

s72 Amendment Planning Assessment - Officer Report

PA2302676-1

Brighton Grammar School



Section 72 Amendment Planning Assessment - Officer Report Development Assessment

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Department
of Transport
and Planning

OFFICIAL

Executive Summary



Key Information	Details	
Permit No:	PA2302676-1	
Permit Allows:	Use of the land for a primary/secondary school	
Land Address:	<ul style="list-style-type: none"> 18 Young Street, Brighton (Lot 42 of Plan of Subdivision 004740) 20 Young Street, Brighton (Lot 41 of Plan of Subdivision 004740) 1 McCallum Street (Lot 39 of Plan of Subdivision 004740) 90 Outer Crescent, Brighton (Plan of Consolidation 363249W) 	
Amendment Received:	16 September 2025	
Statutory Days:	76	
Applicant:	Brighton Grammar School c/- Urbis Pty Ltd	
Planning Scheme:	Bayside	
s72 Proposal Summary:	<p>S72 Amendment: to amend the permit site address to include 90 Outer Crescent (also known as 29-31 Grosvenor Street) (campus address).</p> <p>Amend the permit preamble to include the following triggers:</p> <ul style="list-style-type: none"> - Construct a building or carry out works for a Section 2 land use (Clause 32.09-10 - Neighbourhood Residential Zone). - Construct a building or carry out works and display of a sign (Clause 43.01 - Heritage Overlay (HO547)) - Construct a building or carry out works (Clause 43.02 – Design and Development Overlay (DDO3)) - Construct and display business identification signs (Clause 52.05 Signs) - Removal of a canopy tree (Clause 52.37 - Canopy Trees) <p>Amend Condition 3 of the permit which relates to operating hours.</p> <p>Amend the plans to show the construction of a multi-purpose stadium and associated landscaping.</p>	
Conditions Compliance Summary:	N/A	
Development Value:	Approved value: \$ 0 m	Amended value: \$ 7.2 m
Why is the Minister responsible?	<p>S. 72 Application for amendment of a permit</p> <p><i>(1) A person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.</i></p>	
Planning Controls:	Clause 32.09	Neighbourhood Residential Zone – Schedule 3
	Clause 43.01	Heritage Overlay (HO547)
	Clause 43.02	Design and Development Overlay – Schedule 3
	Clause 45.06	Development Contributions Plan Overlay – Schedule 1
	Clause 52.05	Signs
	Clause 52.37	Canopy Trees
Background Information:	A planning permit was issued on 19 April 2024 for the use of the land for a primary/ secondary school.	



A site plan identifying the parcels at 1 McCallum Street, 18 and 20 Young Street Brighton to be used for primary and secondary school land use was endorsed concurrent with the issue of the permit.

Planning History:

N/A

Referral Authorities:

Bayside City Council (s52 – Notice)

Public Notice:

Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner:

102 objections have been received.

Delegates List:

Approval to determine under delegation received on 17 February 2026.

Recommendation:

The amendments to the permit and endorsed plans are recommended for approval.

Background



1. Planning Permit PA2302676 was issued on 19 April 2024, allowing the use of the land at 1 McCallum Street, 18 and 20 Young street, Brighton for the purpose of primary and secondary school. The existing residential dwelling on each parcel was sought to be used for administrative offices, storage and one-on-one tutoring of students associated with the existing school campus.
2. The subject land is not located within an aboriginal cultural heritage area, and the preparation of a Cultural Heritage Management Plan is not required in relation to the proposal.
3. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting (DTP & applicant)	5 August 2025
Application lodgement	16 September 2025
Further information requested	9 October 2025
Further information received	21 November 2025
Decision Plans	Plans prepared by Harding Architects Pty Ltd , titled ' Brighton Grammar School, New Indoor Play Space ' and dated 20 October 2025 .
Other Assessment Documents	<ul style="list-style-type: none">• Acoustic Control Pty Ltd, Revision D, dated 5 November 2025.• Tree Impact Assessment prepared by Arbor Co Australia Pty Ltd, Revision 2 and dated 19 June 2025.• Landscape Plan prepared by John Patrick Landscape Architects Pty Ltd, Revision A, dated 23 October 2025.• Environmental Sustainable Design Report prepared by Harding Architects Pty Ltd, dated 10 November 2025• Planning Report prepared by Urbis, Revision 2 and dated 10 November 2025.

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



5. The proposal can be summarised as follows:

Key Information	Details	
Proposal:	<p>S72 Amendment: to amend the permit site address to include 90 Outer Crescent (also known as 29-31 Grosvenor Street) (campus address).</p> <p>Amend the permit preamble to include the following triggers:</p> <ul style="list-style-type: none"> • Construct a building or carry out works for a Section 2 land use (Clause 32.09-10 - Neighbourhood Residential Zone). • Construct a building or carry out works and display of a sign (Clause 43.01 - Heritage Overlay (HO547)) • Construct a building or carry out works (Clause 43.02 – Design and Development Overlay (DDO3)) • Construct and display a business identification sign (Clause 52.05 Signs) • Removal of a canopy tree (Clause 52.37 - Canopy Trees) <p>Amend Condition 3 of the permit which relates to operating hours. Amend the plans (construction of a multi-purpose stadium and associated landscaping).</p>	
Total Site Area:	29,774 m ² (approx. junior school area)	
	Approved	Proposed
Gross Floor Area:	N/A (existing dwellings)	1776 sqm
Height:	Approx. 5.05m (existing dwelling ridge height)	8.9 metre (proposed stadium ridge height)
Setbacks: (minimum)	North – 6.5m South – 9.91m East – 2.07m West – 1.3m	North – 4.5m South – 4.53m East – 0m West – 0m
Land Uses:	Primary and secondary school	No change
Car Parking:	Nil	Nil
Bicycle Parking:	Nil	Nil
Motorcycle Parking:	Nil	Nil
Parking Total:	Nil	No change
Loading and Waste:	Nil	No change to existing school waste arrangements

6. The application seeks consent to amend the endorsed plans to include buildings and works for a new multipurpose building / sports stadium, amendments to permit condition 3 relating to operating hours and addition of land at 90 Outer Crescent to the planning. Specific details of the application are as follows:

Buildings and works

Development of Multipurpose sports stadium

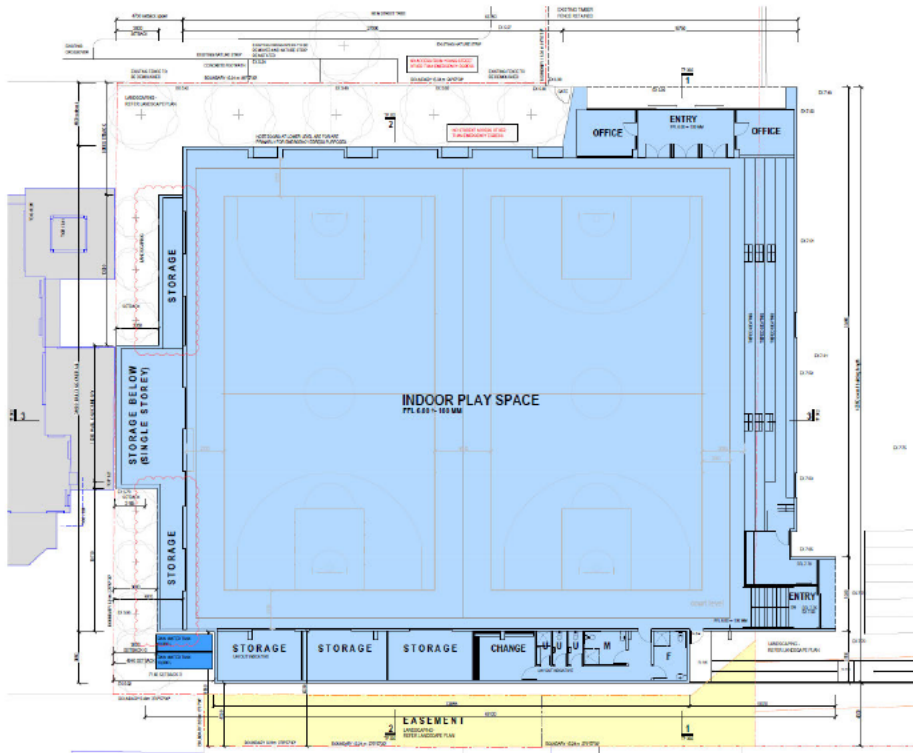
7. The amendment primarily seeks consent to construct a multipurpose building / sports stadium across three sites at 18 and 20 Young Street and small western portion of 90 Outer Crescent, Brighton, which is the existing main school campus lot. Subsequently, the permit is also proposed to be amended to include this additional land address.



8. The proposed building includes two sports courts, staff offices, change rooms, storage areas and internal tiered seating area along the eastern wall. Entrances are provided at the northeast and southeast of the building, with no active frontage to Young Street. The stadium is to be accessible via the existing school campus only.
9. The stadium is sought to be used for physical education lessons, training and sports matches and as a general indoor play space.
10. The development is proposed with a maximum building height of 8.9 metres at the ridgeline, with external walls with a maximum height of 7.89 metres. The storage areas along the eastern and southern elevations are lower scale than the main building, with maximum height of 3.75 metres.
11. The development is setback a minimum of 4.53 metres from the southern boundary, 3.00 metres from the eastern boundary (excluding 10.2 metre length of wall on boundary) and 4.5 metres from the northern boundary which fronts Young Street.
12. The building is to incorporate metal cladding in matte black, precast panel, cement sheeting in charcoal, rendered concrete, aluminium windows, perforated metal screening.

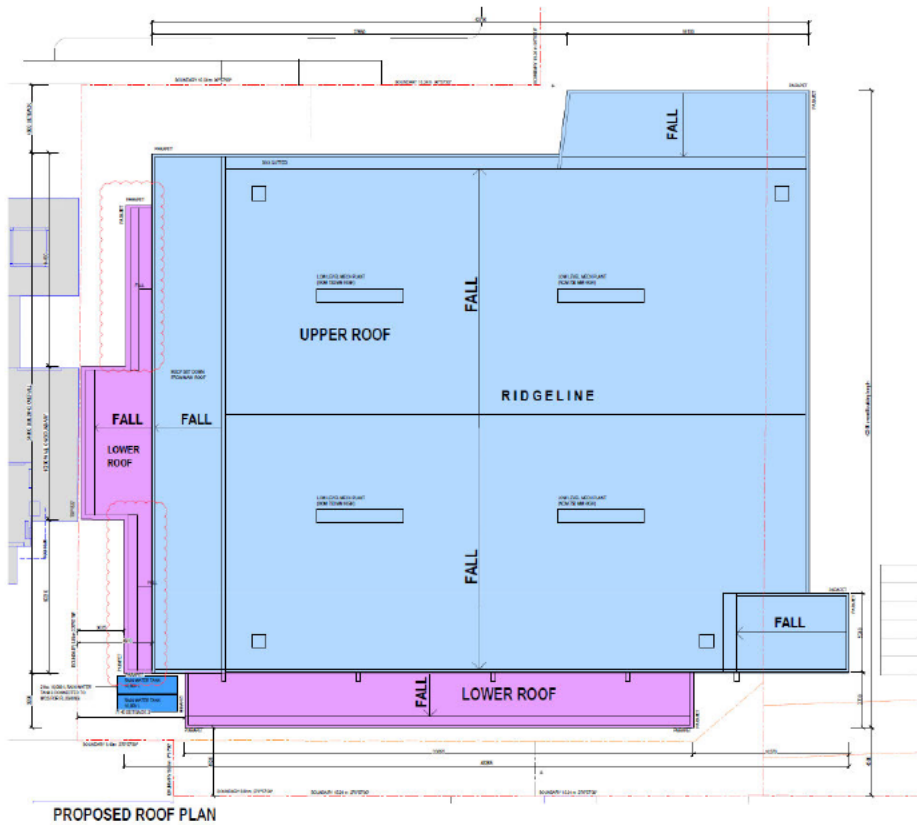


Figure 1 Proposed site plan



PROPOSED FLOOR PLAN - LOWER LEVEL

Figure 2 Proposed ground floor plan



PROPOSED ROOF PLAN

Figure 3 Proposed roof plan



Signage

13. Two aluminium signs are proposed to be displayed on external walls of the building, both on the eastern elevation orientated internally within the school campus. These are to display the Brighton Grammar logo, with dimensions of 2.4m x 3.0m. No signage illumination is proposed.

