from the immediate context in replicating and extending the patterns of setbacks and articulation as it presents to the street, while the chosen materiality incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest. The use of natural textures and earthy tones, glazing, as well as regular breaks for balconies, unique textured balustrades and shading devices creating a visually interesting appearance that complimented by landscaping at the ground floor.

While height exceeds the mandatory 11m, 3 storey limits, with a 14.873m high and four storey proposal, the development includes a recessed fourth storey to reduce dominance of the building from adjoining properties and the streetscape. Overall, the bulk of the built form is responsive to the adjoining character and provides a transition in the built form between areas.

The number of access points has been minimised as far as practicable, noting the existing Barwon Water easement traversing the Site requires the carparking to be split into 2 separate basements. Vehicle access points have been located to the west of the Site to limit impacts to the residential road network and residential properties to the east.

Overall, the proposal sufficiently responds to Clause 16.01-1L-02.

5.5 How is the proposal consistent with the Pakington Street & Gordon Ave Urban Design Framework

The Pakington Street & Gordon Ave Urban Design Framework (UDF) is intended to guide future development within the precinct, providing specific objectives, requirements and guidelines relating to sustainable design, land uses, built form, access and landscaping, amongst other considerations. Specifically, the major elements of the UDF include:

- Land use
- Built form
- Access & Movement
- Landscaping and Public Realm
- Sustainability
- Delivery and Staging

The UDF recognises the existing distinct character of 3 areas which are referred to as 'precincts'. The boundaries generally reflect transitions in character, land use and built form, informing potential to enhance their character. The approach is to enhance these distinct areas, to maximise what they each have to offer and improve their connection to each other and key attractors such as Central Geelong. The 3 precincts include Gordon Avenue, Heritage Core and Pakington North.

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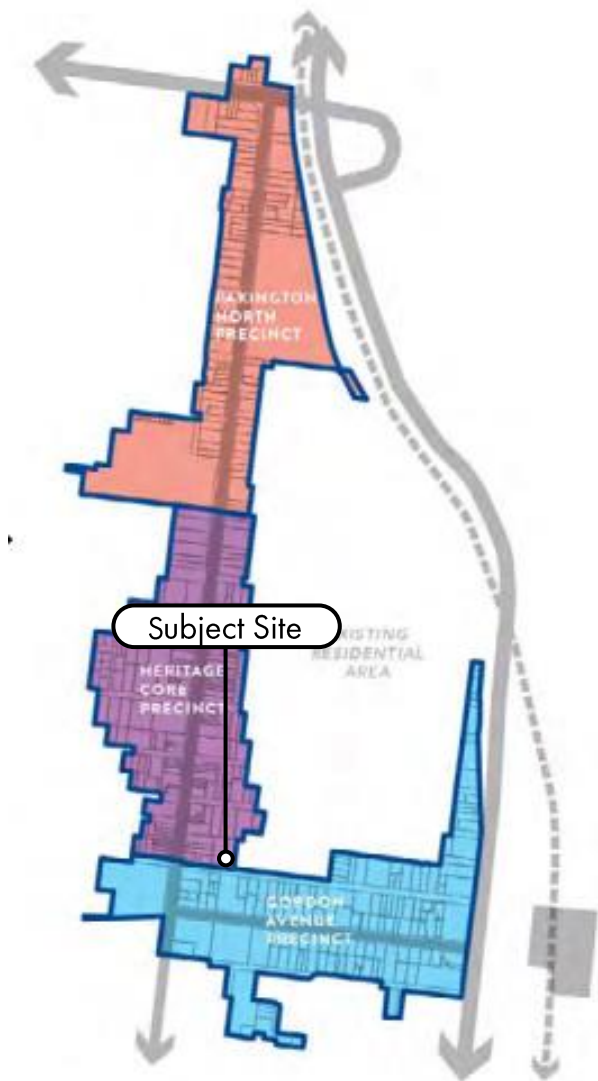


Figure 12 - Pakington Street & Gordon Ave Urban Design Framework Plan

A large portion of the Site is located within the Heritage Core Precinct which has influenced the design of the development to ensure the design reflects heritage values of Hope Street, while creating a people-friendly street that encourages diversity and builds social cohesion. The portion of the Site within the GRZ4 falls outside of the UDF area, however is located on the periphery of the Gordon West and Gordon Central Precinct which has also contributed to the design response. The proposal has been designed to be consistent with the objectives and guidelines of the Pakington Street & Gordon Ave Urban Design Framework as listed below:

Response to Heritage Core Precinct

- The Heritage Core Precinct comprises of largely 1 and 2 storey shopfronts to both sides of Pakington Street with a strong heritage character that is reflected by the incorporation of HO1634. The precinct is intended to deliver built form that remains consistent with the requirements in the Heritage Overlay, 1 and 2 storey forms. The Hope Street building is located within the Heritage Core Precinct.
- The building is four storeys in height, which the preferred building height, however it does so in a sympathetic manner.
- The fourth level centralised within the Site, and only contains 2 apartments. Furthermore, the gabled roof forms provide a reference to the domestic scale and vernacular of the local area while also effectively breaking down the form and scale of the proposal.

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- The Site is removed from the Pakington Street heritage streetscape and sits at the intersection of the Heritage Core precinct and the Gordon Avenue precinct, where more robust built form is directed. The design response provides a consistent architectural approach which strikes the balance between the 2 development expectations.

Response to Gordon Ave Precinct

- The Gordon West and Central Precincts will be a vibrant, green and predominantly residential precincts with 4-6 storey buildings that are well spaced and set within a thriving landscape. At the edges of the precinct, buildings reduce in scale and landscape setbacks are introduced to create a buffer between the low-scale residential areas to the north and south.
- The Autumn Street building is located just outside of this precinct and so the future character of the area as outlined in the UDF is a valid consideration. The development provides a stepped-down design at the eastern (residential) interface to the stories in height, reaching a maximum height of 14.8 metres with an average third storey ceiling height of 12.8 metres. The proposed height will provide a comfortable transition from the 6 storey preferred heights on the opposite side of Autumn Street and the two storey preferred heights along Pakington Street. 6 storey height proposed for the Gordon Avenue and Autumn Street ensuring a sympathetic design response to the established Geelong West character.
- Furthermore, the building and landscape design aims to deliver a high-quality pedestrian experience that maximises opportunities to activate the Site's key interfaces. The public realm improvements and landscaping proposed along Hope Street and Autumn Street create an interesting and attractive human scale environment that prioritises pedestrian movement.
- Moderate site coverage of 70% is proposed in Gordon Central as it seeks to support landscape at interfaces and internal courtyards. The lowest site coverage control of 60% in Gordon West owing to large allotment sizes and potential to deliver significant open space with sufficient internal amenity. The proposal provides a site coverage of 53% which is sensitive to the existing character of Geelong West.
- Preferred design outcomes have been established for all the street interfaces and direct residential interfaces in the Gordon Avenue precinct. As per the interface response of the UDF, Autumn Street is recognised as a residential street that requires a street setback of 3 metres. The proposed development has been designed with careful consideration of existing setbacks and provided a minimum setback of 3.5m to match its residential neighbour and comply with ResCode provisions.
- The proposed layout replicates the fine grain character that is so valued in heritage main streets such as Pakington Street. Hope and Autumn Streets are residential in character and scale, and dwellings fronting the streets are appropriately provided a clearly residential presentation. The proposal strikes the right balance between providing increased density and responding to the specific context which is characterised by the intersection of commercial, heritage and residential components.

5.6 Does the proposal respond to the purpose and provisions of the Heritage Overlay – Schedule 1962?

The parcel of land identified as 51-53 Hope Street is impacted by the Heritage Overlay – Schedule 1962 (HO1962) 'Waterloo Heritage Area'. The HO seeks to protect places of aesthetic, social or historical importance. The inclusion of properties in the Heritage Overlay helps to make sure that new development does not negatively impact on the heritage significance of the place or precinct.

The Waterloo Heritage Precinct is significant as one of the earliest surviving suburban areas in Geelong West where some of the most intense building activity occurred from the 1850s. The area has further significance for its residential building activity from the second half of the 19th century until the Second World War. This is reflected in the notable concentration of modestly scaled, single storey, Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s.

The Victorian Heritage Database notes that the only buildings associated with non-residential uses that contribute to the significance of the precinct today include Tucker's Funerals building at 57 Hope Street. Therefore, the existing non-residential building at 51-53 Hope Street does not contribute to the heritage character of the Waterloo Precinct.