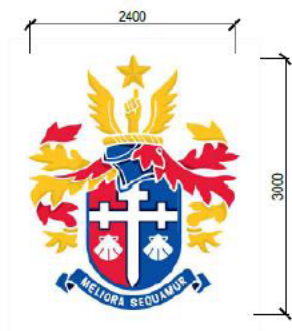


Figure 6 Proposed signage plan and concept image of eastern elevation signage placement

Fence

14. A 2-metre-high brick fence is proposed to be constructed adjoining the proposed stadium along the Young Street site frontage. This fence is proposed to replace the existing picket and rendered brick front fencing associated with 18 and 20 Young Street.



Figure 7 Proposed Young Street fencing elevations

Tree removal

15. The proposal includes the removal of 28 trees, including one large canopy tree (Tree 4) which triggers consent under Clause 52.37. The proposed peppercorn canopy tree sought to be removed adjoins the southern site boundary, highlighted red in the below tree location plan.

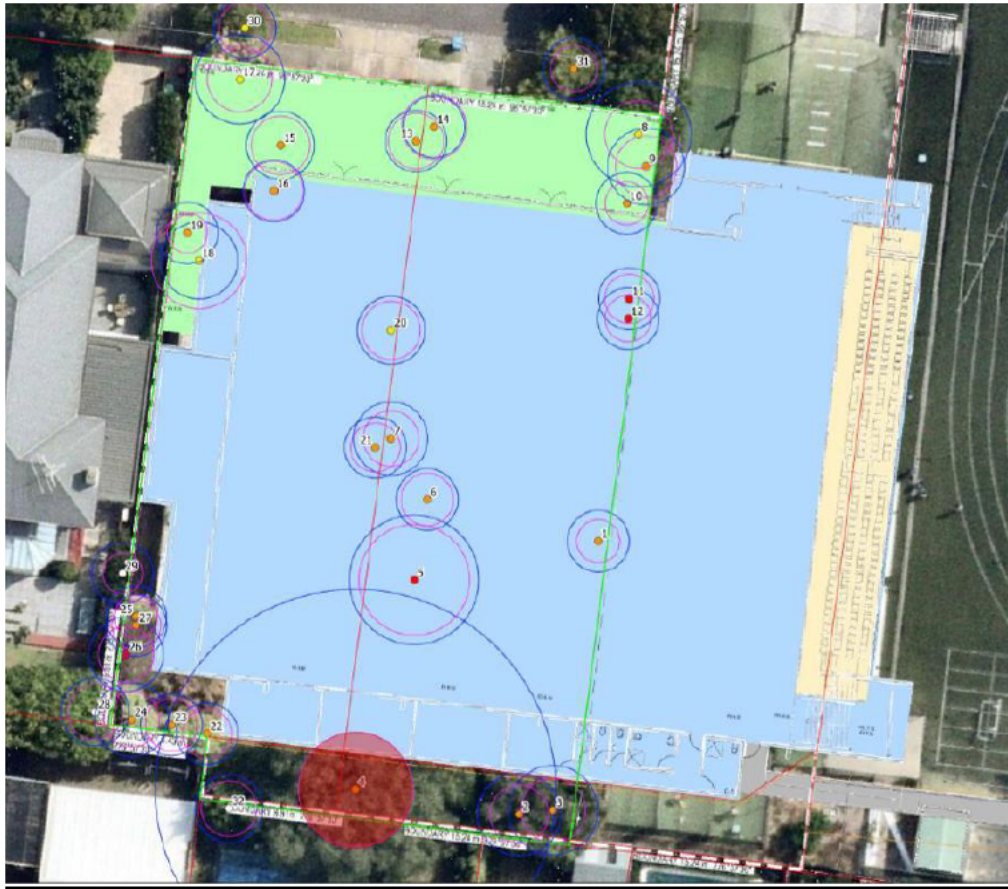


Figure 8 Tree location plan (Tree 4 identified in red)

Amendment to operating hours

16. Condition 3 of the existing planning permit requires the education centre land use to operate within specific hours. The proposed amendment seeks to extend the allowable operating hours for the multipurpose building as follows:

	Approved hours	Proposed hours
Monday to Friday	7:00am to 8:00pm	7:00am to 8:00pm (no change)
Saturday	7:00am to 6:00pm	7:00am to 8:00pm (extended)
Sunday	9:00am to 3:00pm	9:00am to 6:00pm (extended)

17. The applicant has provided the following concept images of the proposal:



Figure 9 Concept image - proposed development as viewed from intersection of McCallum and Young Streets



Figure 10 Concept image - Proposed development interface with eastern end of Young Street



Site Description

18. The current approval relates to three sites which directly adjoin the main school campus site, specifically 1 McCallum Street, 18 and 20 Young Street, Brighton, described respectively as Lots 39, 41 and 42 on Plan of Subdivision 004740. There are no restrictions or covenants affecting these parcels. The land immediately south of lots at 18 and 20 Young Street is identified on the title plans as a discontinued road.
19. Each of these parcels are typical residential lots, ranging from approximately 664- 685sqm, occupied by single dwellings. The site conditions of these parcels are generally consistent with conditions at the time of original approval.
20. Each of these parcels are included in the Neighbourhood Residential Zone (Schedule 3) and are affected by the Design and Development Overlay (Schedule 3) and Development Contributions Plan Overlay (Schedule 1), consistent with the zones and overlays applicable when the original permit application was made and approved.
21. The dead-end road along the eastern side of Young Street includes a number of established street trees and high fencing to provide screening to Brighton Grammar Junior School Campus.



Figure 11 Subject sites 18-20 Young Street and 1 McCallum Street



Figure 12 Existing school site and presentation to dead-end of Young Street, including adjoining site at 18 and 20 Young Street



Figure 13 Existing school presentation to dead-end Young Street and adjoining 1 McCallum Street

22. This amendment seeks to include the main school campus site at 90 Outer Crescent, Brighton to the permit address. This site address comprises of several consolidated parcels, with combined site area of approx. 6.06ha. The junior school area of the campus relevant to this application is bordered by Cadby Street to the north, New Street to the east, Grosvenor Street to the south and Young Street to the west, with a total area of 2.477ha.

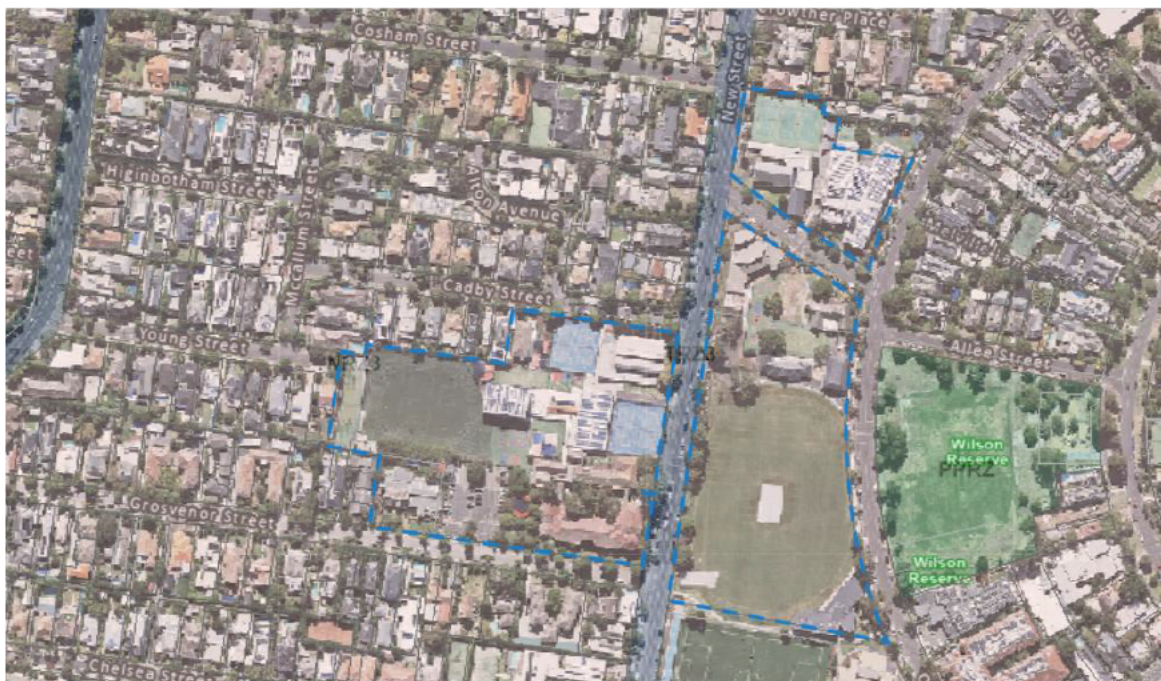


Figure 14 Aerial image of subject site at 90 Outer Crescent, Brighton and surrounds

23. This lot is also included in Neighbourhood Residential Zone (Schedule 3) and affected by the Design and Development Overlay (Schedule 3) and Development Contributions Plan Overlay (Schedule 1). The land is affected by the Heritage Overlay (HO547) which is identified as 'Borwick House' Brighton Grammar School Heritage place. A small portion of the



land east of New Street is also affected by the Special Building Overlay, however this area is entirely separate from the development area, and no buildings or works are proposed in this area of the campus.



Figure 15 Applicable zone - subject site and surrounds

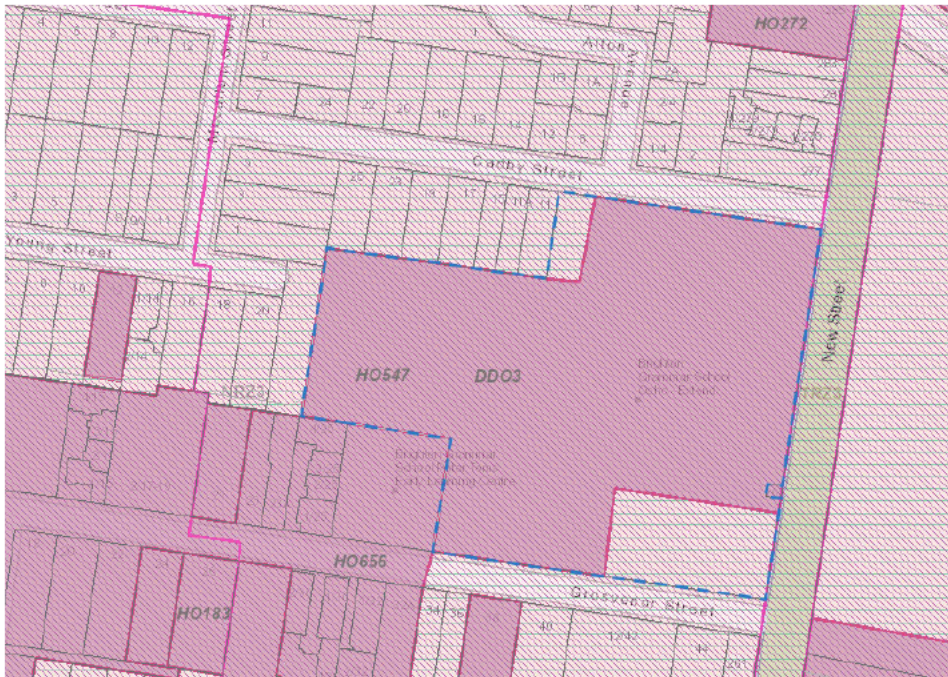


Figure 16 Applicable overlays - subject site and surrounds

24. This land is occupied by various school facilities and buildings including oval, tennis courts, indoor pool, gymnasium early learning centre and classroom buildings.



25. This land is formally described as Land in Plan of Consolidation 363249W. The parcel is not affected by any restrictions or covenants. There are six easements across the land, all of which for the purpose of drainage within the site.
26. Easement E-1 runs east-west between New Street and residential lots fronting Young Street falls within the development area relevant to this application (refer Figure 17). This 3.05-metre-wide easement is listed in favour of land within Lot Plan 043080 and is understood to contain Council drainage assets.

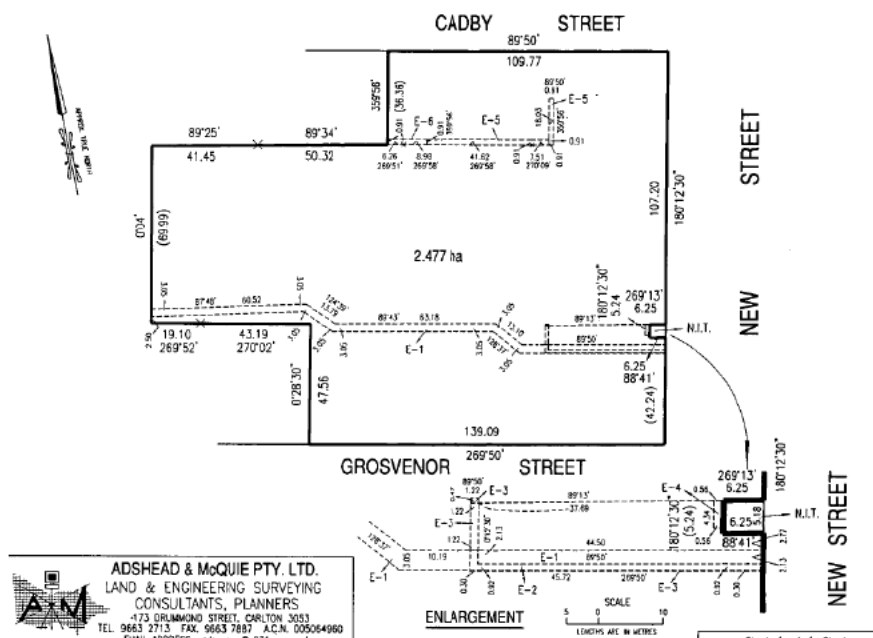


Figure 17 Plan of Subdivision - 80 Outer Crescent, Brighton

Site Surrounds

27. The area surrounding the school campus site consists mainly of residential development within the Neighbourhood Residential Zone Schedule 3. Various non-residential uses operate proximate to the school campus, including the secondary school campus, commercial developments and Cabrini Hospital.
28. Development surrounding the site can be described as follows:
 - To the **north** of the subject sites: residential development along Cadby and McCallum Street, typically single detached dwellings or unit developments.
 - To the **east** of the subject sites: New Street Road reserve and Brighton Grammar Secondary campus beyond.
 - To the **south** of the subject sites: residential development along Grosvenor Street, typically semi-detached dwellings and unit developments.
 - To the **west** of the subject sites: residential development along Young Street, typically detached dwellings and unit developments.



Referrals

29. The application was referred to the following groups:

Provision / Clause	Organisation	Date Response Received
Section 52(1)(b) – Notice	Bayside City Council	24 October 2025

Municipal Council Comments

30. The Bayside City Council considered the application and provided detailed referral comments on 24 October 2025. The Council's comments and DTP responses are summarised in the table below.

Key issue	Council comments	DTP response
Land use	<ul style="list-style-type: none"> The properties at 18 and 20 Young Street are currently used for school office buildings. The proposed indoor play space represents a more intensive and potentially disruptive use of the site. Any potential noise impacts must be mitigated to avoid any adverse impact on nearby residents. This is particularly crucial given the proposed to remove condition 3 of the permit which currently restricts operating hours. The removal of this condition could allow for events or high-activity use during early mornings and evenings, potentially resulting in unreasonable amenity impacts to surrounding residential properties. An acoustic report has been submitted in response to Council's pre-application advice dated 29 July 2025. However, the report is based on the currently approved operating hours and does not assess potential noise impacts arising from events or high-activity use outside these hours. Given the proposal seeks to remove operating hour restrictions entirely, a comprehensive acoustic assessment addressing these scenarios is required. Council strongly recommends that the Department engage an independent acoustic engineer to undertake a peer review of the submitted report to ensure the proposed use will not adversely affect residential amenity, particularly in relation to noise impacts. Additionally, the setback area between the proposed building and Young Street includes a gravel pathway and landscaping, which may facilitate outdoor activity. This area is in close proximity to residential interfaces, and no acoustic fencing or mitigation measures have been proposed. This presents further potential concern for adjoining properties. It is recommended that conditions be included to restrict the use of this area as a recreational space to minimise potential amenity impacts. 	<p>The proposed stadium is to be operated by Brighton Grammar School only and primarily used for school PE lessons, sports games and training. The facility does not provide any capacity for additional students or staff to be on the site.</p> <p>DTP is not supportive of the proposed deletion of Condition 3 and instead consider it appropriate to restrict hours of operation for the stadium as follows:</p> <ul style="list-style-type: none"> 7.00am - 8.00pm Monday - Friday 8.00am – 4.00pm Saturday No operation Sunday <p>These hours are considered responsive to the residential properties adjoining and protect amenity during more sensitive evening hours and on Sundays.</p> <p>DTP agrees the proposed development will intensify the use of the land and noise impacts must be regulated. The acoustic report has been amended and clearly identifies noise limits for mechanical plant and music noise in different periods of the day. While there is no statutory noise regulation for sports activities, a target noise limit of 45dB has been adopted, to be achieved outside the nearest residences.</p> <p>Detailed recommendations are provided ensure this limit is achieved, through measures including installation of acoustic panels on internal walls, metal deck sheet over sports hall ceiling, fixed windows, sprung timber floor and acoustic sealing.</p> <p>The submitted acoustic report is suitably detailed and accurate, and peer review has not been sought.</p> <p>Council's comments regarding the Young Street setback potentially being used as a play area are noted, however this considered to be mitigated by the gate provided between the existing cricket nets area and this landscaped setback area. There is no access from the stadium to this area aside from emergency exit doors and this is not intended to be used as a regular accessway.</p>
Built form	<ul style="list-style-type: none"> The site is located within Precinct C1 of the Bayside Neighbourhood Character Precincts. 	<p>DTP has considered to the strategies of the C1 Residential Character Precinct, as per Clause 15.01-5L (<i>Bayside</i></p>



- The proposed built form raises several concerns regarding its response to the prevailing neighbourhood character. Notably, the issues identified in Council's pre-application meeting response (dated 29 July 2025, reference 9/2025/250/1) remain unaddressed. A copy of the pre-application advice is attached for reference.
- It is acknowledged that the proposed building reflects a typical school facility rather than a residential form. Given the nature of the use—particularly the inclusion of a basketball stadium—it is understandable, and to some extent unrealistic, to expect a development of residential scale. In this context, the interface treatment along Young Street becomes critical in mitigating the visual impact of the built form.
- Landscaping plays a key role in softening the building's presentation to the streetscape. Council recommends that the Department include conditions requiring the use of mature plantings at the time of installation. This will assist in reducing the perceived bulk of the development and provide effective visual screening, particularly to obscure views of the stadium from the public realm.

preferred neighbourhood character) including enhancing vegetated character, siting buildings to create appearance of space between buildings, retaining large trees and planting of new indigenous coastal vegetation.

The proposed development seeks to develop the multipurpose stadium within the Clause 55 residential building envelope, providing appropriate building setbacks from site boundaries. While the removal of 28 existing trees is proposed, the setbacks are to be vegetated with canopy trees in the northern, western and southern setbacks all of which are indigenous or native plant species, largely consistent with the objectives of the precinct. The scale of the built form is designed to fit comfortably within the streetscape along Young Street, while delivering a functional school building.

The landscape plan submitted shows the planting of 24 canopy trees within building setbacks, as well as various ground cover and shrubs. The extent of planting proposed is considered to soften the built form and contribute to the vegetated character of the streetscape.

Landscaping

- A front setback of approximately 4.5 metres is proposed to Young Street. Council officers recommend that this area be dedicated exclusively to landscaping to soften the visual impact of the built form.
- The submitted landscape plan includes *Banksia integrifolia*, which can provide a buffer when mature. However, the proposed supply size of 2.0 metres at planting will take considerable time to reach maturity. Council recommends that the Department consider conditioning a larger minimum planting size to achieve immediate visual screening benefits.
- Furthermore, should a permit be issued, it is recommended that the existing crossover to Young Street be removed and the nature strip reinstated to enhance the public realm and support a more cohesive landscape outcome.

DTP agrees the extent of landscaping will be important to soften the built form. Conditions on the permit are recommended to require the tree canopy planting within the Young Street setback to be a minimum of 2 metres tall when planted, which is considered to provide appropriate screening.

A condition on permit is also recommended to require the removal of the existing vehicle crossovers to Young Street and reinstatement of the kerb to the satisfaction of Bayside City Council, prior to the occupation of the development.

Traffic and parking

- While the current planning permit restricts vehicle access from Young Street and McCallum Street, the absence of a traffic impact assessment makes it difficult to evaluate the proposal's effect on New Street and the local street network. Should a traffic impact assessment provided by applicant, the Department should consider engaging an independent traffic consultant to assess the proposal.
- Given the scale of the proposed indoor play space — with a layout capable of hosting large sporting events — there is concern that the use

The traffic impacts of the development are anticipated to be negligible. The stadium will operate with the existing staff and students and will not generate additional traffic congestion or carparking demand beyond the existing school operation.

Permit condition 4 is sought to remain unchanged, which restricts access to the school campus from Young Street as follows:

No student may access or egress the school site at 29-31 Grosvenor Street via Young Street. Students and staff



may generate significant traffic and parking demand, particularly during peak school or after-hours events.

must access and egress the sites via the main school campus to the satisfaction of the Responsible Authority.

All vehicle and pedestrian access to the junior school will be retained via the Grosvenor Street entrance to the southeast of the development area as per current conditions. This carparking layout concentrates vehicle and pedestrian access through the main school campus, rather than via residential streets to the west.

A new pedestrian accessway is proposed to the multipurpose centre from the existing Grosvenor Street carpark.

The amendment does not create any permit trigger under Clause 52.06 and as such a traffic impact assessment has not been requested.

Other Statutory Referrals

31. Advice from other statutory referral authorities or internal referral team was not required in relation to this amendment application.

Notice

32. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

- Clause 32.09 -13 – Neighbourhood Residential Zone, Schedule 3
- Clause 43.01-4 – Heritage Overlay (HO547)
- Clause 43.02-3 – Design and Development Overlay, Schedule 3

33. The application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

- Clause 52.37-5 – Canopy Trees

34. The applicant was directed to give notice by way of erecting a sign on the site and notice to adjoining owners and occupiers.

35. 102 submissions were received, from 54 distinct affected properties. It is noted 26 submitters did not provide an address of their affected property. The submission raised various concerns which are summarised and responded to below.

Key issue	Details	DTP Response
Noise impacts	<p><i>The findings of the Acoustic Control Report raise significant alarm. Continuous ball impact noise, vibration, whistles, and foot traffic until 9pm is not appropriate adjacent to a quiet residential area.</i></p> <p><i>The proposal is likely to result in ongoing and recurrent amenity impacts for nearby residents, including increased noise, activity and light extending well into evenings and weekends. Indoor sports facilities generate a distinctive, substantial</i></p>	<p>The acoustic assessment provides specific noise attenuation measures based on the anticipated noise sources from the operation of the stadium. The proposed initiatives include:</p> <ul style="list-style-type: none"> • Flooring to be constructed on concrete slab with sprung timber for the main sports area, to minimise ball bouncing noise. • External wall to achieve acoustic rating of Rw50.



noise, which differs significantly from the school-day activity we currently experience.

The vague reference to a public address system is insufficient. The gym will require such a system, along with a scoreboard timer that will ring at the end of each play period, creating a continuous noise nuisance for those of us living nearby.

This will add to the already significant noise pollution caused by the school's public address system, which is audible throughout the community during school hours. The noise from the proposed sports centre will bring this disturbance to homes.

- Metal deck roof sheet to be installed over the main sports hall to achieve roof/ceiling acoustic rating of Rw50.
- Windows to be fixed (not openable) to minimise noise escape. All windows to be aluminium framed with single thick laminated glazing, achieving an acoustic rating of Rw39.
- Emergency egress doors on the northern elevation to be framed glazed doors with 10.38mm laminated glass, fitted with acoustic seals to achieve minimum rating of Rw30.
- Northern door (main entrance) to be provided with air lock to minimise noise emissions to the north.
- Eastern door (secondary entrance) to be provided with single door entry, with no air lock required given location adjoining school oval.
- DDA entry door at the southeast of the building to be solid core door, minimum 40mm thick with acoustic seal to achieve rating of Rw30.
- Installation of between 160-200sqm of acoustic panels installed on internal northern, western and eastern walls, meeting an NRC value of at least 0.8 to control reverberation.
- Mechanical ventilation system installed with in-line roof fans, acoustic ductwork and relief air cowls.

The implementation of these measures is modelled to achieve the required noise limit of 45 dB outside nearby residences and comply with the relevant EPA requirements. It is also noted the hours of operation are recommended to be limited to 8pm on weekdays and 4pm on Saturdays, with no operation on Sundays.

Where a PA system is proposed, this must be installed in consultation with an acoustic engineer and incorporate a noise limiting device to ensure compliance with the music noise limit of 39 dB, as detailed in the report.

Conditions on the permit are recommended to require the noise monitoring and reporting to be undertaken within 3 months of the use commencing.

The existing noise generated by the existing school is outside the scope of this assessment.

Built form, height and overshadowing

The scale of the building, at almost 9 metres high and housing two indoor basketball courts, is unsuitable for a residential setting.

A structure of this size will alter the character of the area and bring far more activity into the quiet neighbourhood.

The setbacks along the western and northern boundary are wholly insufficient, particularly given the scale of the proposed structure. This development will have an adverse visual and physical impact on the local environment,

The development is not considered to be unreasonably dominant given the scale or character of the area.