The City of Greater Geelong have provided pre-application comments which do not object to the demolition of the existing buildings on site.

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The design prepared by AMA considers the heritage fabric of Geelong West. The proposal has been designed to enhance the elements of that contribute to the heritage values of this areas including the modern interpretation of some design elements of the existing dwellings and buildings. The inclusion of gable roofs, generous side setbacks and landscaping assist in ensuring the proposal sits comfortably within its heritage context whilst providing housing at increased densities as sort throughout state and local policy in this location.

5.7 Will the proposal offer a reasonable level of amenity for future occupants?

This Section of the Report should be read in conjunction with the Clause 55 assessment prepared by Tract which accompanies this report. The proposed dwellings have been designed to offer all future residents an exceptional level of amenity. In particular, the following is noted:

- The proposed dwellings have been designed to accommodate families and as such, include generous living areas, bedrooms and areas of secluded private open space.
- The secluded private open space of each dwelling is oriented to maximise solar access and are conveniently accessible from the living areas. This will provide excellent opportunities for passive recreation, entertainment and leisure.
- The balconies are oriented to the north and south, directing outlook towards the street and the internal garden space. This is done to minimise the overlooking to neighbouring properties to the east and west. Windows are sized to maximise light and minimise heat gain.
- The proposal includes extensive communal open space with an excellent landscaping response. This unique feature will provide an exceptional level of onsite amenity. Access to green spaces has been shown to improve happiness and overall wellbeing and this feature will allow future residents the opportunity to gather, rest and play on their doorstep. The generous and thoughtful provision of communal spaces and amenities will also foster a sense of community amongst future residents.

5.8 Does the proposal provide an acceptable outcome with respect to access, waste management, traffic, and car parking?

The accompanying Traffic Engineering Assessment and Waste Management Plan prepared by Traffix confirms the proposal provides an acceptable outcome with respect to access, waste management, traffic and car parking.

Informed by the analysis provided in the Transport Impact Assessment and Waste Management Plan, the following is noted:

Access & Car Parking

- The quantum and design of proposed car parking is appropriate for the scale and type of development proposed.
- The layout of the proposed car parking facilities has been carefully designed to meet the specifications of Clause 52.06 and the relevant Australian Standards with respect to size, spacing and aisle dimensions.
- The swept path assessment demonstrates that the relevant design of the vehicle accessways and proposed intersection upgrades, can be completed satisfactorily.
- Crossovers to basement ramps include suitable plays to allow vehicles to access the Site even with vehicles are parked on-street. Swept paths demonstrating access to typical garages are attached at Appendix of the Traffic Impact Assessment prepared by Traffix Group.

Traffic Impacts

- The traffic volumes are not expected to have a significant impact on the surrounding road network, which is anticipated to have ample capacity to accommodate the number of trips generated by the proposal.
- The traffic generated by the proposed development is expected to be easily absorbed by the surrounding road network, with vehicles entering and exiting the Site via the slip lane expected to be able to do so without difficulty.

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Waste

- Both southern and northern side buildings will include a dual chute system for residents at each building level. Garbage and commingled recycling will be accommodated within the chutes. The southern and northern chutes will terminate into 1,100L bins within each core of the building at basement level.
- Waste collection is proposed to be undertaken on-site within the basement level via a private contractor using a 6.4m long Mini-Hino rear loading waste collection vehicle. Waste collection will be undertaken outside of the peak hours to minimise disruption for car parking users and ensure there is sufficient space within the carpark for the transfer of bins to and from the waste vehicle.
- The preparation of the Waste Management Plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and relevant City of Greater Geelong requirements.

5.9 Does the proposal provide an acceptable environmentally sustainable design response?

This application is accompanied by a Sustainable Management Plan (SMP) and Green Travel Plan (GTP), prepared by ADP Consulting and Traffix which addresses sustainability requirements contained at Clause 15.01-2L of the Greater Geelong Planning Scheme.

The SMP provides an assessment using the Built Environment Sustainability Scorecard (BESS) which relates to water, energy, stormwater, IEQ, transport, waste, urban ecology, innovation and management. The proposal achieves a total BESS score of 77% with no mandatory category (IEQ, energy, water, stormwater) below 50%. This represents an improvement over the 'best practice' benchmark of 50% and equates to 'excellence' performance outcomes.

This is achieved through the following key sustainable design initiatives which have been incorporated into the design of the proposed building:

- Installation of a 14kW PV system installed on the roof of the buildings to help power common areas.
- 15,000 L rainwater tank proposed. Rainwater collected from 51.5sqm of non-trafficable roof area from the North Building and reused for toilet flushing.
- 32,000 L rainwater tank proposed. Rainwater collected from 1345.5sqm of non-trafficable roof area from the South Building and reused for toilet flushing.
- Water efficient fittings and fixtures are applied throughout.
- The provision of bicycle parking spaces for visitors and residents.
- The use of high embodied energy material finishes is minimised in the design.
- Provision of organic food waste composter for residential use to reduce food waste.
- Most of the landscaping is to be native vegetation and water efficient drip irrigation will be provided.

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The development also meets the Best Practice standard for Urban Stormwater Quality and is therefore also consistent with the City of Greater Geelong's Stormwater Management objectives.

The GTP sets out strategies to promote the use of public transport, reduce reliance on private vehicles and encourage the use of active transport and electric vehicles.

Accordingly, the performance outcomes achieved by the proposed development considered to be appropriate for a development of this scale and are compliant with the relevant planning scheme requirements.

5.10 Does the proposal comply with the requirements of Clause 53.23?

In accordance with the purpose of Clause 53.23 (Significant Residential Development with Affordable Housing), the proposal will facilitate residential development that includes an affordable housing contribution to meet existing and future needs. Additionally, the high-quality urban design, architectural and landscape design response accords with the purpose of Clause 52.23.

Per Category 1 application requirements, the estimated cost of development will exceed the \$15 million threshold for land outside metropolitan Melbourne. This has been validated by a quantity surveyors report as part of the application process. Written advice has been obtained from the Chief Executive Officer, Invest Victoria to confirm the likely financial feasibility of the proposal as part of the application process.

The provision of affordable housing will be addressed via an agreement made pursuant to Section 173 of the Planning and Environment Act 1987. In accordance with Clause 53.23-4, it is understood that a condition on permit will require an agreement for the provision of affordable housing be entered into. The proposal therefore satisfies the purpose of Clause 53.23.

5.11 Does the proposal comply with the requirements of Clause 55?

In accordance with the purpose of Clause 55, the proposed dwellings will respond to the existing and emerging neighbourhood character and will provide reasonable standards of amenity for existing and new residents.

Specifically, the dwelling design outcome appropriate provides for:

- Neighbourhood Character and Infrastructure.
- Site Layout and Building Massing.
- Amenity Impacts.
- On-site Amenity and Facilities.
- Detailed Design.

On this basis, the proposal is compliant with the requirements of Clause 55.

A comprehensive assessment of the proposal against the objectives and standards of Clause 55 is provided at Appendix A.

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This report has been prepared by Tract Consultants Pty Ltd upon the instructions of Up Property Pty Ltd (the 'Applicant'). The purpose of the report is to seek planning approval for the land use and development of the land for 57 residential dwellings.

The proposal presents an excellent opportunity to provide a residential development that increases density and showcases innovative and context-responsive architectural design. The architectural design of the building is intended to provide a new landmark-built form intervention, while also responding to and integrating with the varied built form that populates this area of Geelong West. The proposed apartments are designed to provide a high level of internal amenity for future residents and feature a generous provision of private and communal open space and substantial, functional internal living areas.

The application is made in accordance with Clause 53.23 (Significant Residential Development with Affordable Housing) of the Greater Geelong Planning Scheme and will contribute to housing affordability. The application is lodged to the Development Facilitation Program (DFP) and the Minister of Planning is the responsible Authority for matters where Clause 52.23 applies.