The proposed height, setbacks and architectural features are considered generally responsive to the pattern of development within Young Street and will not unreasonably change the character of the area.

The side and rear setbacks are compliant with the setback requirements applicable under Clause 55 for a residential building. The variation to the front street setback standard is not considered to unreasonably disrupt the rhythm of



significantly affecting both the aesthetics and functionality of our neighbourhood.

The scale will have significant overshadowing impacts and extensively block out sunlight into adjoining homes. Although the architectural plans show the built form shadows contained within the school's boundary, residents are entitled to see shadow diagrams for the winter solstice. Their omission appears deliberate and prevents a full understanding of the true amenity impacts and will need to be formerly requested on behalf of neighbouring residents and decision makers.

The proposal is a significant overdevelopment within a residential neighbourhood.

development within the streetscape, noting the recessive, dead-end street location.

The development will be well screened by native and indigenous canopy trees planting which aligns with the vegetated characteristics of the precinct. While the building presents as a contemporary school facility, there is no active interface to Young Street. The development will instead appear as an articulated building form, which is comparable in scale to the adjoining double storey residential dwellings.

The development has a maximum building height of 8.9 metres, which is comparable to the existing dwelling immediately adjoining at 16 Young Street, with a maximum building height of 7.9 metres and similar double storey dwellings in the surrounds.

The extent of overshadowing associated with the proposed built form is not considered to create unreasonable amenity impacts on adjoining residential dwellings. The development is setback a minimum of 4.5 metres from the southern boundary, with the larger built form setback 8.2 metres from the southern boundary, with a maximum building height of 8.9 metres. A shadow impact assessment at the September equinox is provided as part of architectural plan set, demonstrating shadow impacts of the development are contained within the southern lot boundary by 10am while overshadowing across the western boundary is almost entirely contained within the western boundary by 11am.

The extent of overshadowing complies with Clause 55 Standard B4-3 relating to overshadowing of secluded private open space, noting all private open space of adjoining dwellings are provided with five hours solar access between 9am - 3pm on September 22 completely unaffected by shadow impacts.

While the shadow impacts will be increased during the winter months, the extent of overshadowing is anticipated to contribute to provide solar access which exceeds to the requirements of Clause 55.

Traffic congestion and car parking

Grosvenor Street and Cadby Street already absorb significant traffic associated with school operations. The proposed facility will further increase vehicle movements and parking pressure in streets not designed for this level of demand.

The application indicates all users of the new stadium will be required to enter it via the car park on Grosvenor Street.

There is no doubt this will result in greater levels of traffic using Grosvenor St, particularly during weekday evenings and over the weekend. This is already a busy street with existing school traffic, parking by beach goers, visitors to the yacht club and users of existing out of school hours facilities at the school. The applicant has made no effort to measure the level of increased traffic (or at least not put that data in the application).

The proposed amendments are not anticipated to result in a material increase in traffic congestion or carparking demand associated with the school. The proposal does not provide any capacity for additional staff or students to attend the site beyond that of the existing school land use.

Permit condition 4 is sought to remain on the unchanged on the amended permit, which restriction access to the school campus from Young Street as follows:

No student may access or egress the school site at 29-31 Grosvenor Street via Young Street. Students and staff must access and egress the sites via the main school campus to the satisfaction of the Responsible Authority.



The proposed sports building will further increase traffic and noise in Grosvenor Street and other surrounding roads, impacting further on the lives of residents.

Relying on the existing teacher's parking lot to accommodate the increased demand for sports centre parking is unrealistic, especially during peak school hours.

There is no access proposed to Young or McCallum Street as part of this amendment. All vehicle and pedestrian access to the junior school will be retained via the Grosvenor Street entrance to the southeast of the development area as per current conditions. This carparking layout concentrates vehicle and pedestrian access through the main school campus, rather than via residential streets to the east.

Given there are no additional staff or students planned to be attending the site, the volume of traffic accessing the land is anticipated to be generally consistent with existing conditions.

Based on the recommended limited hours, vehicle movement associated with sports and other activities within the stadium outside school hours are not anticipated to result in any unreasonable amenity impacts to surrounding properties.

Hours of operation

Increased evening and weekend activity will introduce additional noise and traffic beyond normal school hours.

The proposed operating hours of the sports centre are far beyond what should be expected from an ancillary school facility. The extended hours suggest that this development is not intended to serve the needs of the school's students exclusively but rather functions as a commercial enterprise.

This transformation of a community space into a pay-for-play facility represents a fundamental shift that is incompatible with the residential nature of the surrounding area.

A large indoor sports complex with long operating hours will change the way local streets function and affect the day-to-day experience of residents. This will not be confined to school terms or hours, it will run all year finishing at 9:00pm each night and is right up against the border of several homes.

Furthermore, the ability for this facility to be made available after hours will mean increased noise and activity and this will carry through to weekends.

The proposed extended hours are not supported by DTP given the sensitivity of the surrounding residential context and extent of operation outside typical school hours which is sought.

While the amenity issues are appropriately managed through the built form design, limited access, landscaping and acoustic treatments, the limitation of hours of operation is considered required to ensure operation is responsive to the concerns of the adjoining residents.

As an alternative, it is recommended the following hours of operation are implemented through permit conditions:

- 7.00 am and 8.00 pm Monday to Friday
- 8.00 am and 4.00 pm Saturday
- No operation on Sunday or public holidays.

These alternative hours are deemed an acceptable balance between the requirements of the school and requirement for limited disruptions within sensitive night hours and Sundays.

It is noted the application does not seek to rent out the facility or provide the space to be used by any person other than Brighton Grammar School staff and students.

Lack of consultation and misleading amendment process

At no stage has the school conducted any consultation about this development.

They have not spoken to their neighbours directly or included the development in the school master plan.

The school has made no meaningful effort to involve the local community in this process. The absence of genuine consultation is disappointing, especially given the potential for significant disruption to residents.

The concerns regarding the lack of direct community engagement by Brighton Grammar with surrounding residents are acknowledged.

While proactive engagement with adjoining landowners and occupiers is encouraged, the proponent is not obligated to undertake consultation beyond Section 52 Notice of a permit application, as required by the *Planning and Environment Act 1987*. This has been undertaken at the direction of DTP through the display of a sign on the land and letters to affected properties. This process allows concerns to be



The school has been underhanded in its approach to this planning application which has completed morphed from the original application.

It used a loophole in the legislation to have the Minister for Planning to agree to rezone three residential properties on Young and McCallum Streets in 2024. In the school's application to the Minister in 2024 to rezone the related properties, it clearly stated: "The sites will be used for one or many of the following purposes administrative area/offices, storage areas, one-on-one tutoring or specialist classes"

There was never any reference to sporting facilities or play spaces. In fact, the original application indicated they weren't even going to demolish the existing buildings.

The strategy of securing the planning amendment while withholding its true intentions for the site and providing misleading responses to resident enquiries regarding long-term plans reflects a troubling lack of accountability and good-faith engagement by Brighton Grammar School.

lodged formally as submissions to inform the assessment and permit decision.

It is recognised the scale of the changes sought through this amendment application are substantial and creates several additional concerns beyond the approved use of the land for education purposes.

The process of public notice, as well as the scope of assessment and scrutiny applied to a S72 Amendment is identical to that of a new permit application. While the progression of the original consent and amendment may be perceived as misleading, proponents are entitled to alter development plans and seeks amendments to permit at their discretion. The previous permit decision does not impact the assessment of the amendment.

Neighbourhood character and heritage impacts

The siting of the stadium in this location is incongruous with good planning of a neighbourhood. This location is as far from any other building in the school as could be possible. It is approximately 100 metres from the next closest school building. The proposed entrance is approximately 100 metres from the car park. Instead of being nestled among existing school buildings, this large 8.9-metre-tall stadium has been plonked in amongst long standing residential properties.

The proposal is entirely at odds with the residential neighbourhood character of the immediate local area and significant heritage precinct which the building is proposed. The Bayside City Council have stringent controls regarding appropriate development within these precious historical and character filled areas which have not been acknowledged by the proposed design.

The proposed building, at a height of pretty much 9 metres, represents a substantial intensification of built form in a residential and heritage setting. Its size and purpose are inconsistent with the established scale of the surrounding area.

The proposed multipurpose stadium is proposed to be constructed with a small portion of the building footprint (approximately 118sqm) within the heritage overlay area. The location of the development is well separated from the significant Borwick House and mostly sited outside the overlay area.

The area to be developed within the overlay is currently occupied by outdoor sports courts and spectator seating and does not include any heritage fabric. The location of the building is not anticipated to affect the significance of the heritage place. The building will be obscured from view from the public realm of existing heritage streetscapes along Grosvenor and New Streets. The visual impact of the proposal is limited to Young and McCallum Streets, which are not affected by the Heritage Overlay. Given the extent of separation between the proposed development and significant heritage fabric provided by the existing school oval, the siting is considered to have very little impact on heritage significance.

While the development form is larger than a typical residential dwelling, the bulk of the form is located central to the building and outside the heritage overlay, allowing for wall heights which are responsive to adjoining residential development adjoining site boundaries.

Tree removal and landscaping

The removal of more than 21 established trees will reduce canopy cover and neighbourhood amenity, with replacement planting likely to be affected by overshadowing.

Cutting down over 21 established trees will also have a lasting impact on amenity, shade and the

28 trees are identified to be removed as part of the development. All these trees within the development area are assessed in the submitted tree impact assessment. The trees proposed to be removed are all identified as having as low or moderate arboricultural value.



overall landscape. Of particular note is the proposed removal of Tree 4 (Arborist Report), a large peppercorn, which contributes very meaningfully to the local area's natural environment.

This development will see removal of as many as 21 mature trees due to its bulk and oversized format. This reduces shade, greenery and neighbourhood character. While provision has been made for new plantings, it is hard to see how they will make up for the loss of mature trees. Many of the plantings will be in the southern shade of the building and will not grow as the application suggests.

The trees at the south are sought to be planted over the existing easement and are unlikely to actually be planted.

Based on the remaining trees which are viable for retention, Trees 8, 17, 30, 31 are identified with moderate arboricultural value are sought to be retained where possible. A condition on the permit is recommended to require the preparation of a Tree Management Plan, which identify measures to ensure the protection of these trees and any other trees sought to be retained on the land.

The amendment application is supported by a Landscape Plan which proposes the planting of 24 trees and various small shrubs and groundcovers surrounding the development, along the northern, western and southern boundaries. The proposed planting includes Blackwood, Coast Banksia, Bloodwood, Blueberry Ash, Native Frangipani trees, all of which are indigenous or native species.

A new street tree is also proposed to be delivered within the Young Street road reserve, the species and location of which is also subject to Bayside City Council's consent.

The extent of landscaping proposed is considered to provide appropriate canopy coverage, screening and indigenous planting to contribute to the vegetated suburban character of the streetscape.

It is noted the trees planting proposed at the rear, along the southern boundary are within the easement which intersects the land and includes Bayside City Council drainage assets. The Council have advised large canopy trees will not be supported in this location, as their root systems are likely to damage the Council drainage asset located within the easement. To address this, a condition is recommended on the permit to require the revised landscape plan to show tree species and sizes to be planted over the easement to be selected to avoid root systems which may impact existing Council drainage assets. This requirement is to the satisfaction of Bayside City Council.

A condition is also recommended to require species selected for planting in the southern setback to be suitable for shaded conditions.

Stormwater

The proposal mentions two 10kL water holding tanks, however there is no clear plan for how the water will be managed in the event of overflow. Our development on Grosvenor Street has already experienced tens of thousands of dollars in damage due to runoff from the school grounds, a problem exacerbated by the inadequacy of the local stormwater system.

This development will undoubtedly add further strain to an already overburdened storm drain system, risking more flooding and damage to our properties.

A condition on permit is recommended to require the preparation of a stormwater management plan, concurrent with the endorsement of plans. This report must include

- details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.
- how the stormwater management system will be managed on an ongoing basis.
- how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations.



This will be approved in consultation with Bayside City Council and ensure runoff from the development does not increase discharge into Councils stormwater system.

Lack of detail

The proposed building is schematic, and as such doesn't demonstrate compliance with the National Construction Code.

To be built, the design will have to indicate, amongst other things, required fire exits, disabled access, storm water drainage systems, occupancy numbers of the entire building and anticipated occupancy of the WC, and change facilities to service two basketball courts.

The change facilities to service two courts or four teams will have to increase in size which will result in an increase in building footprint size. There is no provision for spectators to assemble within the building. As the design is resolved, this will likely change.

Required fire exits, not indicated on the current drawings, will exit onto Young Street which will contradict the assertion as noted in the application that there will be no access from the building onto Young street.

The architectural drawings provided are for the purpose of planning approval only. Following approval, detailed development drawings are prepared for the building permit approval which demonstrate compliance with all relevant NCC standards.

It is noted however the architectural plans demonstrate emergency exits on the northern elevation, DDA access from the carpark at the southeast of the building, stormwater tanks at the southwest of the building for rainwater re-use and appropriate amenities and change rooms.

If any changes to the proposed development are required to achieve building regulation compliance, the endorsed plans will be required to be updated accordingly, with any significant change which may cause detriment subject to another S72 Amendment process.

Previous land use and potential contamination

The school site was a previous gas works and is highly contaminated. Further information has been sought from the EPA regarding the contamination to determined potential public health and safety risks.

The proposed site would require digging and upheaval of the gas works site area and a decision should not be made until we have clarity on the health risks.

There is no Environmental Audit Overlay (EAO) on the land which requires the preparation of the Preliminary Risk Screen Assessment and/or Environmental Audit to be undertaken prior to the commencement of works. Any data on the previous land use which may be available to the EPA has not been sought to be applied to manage development of the land through an EAO. This indicates the hazard risk is low.

The subject sites and land surrounding previous used as a gas works have been developed for various school buildings and residential dwellings. DTP are not aware of any contamination issues arising from existing development in the area.

36. Figures 18 and 19 below identifies properties which submitted an objection to the application.

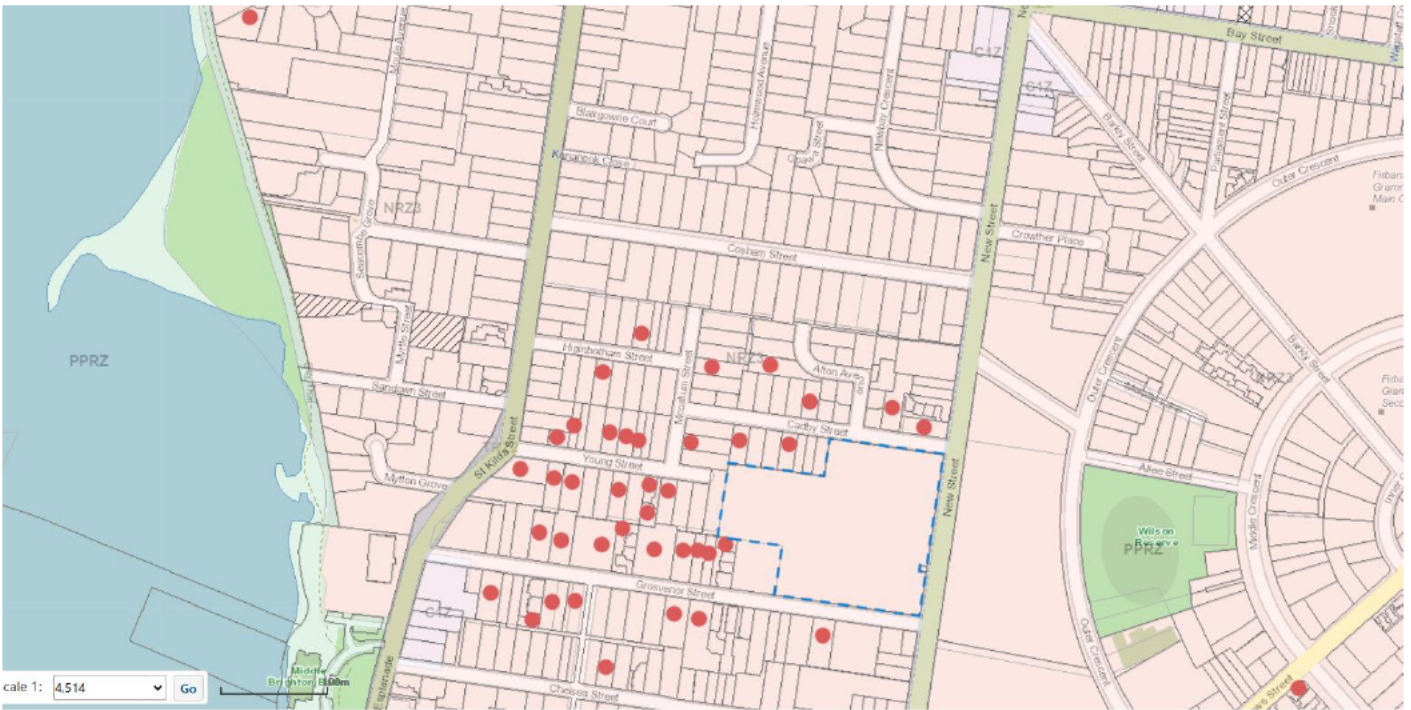


Figure 18 Subject site and nearby submitter properties

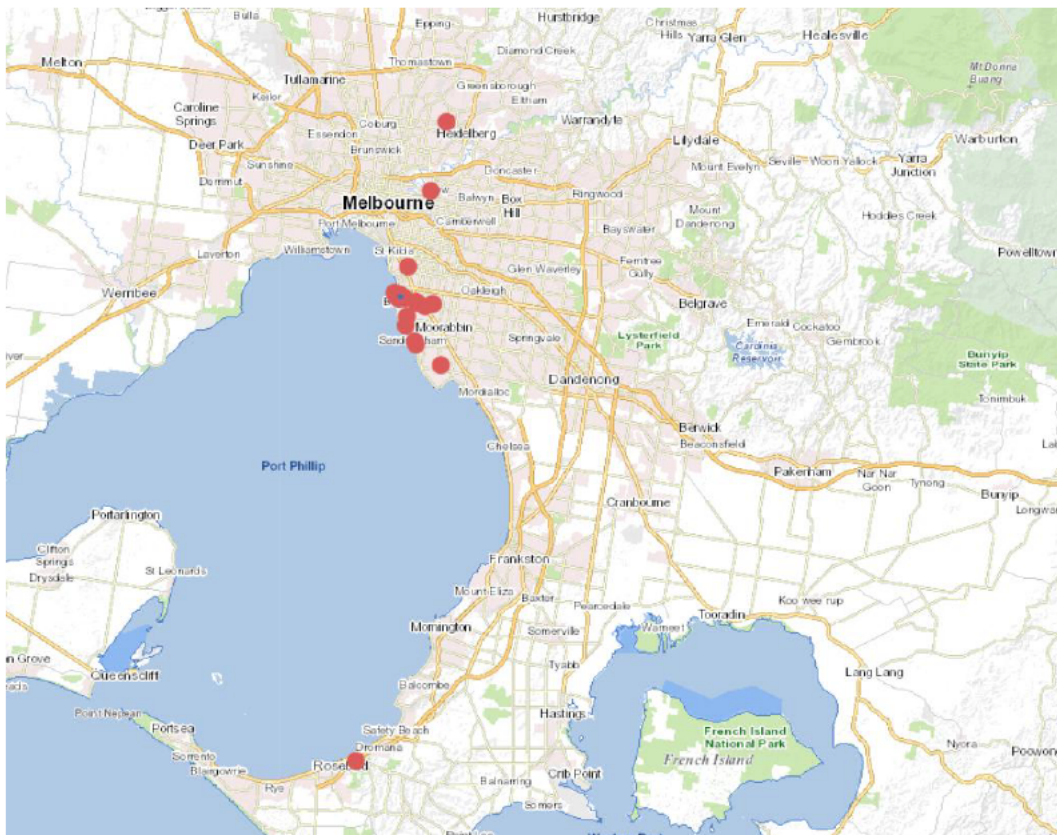


Figure 19 Distribution of all submitter properties



Planning Policy

37. Planning Scheme Amendment VC289 was gazetted on 15 September 2025, in the period since the original planning permit decision was made. This amendment sought to implement Action 12 of Plan for Victoria, relating to the protection and enhancement of canopy trees. The amendment introduced a new particular provision at Clause 52.37, under which a permit is required to remove, destroy or lop a canopy tree in residential areas. The provision also introduces a minimum canopy tree replacement requirement which canopy tree removal is sought. The proposed amendment seeks consent to remove Tree 4, which triggers the new canopy tree provision.
38. Aside from this new provision, the Planning Policy Framework and statutory planning controls within the scheme have remained generally unchanged since the decision on the application and these policies do not need to be re-examined for the purpose of the approved land use. However, given the nature of the proposed amendments, including development of a new school building and inclusion of an additional land parcel, consent is now sought under several additional provisions. Furthermore, given the *characterisation* of the use is considered to be changing, an assessment of the proposed amendment against all relevant provisions is provided in the statutory planning controls section below.

Statutory Planning Controls

39. In relation to the land at 1 McCallum Street, 18 and 20 Young Street, Brighton the zoning and overlay controls remain the same since the decision for the application was made.
40. The amended the scope of the proposal creates new consent requirements under provisions not previously assessed, specifically buildings and works in the Neighbourhood Residential Zone and in the Heritage Overlay, construction of a non-residential building exceeding the specified height in the Design and Development Overlay (Schedule 3), display of signage within a Heritage Overlay and the removal of a canopy tree.
41. An assessment of all additional permit triggers is provided in the sections below.

Clause 32.09 Neighbourhood Residential Zone – Schedule 3

Land use

42. The current permit allows use of the land at 1 McCallum Street, 18 and 20 Young Street, Brighton for the purpose of the primary and secondary school. The additional land sought to be included at 90 Outer Crescent currently operates as the main school campus and subsequently benefits from existing use rights.

Buildings and works

43. The proposed amendment seeks additional consent for buildings and works associated with a Section 2 land use (primary and secondary school). The inclusion of the additional land parcel at 90 Outer Crescent Brighton introduces the Heritage Overlay (HO547) to the subject land.
44. The buildings and works proposed are considered acceptable within the context of the Neighbourhood Residential Zone. It is recognised the development presents as a typical school building and varies in scale, level of articulation and architectural detailing which is characteristic of dwellings. The location of the development at the dead-end of Young Street, combined with the proposed setbacks and screening landscaping, are considered to suitably respond to the context despite the educational nature of the land use and development.
45. The appropriateness of the proposed built form has been considered in the context of the zone and surroundings. While the proposal is not a residential building and is therefore not subject to a formal Clause 55 assessment, the design response has been considered against the relevant objectives and standards of Clause 55 to identify any encroachments on standards which would be considered for a residential building in the same location. For assessment purposes, the proposed built form complies with almost all relevant Clause 55 standards, including those most critical to consider off-site amenity impacts, such as those relating building height, side and rear setbacks, walls on boundaries, daylight to existing windows, overshadowing and overlooking. There are two minor variations to the standards, which are detailed below:

Clause 55.02-1 – Street setback (Standard B2-1)



- 46. If it applied, the standard would require the front wall to be setback from the street the same distance as the setback of the front wall of the existing building on the abutting allotment or 6 metres, whichever is the lesser. The adjoining dwelling at 16 Young Street is setback approximately 6.4 metres, however the proposed development is setback 4.5 metres from Young Street.
- 47. This variation of 1.5 metres is not considered to unreasonably disrupt the rhythm of development within the streetscape, noting the location of the subject site at the eastern dead-end of Young Street, rather than within a central position along the streetscape where it would be expected to interrupt the rhythm of the street frontages. While development on the southern side of Young Street has generally uniform front setbacks, the land to the east forms part of the existing school campus and the lot to the north is orientated to McCallum Street and presents a side setback of approximately 3.5 metres to Young Street. Given this context, the reduced street setback at the dead end of the street will not unreasonably disrupt the pattern of development within the street and is acceptable.
- 48. In addition, the proposed 4.5 metre setback allows sufficient areas for fencing and landscaping buffers to soften the appearance of the development. The landscape plan submitted with the application proposes six new canopy trees within the front setback, as well as a street tree and groundcover planting.
- 49. Based on the above, the street setback proposed is considered to respond to the existing neighbourhood character, while making efficient use of the site and would be considered to meet the objective were the setback proposed for a residential building.