The proposed development responds positively to the purpose, objectives and decision guidelines of the Commercial 1 Zone, General Residential Zone, G21 Regional Growth Plan, Geelong Settlement Strategy and as well as all the relevant provisions summarised in this report. In summary the proposed development also enjoys strong policy support, as outlined below:

- The project brief has been heavily influenced by the valued established Geelong West heritage character and Pakington Street retail and hospitality culture while balancing the coastal tones which Geelong is renowned for.
- The proposal provides housing at increased density which will contribute to housing diversity, whilst also providing an excellent level of internal amenity for future occupants. The generous proportions of the apartments and substantial landscaping across the Site will ensure the development is a sought after and unique place to live.
- The proposed design has considered its context and responded to the features of the Waterloo Heritage Precinct. The immediate streetscape and broader precinct are defined by the single storey, Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s. The proposal considers surrounding single and double story vernacular and provides a stepped approach to building height. The material response utilises cream brick and vertical metal cladding that will integrate with the established character of Geelong West in a contemporary manner.
- The proposed layout replicates the fine grain character that is so valued in heritage main streets such as Pakington Street. Hope and Autum Streets are residential in character and scale, and the proposal appropriately provides a clearly residential presentation to both streets. The proposal strikes the right balance between providing increased density and responding to the specific context which is characterised by the intersection of commercial, heritage and residential components.

As outlined throughout this report, the proposal responds directly to the purpose and intent of the applicable planning controls, policy provisions of the Greater Geelong Planning Scheme and strategic direction contemplated for the Site. For the reasons detailed in this report, we would commend the proposal to DFP and respectfully request that a planning permit is issued.

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Appendices

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Clause 55

Two or more dwellings on a lot & residential buildings

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Project Number	322-0314-00-P-01-RP01
Address	Hope & Autumn Street, Geelong West
Date of Assessment	13 February 2025

1.1 Requirements of Clause 55

A development:

- Must meet all of the objectives of this clause that apply to the application.
- Should meet all of the standards of this clause that apply to the application.

If a development meets standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet the objective for that standard.

Where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met, the decision guidelines for that standard do not apply to the application.

For all of the provisions of Clause 55 other than Clause 55.07 (Apartment Developments):

- If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.
- If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.
- If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.

Deemed to Comply Summary Table

Standard	B6	B7	B8	B17	B18	B19	B21	B22	B27	B28	B32
Complies?	✓	✗	✓	✓	✓	✓	✓	✓	✓	✗	✓

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Clause 55.02 – Neighbourhood Character and Infrastructure

Clause 55.02-1 – Neighbourhood Character

Objectives	To ensure design respects the existing neighbourhood character or contributes to preferred neighbourhood character. To ensure that development responds to features of site and the surrounding area.
Standard B1	The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site. Complies with the Standard

Assessment

The Site is in a unique area of Geelong West, sited between the established residential and commercial areas of adjacent Pakington Street and presents a design which subtly integrates with both aspects to establish a cohesive character whilst responding to key features of the Site. As shown on page A200 of the Architectural Plans, the design and siting response fuses elements of the vernacular and emerging character in Geelong West more broadly. This is achieved through an interpretation of the pitched roof forms, cream brick facades and contemporary box forms prevalent in the surrounding area. Given the mix of land uses and architectural styles nearby, it is considered this is a location that can accommodate a more creative response than to replicate the existing residential development to the east.

The proposal will deliver a medium density residential development with good access to a nearby activity centre, community facilities, public transport and education facilities. Specifically, the proposal supports the State’s progress towards increased affordability, inclusiveness, sustainability of housing and integration between land use and transport planning.

In summary the proposal responds to the neighbourhood character of its surrounding residential areas and will result in a seamless transition between the proposed development and the surrounding area of Geelong West.

Please refer to the accompanying Planning Report (Tract) and Architectural Plans (AMA) for further detail.

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Clause 55.02-2 – Residential Policy

Objectives	To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.
------------	--

Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
-------------	--

Complies with the Standard

Assessment

Section 5 of the Planning Report outlines the development's consistency with the relevant policies for housing as set out in the Municipal Planning Strategy and Planning Policy Framework. The proposal is also entirely consistent with relevant strategic policy contained in the G21 Regional Growth Plan, City of Greater Geelong Settlement Strategy and Housing Diversity Strategy.

The proposal will support medium density in a well-connected area where future residents can take advantage of existing public transport, community infrastructure and services.

To this end, the proposal is consistent with the requirements of Standard B2.

Clause 55.02-3 – Dwelling Diversity

Objective	To encourage a range of dwelling sizes and types in development of ten or more dwellings.
-----------	---

Standard B3	Developments of 10 or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none">· Dwellings with a different number of bedrooms.· At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.
-------------	--

Complies with the Standard

Assessment

The proposal quantifiably meets the requirements of Standard B3 by providing 23 dwelling typologies that range in both size, internal layout, and number of bedrooms (2- or 3-bedroom dwellings).

The proposal does not incorporate any dwellings that are developed across multiple storeys. All dwellings will be established on a singular floor plate with access to a kitchen, bath/shower and toilet/wash basin. Fifteen (15) of the dwelling are located at ground floor level. Additionally, the development will be serviced via secured lifts to ensure accessibility.

Therefore, the proposal meets the objectives of Clause 55.02-3.

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Clause 55.02-4 – Infrastructure

Objectives	<p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>
Standard B4	<p>Development should be connected to reticulated services including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Developments should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no space capacity, developments should provide for the upgrading or mitigation of the impact on services or infrastructure.</p> <p>Complies with the Standard</p>

Assessment

Conditions can be placed on the permit to ensure the development will be connected to reticulated services including sewerage, drainage and gas to the satisfaction of the relevant authority. This will ensure the development is provided with appropriate services and infrastructure and will not unreasonably overload the capacity of existing infrastructure. Accordingly, Standard B4 is achieved by the development without variation.

Clause 55.02-5 – Integration with the Street

Objective	<p>To integrate the layout of development with the street.</p>
Standard B5	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be orientated to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p> <p>Complies with the Standard</p>

Assessment

The design response has been informed by a comprehensive analysis of the Site as well as its location within Geelong West and proximity to Pakington Street. The proposal has been designed front both Hope and Autumn Street with low-scale front fencing proposed to reflect the surrounding context. The proposal will integrate well with both streets and provide pedestrian connectivity for residents.

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Clause 55.03 – Site Layout and Building Massing

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Clause 55.03-1 – Street Setback

Objective To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard B6 Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table A1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table B1. Street setback

Context	Required Setback	Complies?
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	If the site is in a heritage overlay, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser.	Yes

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Complies with the Standard

Assessment

The General Residential Zone – Schedule 4 (GRZ4) specifies that if the site is in a heritage overlay, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser. The portion of the Site fronting Autumn Street that is within GRZ4 is not subject to a Heritage Overlay.

For both road frontages which the development interfaces with, the proposal must adhere to the established front wall distances along Hope and Autumn Street.

The proposal incorporates a minimum setback of 5.67m to Hope Street which meets the requirements of Standard B6 which requires a minimum street setback to match the neighbouring dwelling at 47 Hope Street. It is noted the Hope Street interfaces is located within the C1Z, where ResCode does not apply, but given the surrounding residential and heritage context compliance with Standard B6 was considered appropriate.

To Autumn Street, the proposal includes a minimum setback of 3.51m setback which matches the front setback of the neighbouring dwelling at 64 Autumn Street and meets the requirements of Standard B6.

Therefore, Standard B6 is met without variation.

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Clause 55.03-2 – Building Height

Objective	To ensure that the height of buildings respect the existing or preferred neighbourhood character.
Standard B7	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 11 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 12 metres.</p>
Zone Requirement	11 metres & 3 storeys / None Specified
Variation Required - Complies with the Objective	

Assessment

The complexity of amalgamating a Site which is partially within the C1Z and partially within the GRZ4 has resulted in a need to vary the building height within a small portion of the GRZ zoned land. The development has been designed with a three-storey appearance with a fourth storey offset toward Pakington Street. It reaches a maximum height of 14.8 metres, with an average third storey ceiling height of 12.8 metres. Whilst the development is proposed to be taller than the permissible building height allowed within the GRZ, the form has been shaped to be sympathetic to the surrounding residential character, and the additional height has been located centrally within the Site to minimise impact on both the character of the area and the neighbouring properties. The additional level will allow the proposed development to provide the high quality architectural response, as well as additional homes in a location that adjoins an Activity Centre.

The proposal seeks permission from the Responsible Authority to vary the maximum building height of the proposed development by one storey pursuant to Clause 53.23-2 (Planning Scheme Requirements).