Clause 55.02-8 – Front fence (Standard B2-8)

- 50. The standard requires any front fence constructed within 3 metres to be within the maximum height, which is specified as 1.2 metres in the Schedule 3 to the Neighbourhood Residential Zone. The proposed fence to be constructed along the Young Street frontage is proposed with a maximum height of 2 metres.
- 51. This variation is considered acceptable given the location within the streetscape, immediately adjoining the dead-end of the street and the existing 2-metre-high fence along the western boundary of the school site fronting Young Street. It is also noted the existing brick rendered fence at 18 Young Street measures 1.8 metres in height. There are also several existing front fences along Young Street which exceed the maximum height of 1.2 metres required by the standard, including 16 Young Street (approx. 2 metres) and 14 Young Street (approx. 1.7 metres). Given the extent of variation within the existing streetscape, the proposed fence height is considered to respond the existing character and meets the objective. Young Street will not be an active frontage as part of the development, and the proposed fencing and landscaping is considered to screen the non-residential development and provide improved integration with the street frontage.
- 52. A detailed assessment of the proposal against relevant Clause 55 Standards is provided as Appendix 1 to this assessment.
- 53. While consent for the land use previously been granted, the specific operation of a sports stadium has been considered in terms of compatibility with the surrounding dwellings. The regulation of the use must be particularly sensitive to the potentially amenity impacts associated with operation. An assessment of acoustic, overshadowing, carparking congestion, waste, tree removal impact is provided in the acoustic impacts section later in this report.
- 54. Table 1 below includes an assessment against the general and non-residential decision guidelines, set out in the Neighbourhood Residential Zone.

Clause 32.09-14 Decision guidelines	Assessment
General decision guidelines	
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	<p>The amendment and proposed development are considered to appropriately respond to the MPS and PPF.</p> <p>The Bayside MPS at Clause 02.03-8 refers to the five major private schools within the municipality, seeking to ensure re-development and expansion of existing community facilities do not result in adverse impact on amenity of surrounding residential areas.</p>



The proposed development presents as an expansion to the existing Brighton Grammar School with immediate interfaces with residential dwellings. The anticipated amenity impacts can be effectively managed through the substantial landscaped setbacks, acoustic treatments and limiting hours of operation.

In regard to the PPF, the development integrates energy efficient materials, HVAC systems and lighting, as well as rainwater tanks and efficient plumbing fixtures consistent with the requirement of Clause 15.01-2S and 15.02-2L-02 of the PPF, relating to Environmentally Sustainable Design.

The subject land is located within the C1 Residential Character Precinct, as specific in Clause 15.01-5L (*Bayside preferred neighbourhood character*). Relevant strategies for this precinct include:

- Enhancing vegetated character
- Retain large trees and established native and traditional coastal vegetation and provide the planting of new indigenous coastal vegetation where possible
- Site buildings to create appearance of space between buildings and accommodate substantial vegetation

The proposed development seeks to develop the multipurpose stadium within the Clause 55 residential building envelope, allowing substantial building setbacks from site boundaries. While the removal of 28 existing trees is proposed, the building setbacks are proposed to be vegetation with canopy trees in the northern, western and southern setbacks all of which are indigenous or native plant species, largely consistent with the objectives of the precinct.

Clause 19.02-2S (Education facilities) seeks to assist integration of education facilities within local communities, including through recognising primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form. The proposed development seeks to provide an additional facility to service the existing school. The built form is designed to fit comfortably within the streetscape along Young Street, while delivering a functional school building.

The purpose of this zone.

The proposed amendments are considered to align with the purpose of the Neighbourhood Residential Zone, which seeks to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

The proposed multipurpose stadium is sought to provide additional recreational facilities within the existing school campus land, which services the educational requirement of the surrounding area.

The use of the land already approved by the original permit is not sought to change. The proposed development presents as a typical school facility, however, is designed with setbacks and landscaping which is responsive to the pattern of existing residential development and landscape character of the streetscape.

The objectives set out in the schedule to this zone.

Schedule 3 to the Neighbourhood Residential Zone is identified as the Minimal Residential Growth Area. The proposed development seeks to develop a multipurpose school facility on the subject sites, and the proposal will not increase residential density within the area.

Any other decision guidelines specified in a schedule to this zone.

Relevant specific decision guidelines are responded to in detail below.



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

The proposed development does not overshadow any existing rooftop solar energy systems on any adjoining property.

Non-residential use and development

Whether the use or development is compatible with residential use.

As discussed, the education use of the land is established and has been previously approved.

The proposed development considered a typical built form associated with an education land use, however, incorporates design features to deliver compatibility with the predominately residential context surrounding.

The design includes landscaped setbacks to create visual separation between existing dwellings and screen the development, as well providing height transitioning to sit within the context appropriately. The built form is largely compliant with all relevant Clause 55 standards which would be applicable for a residential development on the site. As such, the proposed setbacks, building height and scale are considered compatible with the low-scale residential development surrounding.

The compatibility of the operation of the multipurpose stadium with adjoining dwellings is considered more sensitive and is sought to be managed through the specific acoustic measures and restricted hours of operation.

Given the proposal does not allow for any additional staff or students on the land, the amendment is not anticipated to create additional traffic impacts beyond that associated with the existing school operation.

Whether the use generally serves local community needs.

The development is proposed as additional facility within the existing Brighton Grammar campus, with the subject land already approved for use for education purposes. The building will function as multi-purpose learning and sports facility, however, does not provide capacity for additional staff or students on the land. The existing school serves community needs through the availability a primary and secondary school within close proximity to residential areas.

The scale and intensity of the use and development.

The scale of the building is considered responsive to the surrounding development. The proposed maximum building height of 8.9 metres is anticipated to generally sit comfortably within the context, noting the building height is reduced at site boundaries to provide visual transition with the scale of adjoining properties. The maximum building height of 8.9 metres exceeds the height of the maximum height of the adjoining property at 16 Young Street (approx. 7.9 metres) however is considered to generally read as consistent with the surrounding double storey scale, effectively buffered by planting and building setbacks.

The use of the building will be limited to school activities, based on the existing student and staff capacity only. The operation of the facility is recommended to be restricted to Monday – Saturdays through permit conditions, to avoid any potential offsite impacts in the evenings or on Sundays.



The design, height, setback and appearance of the proposed buildings and works.

The development height, setbacks and architectural features are responsive to the pattern of development within Young Street and will not unreasonably change the character of the area, noting the recessive, dead-end street location. The development will be well screened by native and indigenous canopy trees planting which aligns with the vegetated characteristics of the precinct. While the building presents as a contemporary school facility, there is no active interface to Young Street. The development will instead appear as an articulated building form, which is comparable in scale to the adjoining double storey residential dwellings.

The proposed landscaping.

The proposed amendment is supported by a Landscape Plan, demonstrating planting of 24 native and indigenous trees, including Blackwood, Coast Banksia, Bloodwood, Blueberry Ash and Native Frangipani species within the northern, western and southern building setbacks. Various shrubs and ground cover planting are also proposed.

The setbacks and proposed plantings are anticipated to visually soften the built form as viewed from Young Street and adjoining properties and will create a vegetated break between built forms. A new street tree is also proposed within the Young Street Road reserve immediately fronting the development, subject to Council approval.

The provision of car and bicycle parking and associated accessways.

The proposed development does not provide capacity for any additional staff or students on the land and as such no change is proposed to the existing car and bicycle parking provision on the school campus.

Any proposed loading and refuse collection facilities.

The amendment does not seek any alterations the existing loading and waste management and collection via Grosvenor Street.

The safety, efficiency and amenity effects of traffic to be generated by the proposal.

As above, the proposed development does not provide capacity for additional staff or students on the land and as such there is no additional parking provision required. The multipurpose stadium is accessible from within the existing school campus only. On students and staff will access the site through the existing entry points at Grosvenor and New Streets and it is not anticipated additional traffic congestion will result beyond existing conditions.

Table 1: Assessment against Neighbourhood Residential Zone decision guidelines

Front fencing

- 55. The proposed fence does not trigger consent under the Neighbourhood Residential Zone, noting the fence is not associated with dwellings or a residential building. The proposed fence does however exceed the maximum height of 1.2 metres specified in Clause 55.02-8 as discussed above.
- 56. This variation is considered acceptable given the location within the streetscape, immediately adjoining the dead-end of the street and the existing 2-metre-high fence along the western boundary of the school site fronting Young Street. It is also noted the existing brick rendered fence at 18 Young Street measures 1.8 metres. There are also several existing front fences along Young Street which exceed the maximum height of 1.2 metres required by the standard, including 16 Young Street (approx. 2 metres) and 14 Young Street (approx. 1.7 metres).

Clause 43.01 Heritage Overlay – HO547

- 57. The inclusion of the additional land parcel at 90 Outer Crescent Brighton introduces the Heritage Overlay (HO547) to the subject land.
- 58. There is a small extent of the proposed development that falls within the site at 90 Outer Crescent and subsequently within the heritage overlay.

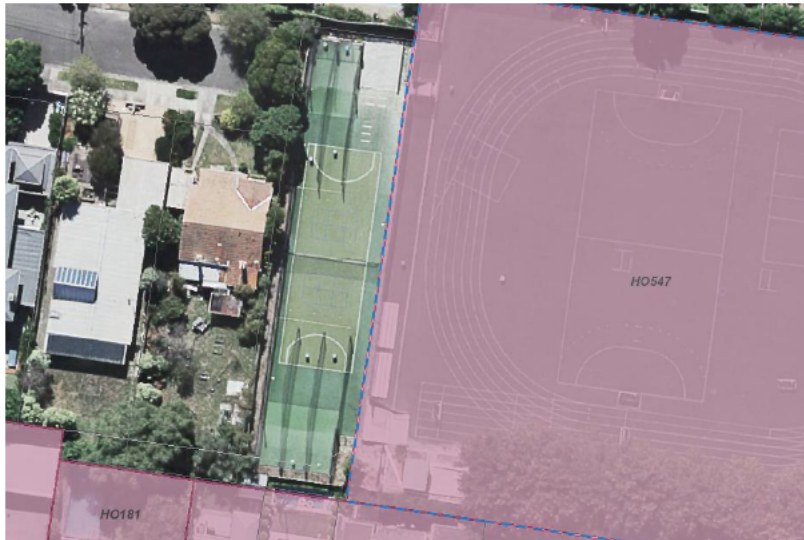


Figure 20 Extent of Heritage Overlay within development area

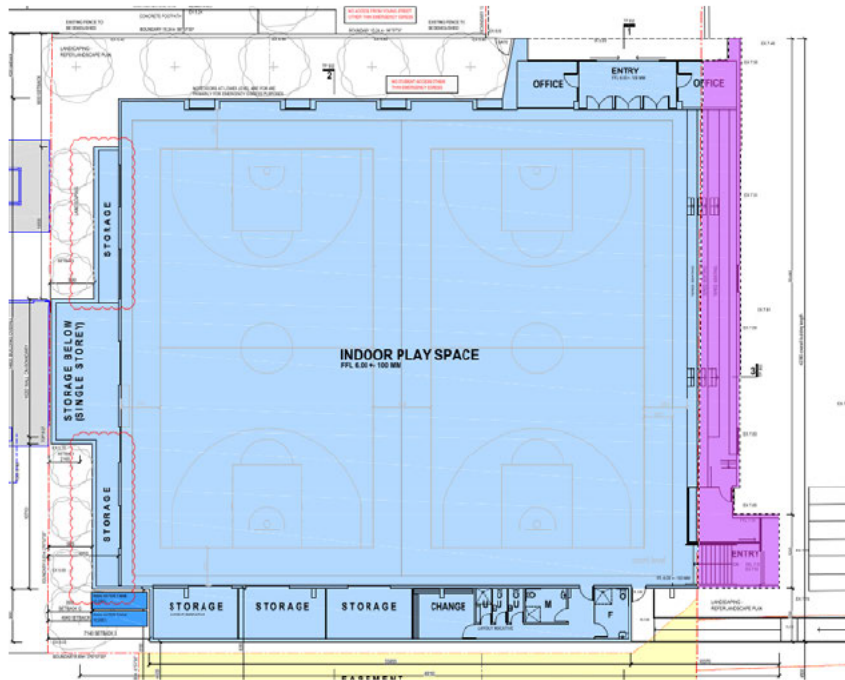


Figure 21 Extent of development footprint within Heritage Overlay

59. The proposal seeks consent to construct a building and display signage within the overlay. A detailed assessment of the proposal against the decision guidelines for both buildings and works and signage within the Heritage Overlay is provided in Table 2 below.

Clause 43.01-8 Decision guidelines	Assessment
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	As detailed in Table 1 above, the amendments sought including the proposed development of a multipurpose stadium on the site is considered to be suitably consistent with relevant MPS and PPF policies.
<i>The significance of the heritage place and whether the proposal will adversely affect</i>	Schedule HO547 protects Borwick House, Brighton Grammar School which is separated approximately 145 metres from the proposed development area. The



<i>the natural or cultural significance of the place.</i>	proposed multipurpose stadium will have no adverse impact on the significance of the heritage place or affect any heritage fabric. The location of the development intersects a small area of the overlay, which is currently utilised as the school sports courts.
<i>Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.</i>	N/A – the proposed development has no impact on the significant Borwick House.
<i>Any applicable heritage design guideline specified in the schedule to this overlay.</i>	N/A – no applicable heritage design guideline listed in schedule.
<i>Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.</i>	<p>The proposed multipurpose stadium is proposed to be constructed with a small portion of the building footprint (approximately 118sqm) within the heritage overlay area. The location of the development is well separated from the significant Borwick House and mostly sited outside the overlay area.</p> <p>The area to be developed within the overlay is currently occupied by outdoor sports courts and spectator seating and does not include any heritage fabric. The location of the building is not anticipated to affect the significance of the heritage place. The building will be obscured from view from the public realm of existing heritage streetscapes along Grosvenor and New Streets. The visual impact of the proposal is limited to Young and McCallum Streets, which are not affected by the Heritage Overlay. Given the extent of separation between the proposed development and significant heritage fabric provided by the existing school oval, the siting is considered to have very little impact on heritage significance.</p> <p>While the development form is larger than a typical residential dwelling, the bulk of the form is located central to the building and outside the heritage overlay, allowing for wall heights which are responsive to adjoining residential development adjoining site boundaries.</p>
<i>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.</i>	<p>The land adjoining the site to the north and west of the development is not affected by a heritage overlay. The residential dwellings immediately south, fronting Grosvenor Street, are affected by Heritage Overlay HO656, characterised by single and double storey dwellings. The school campus to east is affected by HO547, occupied by various school buildings, sports field and landscaped area.</p> <p>The development is setback a minimum of 4.53 metres from the southern boundary, with the higher stadium form setback 8.23 metres from this boundary. This building separation, combined with the form and building height which is comparable to a typical double storey building, is considered responsive to the surrounding development. While it is unrealistic for a school building to present as a residential building (as expressed in the PPF which contains the strategy at Clause 19.02-2S to “Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass)”, the proposed form is sufficiently recessive to be completely obscured by the existing dwellings along Grosvenor Street and is designed to be reasonably in keeping with surrounding development when viewed from Young Street.</p> <p>Similarly, the development will not adversely impact the significant heritage buildings within the school campus given the large separation provided by the existing oval.</p>
<i>Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.</i>	There are no buildings proposed to be demolished within the heritage overlay. The extent of works in the heritage overlay is confined to the existing sports courts area, which does not require consent for demolition.



Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.	As above, the proposed development is not anticipated to have any adverse impact on the heritage significance of Borwick House (HO547) or unreasonably impact the character of the adjoining heritage precinct fronting Grosvenor Street to the south.
Whether the proposed subdivision will adversely affect the significance of the heritage place.	N/A – no subdivision is proposed as part of the amendment.
Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.	N/A – no subdivision is proposed as part of the amendment.
Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.	<p>Two signs are proposed to be displayed on the eastern frontage of the development, orientated internally within the school campus. The location of this wall falls within the Heritage Overlay extent.</p> <p>The proposed signs are proposed to display the Brighton Grammar School logo, with maximum dimensions of 3.0 x 2.4 metres. The signage is not proposed to be illuminated.</p> <p>Given the location of the signage, which will be visible only from within the site, the impact on the heritage place is anticipated to be negligible. The signage will have no visual impact on the significant Borwick House and is considered appropriately located.</p>
Whether the lopping or development will adversely affect the health, appearance or significance of the tree.	N/A – none of the trees proposed for removal are recognised as significant under the Heritage Overlay.
Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.	N/A – no rooftop solar system is proposed as part of the development.

Table 2: Assessment against Heritage Overlay decision guidelines

Clause 43.02 Design and Development Overlay – Schedule 3

60. The proposed amendment seeks to construct a non-residential building with a building height exceeding 8 metres within the Design and Development Overlay, Schedule 3. The proposed multipurpose stadium has maximum building height of 8.9 metres at the roof ridgeline, with wall height ranging from 6.8-7.89 metres.
61. The proposed built form is considered to provide an appropriate architectural and urban design outcome which delivers a function education facilities, while integrating into the surrounding residential streetscape.
62. A detailed assessment against the decision guidelines provided at Schedule 3 to the Design and Development Overlay is provided in Table 3 below.

Schedule 3, Clause 43.02	Assessment
Decision Guidelines	



Whether the design objectives of this Schedule have been met.

Design Objectives:

- To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.***
- To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.***
- To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.***
- To maintain a strong landscape character with buildings set within vegetated surrounds.***

The proposed multipurpose stadium is sought to deliver updated facilities within the existing Brighton Grammar School, an established non-residential land use within the inland minimal residential growth area.

While the architectural and urban design outcomes associated with the proposal vary from a typical residential development, the application is considered to effectively respond to the DDO3 design objectives, as detailed below:

- The design response includes landscaped setbacks to create separation between existing dwellings and screen the development, as well as transitioning building heights, with building walls reduced at the northern, western and southern elevations. These aspects contribute positively to the public realm and allow the building to sit comfortably within the residential context.
- The built form is designed to generally comply with the relevant Clause 55 standards which would apply were a residential building of a similar scale be proposed on the land (see full assessment at Appendix 1). On this basis, potential material detriment relating to overshadowing, daylight access, overlooking, walls on boundaries and setbacks are all appropriately managed through the design response.
- Extensive acoustic treatments are proposed to manage amenity impacts relating to noise. These treatments, combined with restricted hours of operation, are considered to deliver an appropriate level of amenity and ensure the operation of the facility is compatible with adjoining residential dwellings.
- Given the proposal does not allow for any additional staff or students on the land, the amendment is not anticipated to create additional traffic impacts beyond that associated with the existing school operation.
- The building scale is considered to maintain the existing low-rise suburban character, noting the development has a maximum building height of 8.9 metres and presents a maximum wall height of 8.58 metres to the Young Street frontage.
- The developed is in less visually prominent section of the streetscape, adjoining the dead end of Young Street. The rhythm of the streetscape is interrupted in this area by the existing school campus and side boundary of residential property to the north. As a result, the development is not anticipated to unreasonably disrupt the prevailing streetscape, noting the existing variation that exists at this end of Young Street.
- Removal of canopy trees, including one tree under Clause 52.37, is sought to facilitate the construction of the stadium. Following the construction, the development is proposed to be screened by 24 canopy trees to be planted within the northern, western and southern building setbacks. The width of the proposed setbacks and proposed planting will ensure the landscaped character of the streetscape is maintained, despite the removal of existing trees.

Whether the development respects and is compatible with the surrounding residential character.

The design response is considered to appropriately balance the functional requirement for a multipurpose sports facility while integrating into the surrounding residential streetscape. The proposed development has a maximum building height of 8.9 metres, which is comparable to the existing dwelling immediately adjoining at 16 Young, with a maximum building height of 7.9 metres and similar double storey dwelling in the surrounds. The streetscape elevation provided demonstrate the scale in context.

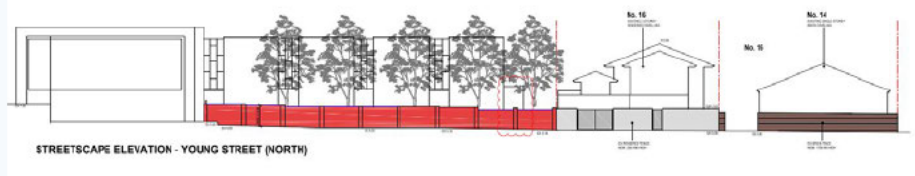


Figure 22 Proposed northern streetscape elevation

The development is not considered to be unreasonably dominant the scale or character of the area, noting the recessive location adjoining the dead-end in Young Street.

Whether the proposed building height exceeds the preferred building height of up to 2 storeys.

The proposed building height exceeds the preferred building height by 90cm. Despite the building height, the building contains only one storey, given the function of the building as a sport stadium and associated requirement for large ceiling heights.

It is noted the building which exceeds the preferred height of 8 metres is confined to the central portion of the roof line and eastern building entrance which is orientated internally within the school campus. The building height is reduced to below the preferred height at the northern, southern and western edges of the development to provide smooth transition between the building and adjoining properties/ residential streetscape (see Figure 22 above). This response to adjoining properties reasonably balances neighbourhood character considerations with functional requirements of school sports facility.

Whether the proposed siting, height, design, building setbacks and landscaping will be in keeping with the character of the area.

As above, the development siting, height and setbacks are considered to be responsive to the pattern of development within Young Street and will not unreasonably change the character of the area, noting the recessive, dead-end street location. The development will be well screened by native and indigenous canopy trees planting which aligns with the vegetated characteristics of the precinct.

While it is recognised the proposed design varies from the typical dwelling, the development is not intended to provide any active street frontage to Young Street and will instead appear as a well screened, contemporary school facility at a comparable scale to surrounding double storey dwellings.

Table 3: Assessment against Design and Development Overlay, Schedule 3 decision guidelines

Clause 52.05 - Signs

63. The amendment seeks consent to display two business identification signs on the land. The proposed signs are to be installed on the eastern wall of the proposed multipurpose stadium building and are to display the Brighton Grammar School logo. The signs are non-illuminated, with maximum dimensions of 3.0 x 2.4 metres.
64. The impact of the proposed signage is considered very minimal, given the proposed orientation of the signs on the eastern building elevation, facing the existing sports oval. Given this location, the signage will be visible only from internally within the school campus and will not be visible from the public realm. On this basis, a details assessment against the decision guidelines at Clause 52.05 is not deemed necessary, however the following assessment is provided.
65. The proposed signage is considered to align with the purpose of the provision, having no implications on the amenity of adjoining properties or the visual appearance of the area based on the recessive location. There is no risk of visual clutter or disorder associated with the display of signage.
66. As the signage will not be visible from the public realm, there is no risk of adverse impacts relating to the safety, appearance or efficiency of the surrounding roads.
67. The signs are considered compatible with the character of the area, noting no illumination is sought.
68. The scale and proportion of the signs are responsive to the scale of the proposed building and will not detract from the architectural features of the development.



Clause 52.37 Canopy Trees

69. The proposal seeks to remove 28 trees on the land, all of which are either within the proposed building footprint, significant encroached upon by the development or identified as of low arboricultural value.
70. The Peppercorn tree at the south of the site (Tree 4) is the only tree within the development area that meets the size requirements for classification as a canopy tree under Clause 52.37, with height of 11 metres, trunk diameter of 108cm at breast height and canopy diameter of 15 metres. This tree is sought to be removed, triggering consent under the provision. An assessment of the proposed removal and subsequent tree canopy provision requirement against the decision guidelines of Clause 52.37 is provided in Table 4 below.
71. The submitted landscape plan incorporates planting of 24 new canopy trees within building setback areas, equating to approximately 462.1sqm of canopy coverage.
72. The proposed development area is approximately 2297 sqm, with the proposed canopy tree coverage equating to 20.1% of the development area, complaint with the minimum canopy coverage requirement set out at Clause 52.37-3. It is noted the broader junior school site area is approximately 2.47 ha, however given the proposed amendment seeks to contain development and tree removal in the southwest portion of the site only, inclusion of this area only is considered logical in the calculation.

Clause 52.37-7 Decision guidelines	Assessment
General decision guidelines	
<i>The purpose of the clause 52.37.</i>	<p>The removal of the existing peppercorn tree and proposed landscaping is considered generally consistent with the purpose of the provision. While the application seeks to remove 29 trees across the site, all trees identified to be removed are of low or moderate arboricultural value. Only one tree meets the specifications of a canopy tree and provision substantial canopy area.</p> <p>The development allows for the retention of some existing trees, which are to be protected through a tree protection plan required by permit conditions. A landscape concept plan has also been provided which provides planting of 24 canopy trees within building setbacks, all native or indigenous species. This planting is anticipated to provide improved climate responsiveness and increased coverage in the long term compared with the existing trees which are largely exotic species.</p>
<i>The extent to which the existing and new canopy trees contribute to a greener environment and reduce urban heat.</i>	<p>All but one tree to be removed do not meet the size requirement of a canopy tree specified in Clause 52.37-1 and as such are not considered to provide significant greening and cooling effects. The Peppercorn canopy tree which is sought to be removed has a substantial canopy area and is recognised to provide greening benefits.</p>
<i>The existing, proposed or likely future development of the site and adjacent land.</i>	<p>The tree protection zone associated with Tree 4 extends substantially across the lots at 18 and 20 Young Street, as well as the adjoining lot to the south at 21 Grosvenor Street and is likely unviable where any development is proposed on these lots. The proposed development is constructed within the structural root zone of the tree and encroaches on 36.2% of the tree protection area. On balance, the degree of redesign which would be required to facilitate the retention of this tree is considered unreasonable, given future development on adjoining land could also render the tree unviable.</p> <p>Additionally, the submitted tree impact assessment details the tree has a large trunk cavity extending from the root plate to the top of the bole, within the south-eastern trunk (approx. 2.5 x 0.9 metres). The cavity is impacted by decay which affected the root plate and trunk on the eastern, southern and western sides of the tree. These</p>



structural defects impact primary tree structure and potential safety risks. On this basis, the viability of the tree low regarding of proposed or future development.