Clause 55.03-3 – Site Coverage

Objective	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.
Standard B8	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none">· The maximum site coverage specified in a schedule to the zone, or· If no maximum site coverage is specified in a schedule to the zone, 60 per cent.
Zone Requirement:	70% (GRZ4 Requirement)
Complies with the Standard	

Assessment

The proposed Site coverage is 53 per cent (2,259sqm) which comfortably complies with the 70% requirement specified in GRZ4. The proposal therefore accords with Standard B8.

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Clause 55.03-4 – Permeability and Stormwater Management

Objectives To reduce the impact of increased stormwater run-off on the drainage system.
To facilitate on-site stormwater infiltration.

Standard B9 The site area covered by the pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone, or
- If no minimum is specified in a schedule to the zone, 20 percent of the site.

Zone Requirement	20% / None Specified
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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).
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

Complies with the Standard

Assessment

The proposed Site permeability is 30 per cent (1,302sqm). Additionally, the proposal meets current 'excellence' performance objectives for stormwater quality and the landscaping provides ecosystem services that also contribute to attractive and enjoyable spaces.

As such, the proposal complies with Standard B9.

Clause 55.03-5 – Energy Efficiency

Objectives To achieve and protect energy efficient dwellings, residential buildings and small second dwellings.
To ensure the orientation and layout reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Standard B10 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.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

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 maximised.

N/A – Does not apply to Apartment Developments

Assessment

N/A – Does not apply to Apartment Developments

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Clause 55.03-6 – Open Space

Objective	To integrate layout with any public and communal open space provided in or adjacent to the development.
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Standard B11	If any public or communal open space is provided on site, it should:
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- Be substantially fronted by dwellings where appropriate
 - Provide outlook for as many dwellings as practicable
 - Be designed to protect any natural features
 - Be accessible and useable
-

N/A – Does not apply to Apartment Developments

Assessment

N/A – Does not apply to Apartment Developments

Clause 55.03-7 – Safety

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

Standard B12	Entrances should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Should provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces should be protected from use inappropriate use as public thoroughfares.
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Complies with the Standard

Assessment

The combination of windows and balconies provide an excellent degree of passive surveillance.

The landscape concept has been prepared and avoids outcomes which would create unsafe spaces along street interfaces or the common property accessway.

Lighting design for the broader development can appropriately be dealt with via a condition on the planning permit to ensure safety and security outcomes are met.

Accordingly, the design accords with Standard B12.

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Clause 55.03-8 – Landscaping

Objectives	<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>
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Standard B13	<p>Landscape and layout design should:</p> <ul style="list-style-type: none">· Protect any predominant landscape features of the neighbourhood.· Take into account the soil type and drainage patterns of the site.· Allow for intended vegetation growth and structural protection of buildings.· In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.· Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p>N/A – Does not apply to Apartment Developments</p>
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Assessment

N/A – Does not apply to Apartment Developments

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Objective	To ensure the number and design of vehicle crossovers respects the neighbourhood character.
Standard B14	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none">· 33 per cent of the street frontage, or· if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p> <p>Complies with the Standard</p>

Assessment

The Site has two street frontages, and the proposal includes vehicle access to both Hope and Autumn Street.

The vehicle access points are sufficiently dimensioned to allow for the movement of traffic in a free-flowing manner with the following dimensions noted:

- 3.6-metre-wide vehicle crossover to Hope Street providing access to a basement containing 25 car parks.
- 6.1-metre-wide vehicle crossover to Autumn Street providing access to a basement containing 57 car parks.

The proposal will also include the removal of four redundant crossovers.

As outlined in the accompanying Transport Impact Assessment (prepared by Traffix), the development will be appropriately accessed by service, emergency and delivery vehicles.

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Clause 55.03-10 – Parking Location

Objectives	To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.
Standard B15	Car parking facilities should: <ul style="list-style-type: none">· 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 and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway. Complies with the Objectives

Assessment

Car parking facilities have been provided to be convenient for residents and will be located within the communal basements. Whilst the accessways have been setback from habitable rooms windows, it is noted that apartments G11A and G01H include habitable room windows within 1.5 metres of the access ramps for both the north and south crossover. It is noted that whilst the windows are in close proximity to the access ramps, the windows will include double glazing to ensure the primary living spaces of these dwellings are not unreasonably impacted by car or traffic movements. Therefore, any impact of the proximity of the access ramp to these dwellings will be limited.

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Clause 55.04-1 – Side and Rear Setbacks

Objective To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B17 A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

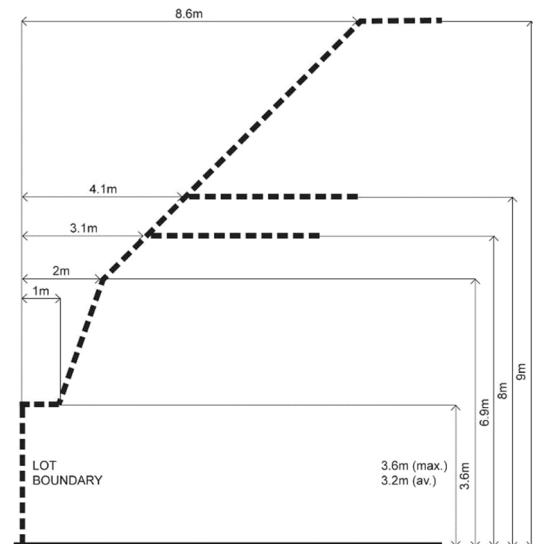
- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Complies with the Standard

Diagram B1 Side and rear setbacks



Assessment

The development located within the GRZ4 complies with this standard, as shown below.



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There is a minor non-compliance on Hope Street, where the neighbouring dwelling is within the C1Z and ResCode does not apply. Notwithstanding, the 4 storey and 12m height of the proposed development would require a side setback of 7.8m at its highest form. It is noted that the proposal includes 4.3 metre side setbacks adjacent 47 Hope Street and 3.4 metres to 64 Autumn Street. The proposed 4.3 metre setback is sufficient for buildings up to 9 metres in height and significantly exceeds the ground floor setback requirements of 0-1m. The proposal ensures that there is sufficient space provided at the ground floor between buildings for generous landscaping, reduces the impacts to adjoining dwellings and respects the established neighbourhood character.

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Clause 55.04-2 – Walls on Boundaries

Objective	To ensure that the location, length, and height of a wall on a boundary respects existing or preferred neighbourhood character and limits impact on amenity of existing dwellings.
Standard B18	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none">· For a length of more than the distance specified in a schedule to the zone; or· If no distance is specified in a schedule to the zone, for a length of more than:<ul style="list-style-type: none">◦ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or◦ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> <p>Complies with the Standard</p>

Assessment

The side setbacks are compliant with the Standard B18 as detailed below:

Autumn Street (G06A)

The proposal includes a living room along the shared boundary with 64 Autumn Street. The wall will adjoin an existing wall on boundary and no additional built form is proposed along the eastern boundary. The proposal therefore complies with the standard.

Autumn Street (G11A & G01A)

The proposal provides two walls on boundary adjacent to the gravel car park located at 2/82 Autumn Street. This interface is within the C1Z and ResCode does not apply. The walls on boundary are approximately 5.6m and 9.1m in length and 9.6m high. The adjoining property includes a total lot length of 46 metres and as such allows a permissible wall length of 19 metres. The response is acceptable noting this non-sensitive interface.

Hope Street (GO4H)

The proposal provides a single storey wall on the boundary adjacent 57 Hope Street for the length of 12.8m. The adjoining property includes a total lot length of 48 metres and as such allows a permissible wall length of 19.5 metres. The wall will partially abut an existing wall on boundary and no additional built form located adjacent this western boundary is proposed. The proposal therefore complies with the standard.

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Clause 55.04-3 – Daylight to Existing Windows

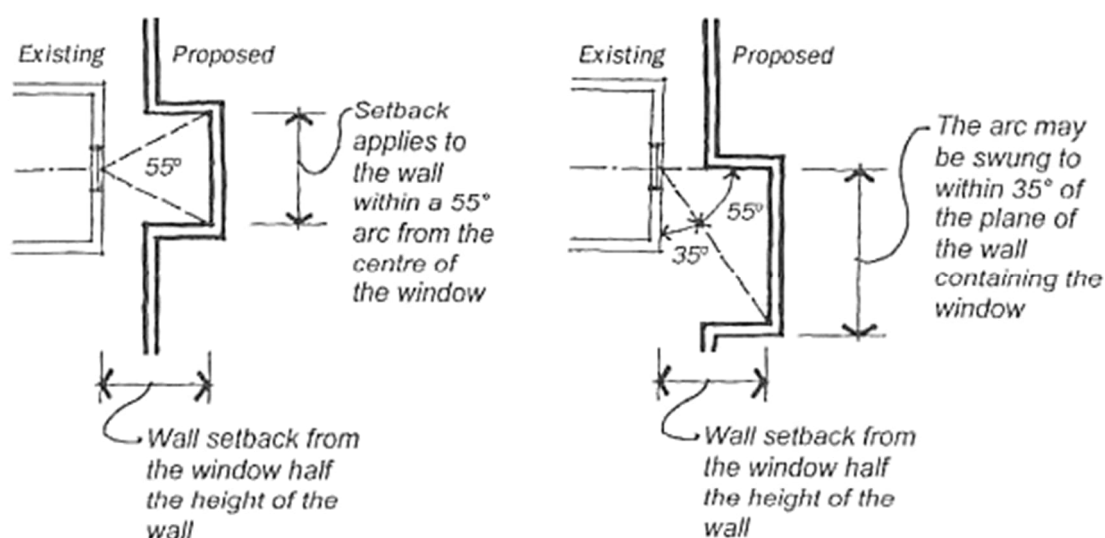
Objective To allow adequate daylight into existing habitable room windows.

Standard B19 Buildings opposite an existing habitable room window should provide for a light court to the existing window, of at least 3 square metres minimum dimension 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3m height opposite an existing habitable room window should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.

Diagram B2 Daylight to existing windows



Complies with the Standard

Assessment

Sufficient setbacks have been provided to all Site boundaries to ensure Standard B19 can be met and that all neighbouring windows retain sufficient access to daylight.

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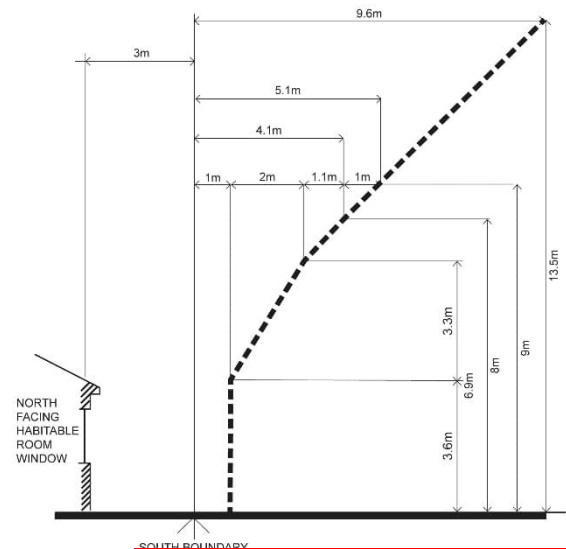
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Clause 55.04-4 – North Facing Windows

Objective To allow adequate solar access to existing north-facing habitable room windows.

Standard B20 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

Diagram B3 North-facing windows



Not Applicable

Assessment

Not Applicable (no north-facing windows within 3.0m from the boundary)

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Clause 55.04-5 – Overshadowing Open Space

Objectives To ensure buildings do not significantly overshadow existing secluded private open space.

Standard B21 Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Complies with the Standard

Assessment

Shadow diagrams have been prepared to demonstrate the shadows cast by the proposed buildings. Sunlight to the minimum of 40 square metres of secluded private open space has been comfortably maintained for the neighbouring dwelling within the GRZ4.

The commercially zoned dwelling at 47 Hope Street is unaffected by overshadowing from 9am – 2pm with slight overshadowing occurring from 2pm-4pm.

64 Autum Street is unaffected by shadow until 3pm, when shadow affects 45sqm of the SPOS area. 296sqm (76%) SPOS remains unaffected from the shadowing of the development at 3pm. To this end, the proposal complies with Standard B21.

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Clause 55.04-6 – Overlooking

Objective	To limit views into secluded private open space and habitable room windows.
Standard B22	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within horizontal distance of 9 metres (measured at ground level) of window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none">· Offset a minimum of 1.5m from the edge of one window to the edge of the other.· Have sill heights of at least 1.7 metres above floor level.· Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided there are no direct views as specified in this standard.

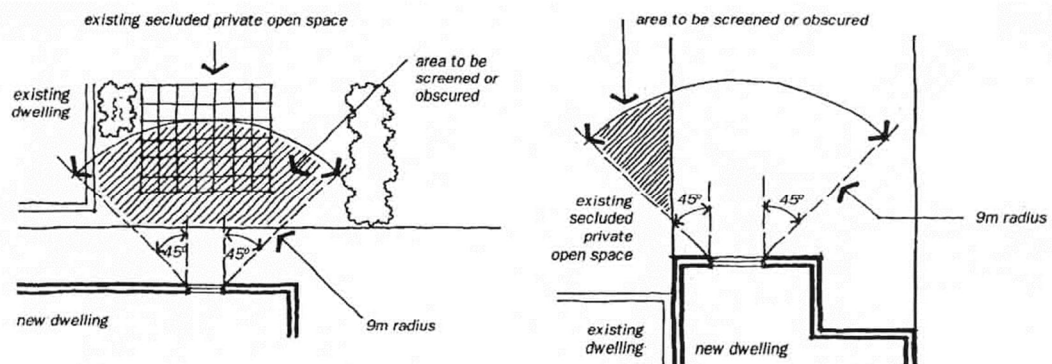
Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels
- Permanent, fixed or durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8m above ground level at the boundary.

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Diagram B4 Overlooking open space



Complies with the Standard

Assessment

The proposal has been designed to ensure views into the into the private open space and habitable room windows of other dwellings within the development are limited.

Where the development has the potential to overlook into a habitable room window of existing dwellings within horizontal distance of 9 metres at the eastern and western interfaces, the proposal utilises textured glass to a height of 1.7 metre above floor level. This satisfies the requirement for a visual barrier and therefore Standard B22 is met without variation.

Clause 55.04-7 – Internal Views

Objective	To limit views into secluded private open space and habitable room windows of dwellings and residential buildings within a development.
Standard B23	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.
	Complies with the Standard

Assessment

The proposal has been designed to ensure views into the into the private open space and habitable room windows from dwellings within the development are limited through the placement of windows and solid building elements.

Clause 55.04-8 – Noise Impacts

Objectives	To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.
Standard B24	Noise sources such as mechanical plant, should not be located near bedrooms or immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.
	Complies with the Standard

Assessment

The proposed development is located within an established residential and commercial area, with no direct interfaces to major road reserves, active open space or obnoxious land uses.

Secluded private open space is situated adjacent to that of adjoining allotments to ensure the use of outdoor areas will not unreasonably impact on noise sensitive rooms within each dwelling.

To this accord, the proposal complies with Standard B24.

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Clause 55.05 – On Site Amenity and Facilities

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Clause 55.05-1 – Accessibility

Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.
	N/A – Does not apply to Apartment Developments

Assessment

All dwellings are provided with a path providing at-grade access into the dwelling from the footpath. The ground floor of each dwelling includes all necessary rooms for living needs (kitchen, bathroom etc).

Each level is serviced via an internal lift system capable of accommodating people of all needs.

As such, the proposal complies with Standard B25.

Clause 55.05-2 – Dwelling Entry

Objective	To provide each dwelling or residential building with its own sense of identity.
Standard B26	Entries to dwellings and residential buildings should: <ul style="list-style-type: none">· Be visible and easily identifiable from streets and other public areas.· Provide shelter, a sense of personal address and a transitional space around the entry.
	Complies with the Standard

Assessment

Each dwelling is provided with its own sense of address, easily identifiable either from external interfaces or from the areas internal to the Site. Shelter is provided to entries and front yards/landscaping allow for a transitional space around the entry.

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Clause 55.05-3 – Daylight to New Windows

Objective	To allow adequate daylight into new habitable room windows.
Standard B27	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none">· An outdoor space clear to the sky or a light court with a minimum area of 3m² and minimum dimension of 1m, not including land on an abutting lot, or· A verandah provided it is open for at least one third of its perimeter, or· A carport provided it has two or more open sides and is open for at least one third of its perimeter.
Complies with the Standard	

Assessment

All windows to habitable rooms have access to daylight in accordance with the requirements of Standard B27 as they are each located to face an outdoor space clear to the sky.

As such, Standard B27 is met without variation.

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Clause 55.05-4 – Private Open Space

Objective	Provide adequate private open space for the reasonable recreation and service needs of residents
Standard B28	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>GRZ Schedule 4 Variation:</p> <p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none">· An area of 20 square metres of secluded private open space at the side or rear of the dwelling or residential building with a minimum dimension of 3 metres and convenient access from a living room; or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or· A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>
Complies with the Objective	

Assessment

Each dwelling is provided with private open space in the form of a front garden, rear garden or balcony at areas and dimensions which meet the requirements of this standard. Each private open space has convenient access to a living room or habitable room. Dwellings G02H, G06A, G07A, G08A, G09A, G10A and G11A are provided private open space within front gardens, which is not to the side or rear are required by Standard B28. In addition to the private open space provided in the form of front gardens for these dwellings, the large communal open space will provide a "backyard" which will foster a sense of community amongst future residents and provide a secluded area for residents to enjoy. In addition, the development will have access to considerable existing public open space at the nearby West Memorial Park. The proposal meets the objective in this regard.

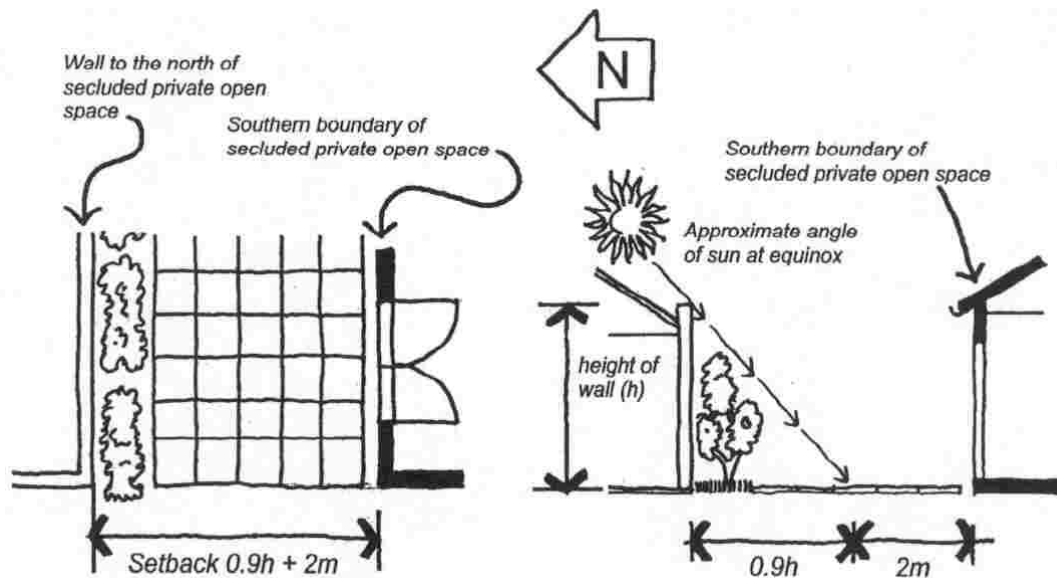
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Clause 55.05-5 – Solar Access to Private Open Space

Objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.
Standard B29	<p>The private open space should be located on the north side of the dwelling, if practicable.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p>

Diagram B5 Solar access to open space



Complies with the Objective

Assessment

Private open space has been located on the north side of the dwellings wherever possible. Whilst private open space is located on the southern side of some dwellings located to the southern frontage of Autumn Street and the southern interface of Hope Street development, it is noted the dwellings will have access to private balconies and communal open space with excellent solar access. Notwithstanding the balance, the vast majority will have excellent solar access to private open space. It is emphasised that the development includes over 500sqm of communal open space which will have good solar access. Therefore, all residents will have good access to open space throughout the development.

Clause 55.05-6 – Storage

Objectives	To provide adequate storage for each dwelling.
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.
	N/A – Does not apply to Apartment Developments

Assessment

N/A – Does not apply to Apartment Developments

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Clause 55.06 – Detailed Design

Clause 55.06-1 – Design Detail

Objectives	To encourage design detail that respects existing or preferred neighbourhood character.
Standard B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none">· Facade articulation and detailing,· Window and door proportions,· Roof form; and· Verandahs, eaves and parapets, <p>should respect existing and preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>
	Complies with the Standard

Assessment

As discussed in the Planning Report, the proposal is highly responsive to the existing and emerging neighbourhood character associated with the established residential surrounds. This is achieved via a considered response to building design elements such as façade articulation and detailing, window and door proportions, roof form, verandahs, eaves and parapets.

The proposed dwellings exhibit a strong consistency of materiality and architectural language. This will provide a strong identity for the Site and ensure cohesive development outcome is achieved.

This will eliminate visual impacts to external interfaces and the design will ensure sufficient visual interest and articulation from an internal views perspective.

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Clause 55.06-2 – Front Fences

Objective	To encourage front fence design that respects existing or preferred neighbourhood character .	
Standard B32	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none">· The maximum height specified in a schedule to the zone, or· If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.	
Table B3 Maximum front fence height		
Street Context		Maximum front fence height
Streets in a Transport Zone 2		2 meters
Other streets		1.5 meters
Complies with the Standard		

Assessment

The frontages to Hope and Autumn Street are enclosed by a permeable metal balustrade that does not exceed 1.5 metres in height and is compliant with Standard B32. The fence has been designed to be permeable creating an active and open frontage that celebrates the landscape design.

Clause 55.06-3 – Common Property

Objectives	To ensure that communal open space, parking, access areas and site facilities are practical, attractive and easily maintained.
	To avoid future management difficulties in areas of common ownership.
Standard B33	Developments should clearly delineate public, communal, and private areas
	Common property, where provided, should be functional and capable of efficient management.
	Complies with the Standard

Assessment

The development clearly delineates publicly accessible, communal and private areas. The common property provided is also capable of being efficiently and appropriately managed and is functional. These areas will be limited to the basement car park, circulation areas and the communal open space and will be managed by a body cooperate.

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Clause 55.06-4 – Site Services

Objectives	<p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>
Standard B34	<p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p> <p>Complies with the Standard</p>

Assessment

Sufficient services are provided within the development. Both southern and northern side buildings will include a dual chute system for residents at each building level. Garbage and commingled recycling will be accommodated within the chutes. The southern and northern chutes will terminate into 1,100L bins within each core of the building at basement level.

Letter boxes are located within the entry of each building, easily located for convenient access by Australia Post.

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Clause 55.07-1 – Energy Efficiency

Objectives	<p>To achieve and protect energy efficient dwellings and buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</p>
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Standard B35	<p>Buildings should be:</p> <ul style="list-style-type: none">· Oriented to make appropriate use of solar energy.· Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.· Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.
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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 Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table B4 Cooling load

NatHERS Climate Zone	NatHERS Maximum Cooling Load (MJ/M ² per annum)	
Climate Zone 21 Melbourne	30	
Climate Zone 22 East Sale	22	This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright
Climate Zone 27 Mildura	69	
Climate Zone 60 Tullamarine	22	
Climate Zone 62 Moorabbin	21	
Climate Zone 63 Warrnambool	21	
Climate Zone 64 Cape Otway	19	
Climate Zone 66 Ballarat	23	

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

Complies with the Standard

Assessment

This application is accompanied by a Sustainable Management Plan prepared by ADP Consulting which demonstrates compliance with Standard D6. The proposal has been designed first and foremost, to have a layout that is conducive to sustainable design principles, with wide and shallow apartments maximising daylight and solar access to dwellings. The existing solar facility to the east of the Site at 64 Autumn Street will not be unreasonably impacted by the proposal, remaining free of shadow between 9am and 3pm on September 22.

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Clause 55.07-2 – Communal Open Space

Objectives	<p>To provide communal open space that meets the recreation and amenity needs of residents</p> <p>To ensure that communal open space is accessible, functional, and is easily maintained.</p> <p>To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.</p>
Standard B36	<p>A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.</p> <p>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 consist of multiple separate areas of communal open space.</p> <p>Communal open space should:</p> <ul style="list-style-type: none">· Accessible to all residents· A useable size, shape and dimension.· Capable of efficient management.· Be located to<ul style="list-style-type: none">◦ Provide passive surveillance opportunities, where appropriate.◦ Provide outlook for as many dwellings as practicable.◦ Avoid overlooking into habitable rooms and private open space of new dwellings.◦ Minimise noise impacts to new and existing dwellings.· Any area of communal outdoor open space should be landscaped and include canopy cover and trees.
Complies with the Standard	

Assessment

The proposal includes approximately 421sqm of communal spaces. This complies with the minimum requirement to provide 142.5sqm of communal open space (for a development of 57 dwellings).

The space is located centrally within the development and will maintain good access to daylight and sunlight. The submitted landscape plan demonstrates the Site will have excellent amenity and usability and will be enjoyed by future residents

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Clause 55.07-3 – Solar Access to Communal Outdoor Open Space

Objectives	To allow solar access into communal outdoor open space.
Standard B37	<p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>At least 50% 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.</p> <p>Complies with the Standard</p>
Assessment	<p>The communal outdoor open space is located to the north of the buildings and has excellent access to sunlight. The shadow diagrams prepared by Austin Maynard Architects demonstrate it receives at least 125sqm of sunlight for 5 hours between 9am and 3pm on 21st June.</p>

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Clause 55.07-4 – 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 B38**
- 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 deep soil areas and canopy trees specified in Table B5. Existing trees can be used to meet the canopy cover requirements of Table B5.
 - Provide canopy cover through canopy trees that are:
 - Located in an area of deep soil specified in Table B6. Where deep soil cannot be provided trees should be provided in planters specified in Table B6.
 - Consistent with the canopy diameter and height at maturity specified in Table B7.
 - Located in communal outdoor open space or common areas or street frontages.
 - Comprise smaller trees, shrubs and ground cover, including flowering native species.
 - Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
 - Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.
 - Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
 - Protect any predominant landscape features of the area.
 - Take into account the soil type and drainage patterns of the site.
 - Provide a safe, attractive and functional environment for residents.
 - Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

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Table B5 Canopy cover and deep soil requirements

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

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Table B6 Soil requirements for trees

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

Table B7 Tree types

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

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%

Complies with the Standard

Assessment

This application is accompanied by a Landscape Plan, prepared by Plume Landscape Architects which demonstrates the proposed landscape design outcomes within private and communal open spaces.

The proposal includes a detailed landscaping response which includes planting that is of high quality and suitable for the location. The provision of a basement carpark and the separation of built form into two separate buildings provides generous spaces around the buildings for the provision of landscaping, which will assist in softening the built form, provide spaces for canopy trees and provide a useable and attractive communal open space area.

A mix of soft and hard landscaping is utilised throughout the development. For example, the communal open space area includes a grassed lawn area for outdoor leisure that is accompanied by the gravel garden and low brick wall seating, while fruit trees and a vegetable garden is provided to establish a communal garden. Plume have designed a scheme which includes 43 canopy trees planted throughout the site, including the front setbacks to both streets, reaching mature heights of 20m and canopy widths of 12m

An alfresco area is provided underneath the communal pergola with climbing plants and vertical screens providing a sense of privacy while extensive tree canopy planting provides opportunities for shade.

Within the street frontages, a range of groundcovers and shrubs are utilised which are complemented by an array of canopy trees which soften the appearance of the built form while providing privacy to the dwellings with POS located within the front setbacks.

Refer to the accompanying Landscape Plan, prepared by Plume for further detail.

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Clause 55.07-5 – Integrated Water and Stormwater Management

Objectives

To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.

To facilitate stormwater collection, utilisation and infiltration within the development.

To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard B39

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

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

The stormwater management system should be:

- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater – Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee 1999) as amended.

Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Complies with the Standard

Assessment

This application is accompanied by a Sustainable Management Plan which demonstrates compliance with Standard D13.

The proposal is designed to meet the current best practice performance objectives for urban stormwater quality. A rainwater harvesting system will be installed comprising:

- Installation of a 14kW PV system installed on the roof of the buildings to help power common areas.
- 15,000 L rainwater tank proposed. Rainwater collected from 515sqm of non-trafficable roof area from the North Building and reused for toilet flushing.
- 32,000 L rainwater tank proposed. Rainwater collected from 1345.5sqm of non-trafficable roof area from the South Building and reused for toilet flushing.
- Water efficient fittings and fixtures are applied throughout.
- The provision of bicycle parking spaces for visitors and residents.
- The use of high embodied energy material finishes is minimised in the design.
- Provision of organic food waste composter for residential use to reduce food waste.
- The majority of landscaping is to be native vegetation and water efficient drip irrigation will be provided.

Refer to the accompanying Sustainable Management Plan, prepared by ADP for further details.

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Objectives	<p>To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.</p> <p>To ensure that vehicle crossovers are designed and located to minimise visual impact.</p>
Standard B40	<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>Development must provide access for service, emergency and delivery vehicles.</p> <p>Complies with the Standard</p>

Assessment

The development provides vehicle access point off both Hope and Autumn Streets to the respective underground basements. The vehicle access points are sufficiently dimensioned to allow for the movement of traffic in a free-flowing manner. The proposal also includes the removal of four redundant vehicle crossovers.

The number of access points has been minimised as far as practicable, noting the existing Barwon Water easement traversing the site requires the carparking to be split into two separate basements. Vehicle access points have been located to the west of the Site to limit impacts to the residential road network and residential properties to the east.

Traffic modelling has confirmed that the surrounding road network has the capacity to absorb the anticipated traffic movements to and from the Site.

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Clause 55.07-7 – Noise Impacts

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

Standard B41 Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.

Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table B8 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.

Table B8 Noise influence area

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

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

Complies with the Standard

Assessment

It is noted that the Site does not technically fall within a Noise Influence Area as defined above, given its separation to freeways or busy roads exceeding 40,000 annual average daily traffic volumes, as well as the centre of railway tracks.

The proposed dwellings are sited and internally configured to have regard to noise impacts on external properties. Any noise generated by residents of the proposed dwellings would be commensurate with amenity expectations for the GRZ and existing noise conditions in the surrounding area.

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The proposal protects residents from unreasonable internal and external noise sources, noting the following:

- Dwellings are sited away from mechanical plants.
- Bedrooms are sited away from communal areas (such as corridors, building services, lifts, etc).
- There are no unreasonable sources of noise in the immediately surrounding area.

The proposal therefore complies with the requirements of Standard B41

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Clause 55.07-8 – Accessibility

Objective	To ensure the design of dwellings meets the needs of people with limited mobility.
Standard B42	<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> · 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 B9.

Table B9 Bathroom design

	Design Option A	Design Option B
Door Opening	A clear 850mm wide door opening	A clear 820mm wide door opening located opposite the shower.
Door Design	<p>Either:</p> <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 	<p>Either:</p> <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	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> · A minimum area of 1.2 meters by 1.2 meters · Located in front of the shower and the toilet · Clear of the toilet, basin and the door swing. <p>The circulation area for the toilet and shower can overlap</p>	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> · A minimum width of 1 meter · The full length of the bathroom and a minimum length of 2.7 meters · Clear of the toilet and basin <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.

Complies with the Standard

Assessment

The proposal provides 94.7% of dwellings accessible for people with limited mobility, well in excess of the minimum 50% requirement.

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Clause 55.07-9 – Private Open Space

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

Standard B43 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 B10 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 B10 should be increased by at least 1.5 square metres.
- 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 at least 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.

Table B10 Balcony Size

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

Assessment

All proposed dwellings are provided with adequate private open space for the reasonable recreation and service needs of residents. Each dwelling typology proposed satisfies the ground level area or minimum balcony area and dimension requirements set out under Table D8.

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Clause 55.07-10 – Storage

Objective	To provide adequate storage facilities for each dwelling.		
Standard B44	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 B11.		
	Table B11 Storage		
	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
	Studio	8 cubic metres	5 cubic metres
	1 bedroom dwelling	10 cubic metres	6 cubic metres
	2 bedroom dwelling	14 cubic metres	9 cubic metres
	3 or more bedroom dwelling	18 cubic metres	12 cubic metres
	Complies with the Standard		

Assessment
Each dwelling is provided with adequate internal and external storage facilities that are functional, secure and conveniently accessible. Each apartment typology incorporates internal storage which exceeds the total storage requirements set out under Standard D21. The Architectural Plans are annotated to confirm the minimum storage volume for each dwelling type to demonstrate compliance with Standard D21.

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Clause 55.07-11 – Waste and Recycling

Objectives	<p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</p>
Standard B45	<p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none">Waste and recycling enclosures which are:<ul style="list-style-type: none">Adequate in size, durable, waterproof and blend in with the development.Adequately ventilated.Located and designed for convenient access by residents and made easily accessible to people with limited mobility.Adequate facilities for bin washing. These areas should be adequately ventilated.Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none">Be designed to meet the better practice design options specified in <i>Waste Management and Recycling in Multi-unit Developments</i> (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. <p>Complies with the Standard</p>

Assessment

This application is accompanied by a Waste Management Plan which demonstrates compliance with Standard D23.

The Waste Management Plan prepared by Traffix has outlined the required number of collections, and size of bin storage, for the apartment building.

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development. More specific waste management strategies for the proposal are set out below:

- Waste collection is proposed to be undertaken on-site within the basement level via a private contractor using a 6.4m long Mini-Hino rear loading waste collection vehicle.
- Waste collection will be undertaken outside of the peak hours to minimise disruption for car parking users and ensure there is sufficient space within the carpark for the transfer of bins to and from the waste vehicle.
- Both southern and northern side buildings will include a dual chute system for residents at each building level. Garbage and commingled recycling will be accommodated within the chutes. The southern and northern chutes will terminate into 1,100L bins within each core of the building at basement level.

Refer to the accompanying Waste Management Plan, prepared by Traffix for further details.

Clause 55.07-12 – Functional Layout

Objectives	To ensure dwellings provide functional areas that meet the needs of residents.																			
Standard B46	<p>Bedrooms should:</p> <ul style="list-style-type: none">· Meet the minimum internal room dimensions specified in Table B12.· Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <p>Table B12 Bedroom Dimensions</p> <table><tr><th>Dwelling type</th><th>Minimum width</th><th>Minimum depth</th></tr><tr><td>Main bedroom</td><td>3 metres</td><td>3.4 metres</td></tr><tr><td>All other bedrooms</td><td>3 metres</td><td>3 metres</td></tr></table> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.</p> <p>Table B13 Living Area Dimensions</p> <table><tr><th>Dwelling type</th><th>Minimum width</th><th>Minimum area</th></tr><tr><td>Studio and 1 bedroom dwelling</td><td>3.3 metres</td><td>10 square metres</td></tr><tr><td>2 or more bedroom dwelling</td><td>3.6 metres</td><td>12 square metres</td></tr></table> <p>Complies with the Standard</p>		Dwelling type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 square metres	2 or more bedroom dwelling	3.6 metres	12 square metres
Dwelling type	Minimum width	Minimum depth																		
Main bedroom	3 metres	3.4 metres																		
All other bedrooms	3 metres	3 metres																		
Dwelling type	Minimum width	Minimum area																		
Studio and 1 bedroom dwelling	3.3 metres	10 square metres																		
2 or more bedroom dwelling	3.6 metres	12 square metres																		

Assessment

All of the proposed dwellings include living areas and bedrooms which comply with the above requirements.

All bedrooms provide internal room dimensions in compliance with Standard D26, including an additional area to accommodate a wardrobe.

Living areas are designed to meet the minimum internal room dimensions set out under Table D12. The Architectural Plans include diagrams which demonstrate comfortable compliance with the minimum internal room dimensions specified for living areas.

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Clause 55.07-13 – Room Depth

Objective	To allow adequate daylight into single aspect habitable rooms.
Standard B47	<p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none">· The room combines the living area, dining area and kitchen.· The kitchen is located furthest from the window.· The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p> <p>Complies with the Standard</p>

Assessment

The proposal is designed with consideration for room depth and height to allow adequate daylight penetration and ensure future occupant health and energy efficiency. Only three of the 57 dwellings are single aspect, G03H, 104H, 204H. All dwellings with single aspect habitable rooms provide compliant room depth dimensions.

Clause 55.07-14 – Windows

Objective	To allow adequate daylight into new habitable room windows.
Standard B48	<p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none">· A minimum width of 1.2 metres.· A maximum depth of 1.5 times the width, measured from the external surface of the window. <p>Complies with the Standard</p>

Assessment

The proposal has been designed to ensure windows provide access to natural daylight, direct sunlight and airflow into habitable rooms.

All habitable room windows are located on an external wall of the building, providing excellent access to daylight.

Where secondary areas are provided within bedrooms for habitable room windows, they comply with the minimum width and maximum depth stipulated by the Standard.

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Clause 55.07-15 – Natural Ventilation

Objectives	<p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p>
Standard B49	<p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none">· 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. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p>Complies with the Standard</p>
Assessment	<p>The proposal provides for the natural ventilation of dwellings through the design of the building layout openable windows, doors or other ventilation devices in external walls of the building. The design and layout of the proposed dwellings has maximised opportunities to provide natural ventilation in a manner that will allow occupants to effectively manage operable ventilation devices.</p> <p>All dwellings have been designed to achieve effective cross ventilation with the minimum and maximum breeze paths stipulated under Standard B49. Further, all dwellings within the building are provided operable windows which allow for occupants to effectively manage the natural ventilation of their dwelling.</p> <p>Therefore, the proposal complies with the requirements of Standard B49.</p>

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Clause 55.07-16 – Building Entry and Circulation

Objectives	<p>To provide each dwelling and building with its own sense of identity.</p> <p>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</p> <p>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</p>
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Standard B50	<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> · Be visible and easily identifiable. · Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> · Clearly distinguish entrances to residential and non-residential areas. · Provide windows to building entrances and lift areas. · Provide visible, safe and attractive stairs from the entry level to encourage use by residents. · Provide common areas and corridors that: <ul style="list-style-type: none"> ◦ Include at least one source of natural light and natural ventilation. ◦ Avoid obstruction from building services. ◦ Maintain clear sight lines.
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Complies with the Standard

Assessment

The proposal has a clear sense of identity, which in turn, also assists in providing a clear sense of identity to each dwelling. All building entrances are clearly visible and easily identifiable, providing a shelter and transitional space around the entrance. All dwelling entrances are also clearly visible to the corridor and at least one other dwelling entrance and provide a transitional space from the communal corridor.

Communal corridors also have good sight lines, have access to natural light and ventilation with windows, and are not obstructed by services.

Therefore, the proposal complies with the Standard of D19.

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Clause 55.07-17 – Integration with Street

Objectives	<p>To integrate the layout of development with the street.</p> <p>To support development that activates street frontages.</p>
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Standard B51	<p>Development should be oriented to front existing and proposed streets.</p> <p>Along street frontages, development should:</p> <ul style="list-style-type: none"> · 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. <p>Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.</p>
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Complies with the Standard

Assessment

The design response has been informed by a comprehensive analysis of the Site as well as its location within Geelong West and proximity to Pakington Street. The proposal has been designed front both Hope and Autumn Street with low-scale front fencing proposed to reflect the surrounding context.

The design response takes cues from the immediate context, replicating and extending the patterns of setbacks and articulation as it presents to the street. This creates a domestic interface with the street and minimises overshadowing to the southern street. In doing so, it ensures the development appears lesser in scale while matching the local residential street form.

Clause 55.07-18 – Site Services

Objectives	To ensure that site services are accessible and can be easily installed and maintained.
	To ensure that site services and facilities are visually integrated into the building design or landscape.
Standard B52	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, weather-protected, located for convenient access and integrated into the overall design of the development.
	Complies with the Standard

Assessment

The proposed building incorporates building services and plant equipment that are sufficiently sized and located to allow for effective maintenance. Services are located within the basement of the Hope Street building, to avoid any impact on the streetscapes. As far as practicable, site services have been co-located and designed to integrate with the dwelling architecture to ensure an attractive streetscape presentation is achieved.

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Clause 55.07-19 – External Walls and Materials Objectives

Objectives	<p>To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</p> <p>To ensure external walls endure and retain their attractiveness.</p>
Standard B53	<p>External walls should be finished with materials that:</p> <ul style="list-style-type: none">· Do not easily deteriorate or stain.· Weather well over time.· Are resilient to the wear and tear from their intended use. <p>External wall design should facilitate safe and convenient access for maintenance.</p> <p>Complies with the Standard</p>

Assessment

The intent of the building’s materiality response is to provide considered references to the heritage of the surrounding area by marrying a modern response with a nod to the existing through the incorporation brickwork. This results in the delivery of an outcome which is contemporary and clean in presentation, that will complement the existing character.

This material finish is a tested outcome for endurance in the locational context and will ensure the building weathers well over time. The robust material selection is appropriate for its intended use and will be resilient to wear and tear. The external wall design will not impose any maintenance constraints to allow for appropriate upkeep.

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