The species, type and growth characteristics of existing and new canopy trees.

Tree 4 which is proposed to be removed is an exotic species Peppercorn tree (*Schinus areira*). The proposed canopy tree planting are all native or indigenous species.

Whether existing or new canopy tree will adversely impact or be impacted by pedestrian and vehicle access to the site, easements, overhead power cables, buried infrastructure such as sewer pipes, building foundations and other structures.

The existing Tree 4 is planted within the easement which runs along the southern boundary of the land at 18-20 Young Street. This easement contains drainage assets owned by Bayside City Council, who have advised any new planting should selected to their satisfaction, to avoid tree sizes and species which may impact the drainage assets. This is recommended as a condition of the landscape plan to be provided for endorsement.

The significant structural root zone of Tree 4 is anticipated to be in proximity of Council assets and removal of the tree must be undertaken cautiously to avoid any damage to the underground pipes.

There is no pedestrian, vehicle access, powerlines or building foundations which are impacted by the existing or proposed trees.

Any physical constraints, such as topography, soil and drainage conditions which may prevent the planting or growth of the required number of trees.

Aside from the drainage easement discussed above, there are no physical constraints which would impact the planting of new trees as proposed. Sheet 2 of the submitted landscape plant shows indicative soil volumes between 5-7 sqm available for planting of each canopy tree proposed.

The impact of existing or new canopy trees on solar access to windows on the site and any existing solar energy system.

The proposed trees planting along the northern, western and southern boundaries are comparable to existing conditions and are not anticipated to adversely impact the solar access to windows and energy systems on adjoining lots to the south.

If the site is in a designated bushfire prone area as determined under section 192A of the Building Act 1993, the need to create a defensible space to reduce the risk of bushfire to life and property.

N/A – the land is not located within a designated bushfire prone area.

Removal of canopy trees

The health and stability of the canopy tree proposed to be removed.

As above, the health and stability of Tree 4 which is proposed for removal is compromised by a large trunk cavity and decay within the root system and trunk. These structural defects impact primary tree structure and create potential safety risks.

Whether the canopy tree is causing, or at risk of causing, damage to an existing building, works or infrastructure.

As above, the arborist report provided identifies the structure of the tree is poor. There is a risk of damage to existing buildings, or the proposed development were the tree to be retained and later fall.

The number, size and location of the canopy trees to be retained on the site.

The arborist assessment identifies Trees 8, 17, 30 and 31 have moderate arboricultural value and are viable to be retained. Trees 8 and 17 are within the northern setback, while 30 and 31 are street trees. A condition on permit recommends the preparation of a tree management plan, to include measures to ensure the protection of these trees.

If the removal of the canopy tree is associated with the development of the site, whether the proposed development

As above, the size of the structural root zone and tree protection zone associated with Tree 4 is significant and re-design of the development to accommodate retention is not feasible or considered appropriate given the extent of structural concerns.



has been sited or designed to minimise the impact on canopy trees.

The cumulative impact of reducing existing canopy trees, if canopy trees on the site have been removed, destroyed or lopped within the past 12 months.

The cumulative impact of the reducing canopy trees is considered acceptable, noting only one substantial tree is sought to be lost (Tree 4) and the proposed landscaping plan seek to plant 24 new trees, which would all be classified as canopy trees once mature. The replacement trees are also native and indigenous evergreen species which are anticipated to provide improved cooling and biodiversity values.

New canopy trees

The suitability of the proposed deep soil areas or planter soil volume or depth. A deep soil area may be shared with other canopy trees and other vegetation where it does not affect the viability of the canopy tree growth.

As above, Sheet 2 of the submitted landscape plant shows indicative soil volumes between 5 - 7 sqm available for planting of each canopy tree proposed.

Whether the species of the canopy tree is suited to the soil conditions of the site.

The tree planting species have been selected by the proponent landscape architect and are deemed suitable in the site context.

Whether landscaping or design measures are required to provide structural protection of buildings.

N/A – there are no structural protections proposed.

Table 4: Assessment against Clause 52.37 Canopy Trees decision guidelines

Amenity Considerations

Acoustic Impacts

73. A detailed acoustic impact assessment has been submitted to support the proposed amendment, in particularly regarding the noise impacts associated with the proposed multipurpose stadium operation on adjoining properties.
74. The assessment describes the noise limits applicable to the area as determined through Noise Protocol (Environment Protection Regulation 2021), considering land zoning, time of day and background noise levels. The background noise levels were observed through unattended and attended noise logging surveys undertaken in June 2025. The surveys identified an average background noise level of 39dB during the day, 37dB in the evening and 32 dB at night. It is noted the operation of the stadium will not occur during designated 'night' hours.
75. The noise limit is determined for music noise/ PA announcements is determined as 44dB during the day and 42dB in the evening. There is no PA system proposed as part of the stadium, however, should one be installed, compliance within this standard would be required through the installation of a noise limiting device.
76. The facility will be used for sports matches and training, indoor play and PE classes. On this basis, noise source anticipated include ball impact noise, football, whistles, sirens, voices and applauding. It is noted there are no statutory noise regulations specifically relating to sports activities.
77. The recommended environmental noise target is determined as 45 decibels (dB), to be achieved outside the nearest residences. To achieve this target, the following acoustic recommendations are provided in the assessment:
 - Flooring to be constructed on concrete slab with sprung timber for the main sports area, to minimise ball bouncing noise.
 - External wall to achieve acoustic rating of Rw50.
 - Metal deck roof sheet to be installed over the main sports hall to achieve roof/ceiling acoustic rating of Rw50.
 - Windows to be fixed (not openable) to minimise noise escape. All windows to be aluminium framed with single thick laminated glazing, achieving an acoustic rating of Rw39.

- Emergency egress doors on the northern elevation to be framed glazed doors with 10.38mm laminated glass, fitted with acoustic seals to achieve minimum rating of Rw30.
- Northern door (main entrance) to be provided with air lock to minimise noise emissions to the north.
- Eastern door (secondary entrance) to be provided with single door entry, with no air lock required given location adjoining school oval.
- DDA entry door at the southeast of the building to be solid core door, minimum 40mm thick with acoustic seal to achieve rating of Rw 30.
- Installation of between 160-200sqm of acoustic panels installed on internal northern, western and eastern walls, meeting an NRC value of at least 0.8 to control reverberation.
- Mechanical ventilation system installed with in-line roof fans, acoustic ductwork and relief air cowls.
- PA system (if required) must be designed in consultation with acoustic consultant.

78. Based on the implementation of the acoustic recommendation, it is considered the noise target of 45dB can be achieved to provide a reasonable level of amenity to adjoining properties. The recommendations are to be required to be notation and shown as appropriate on the architectural plans provided for endorsement.

79. In addition to the extensive acoustic treatments, the recommended limitations to the operating hours are considered to further restrict the noise impacts associated with the development, noting operation and associated noise will not occur after 8pm on weekdays, between 8am – 4pm on Saturdays only and at any time on Sundays. This change is considered responsive to the residential interface during more sensitive noise periods.

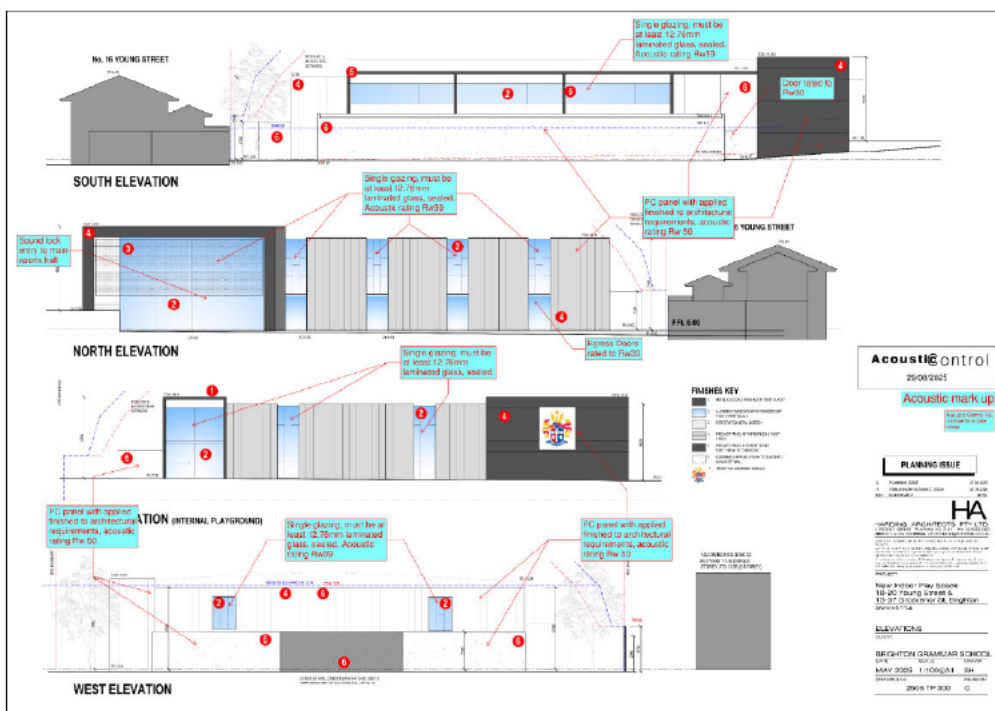


Figure 23 Acoustic recommendations shown on proposed elevation plans

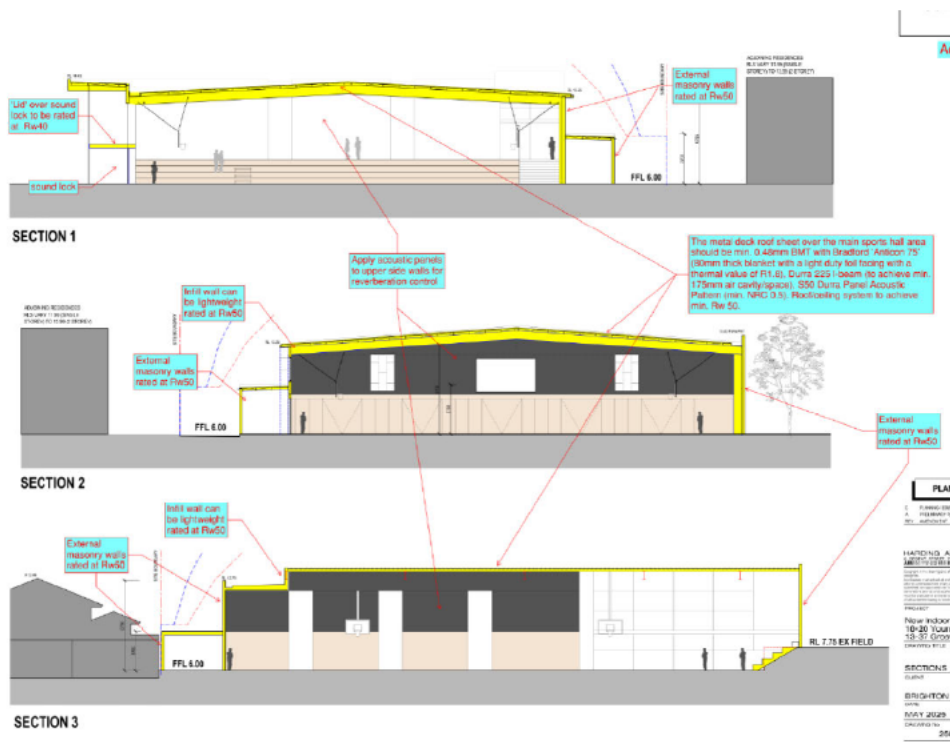


Figure 24 Acoustic recommendations annotated of proposed section plans

Overshadowing

80. The extent of overshadowing associated with the proposed built form is not considered to create unreasonable amenity impacts on adjoining residential dwellings. The development is setback a minimum of 4.5 metres from the southern boundary, with the larger built form setback 8.2 metres from the southern boundary, with a maximum building height of 8.9 metres.
81. A shadow impact assessment at the September equinox is provided as part of architectural plan set, demonstrating shadow impacts of the development are contained within the southern lot boundary by 10am while overshadowing across the western boundary is almost entirely contained within the western boundary by 11am.
82. The extent of overshadowing complies with Clause 55 Standard B4-3 relating to overshadowing of secluded private open space, noting all private open space adjoining dwellings are provided with five hours solar access between 9am - 3pm on September 22 completely unaffected by shadow impacts. The extent of adjoining property overshadowing at 9am and 10am are highlighted below in Figure 25.



Figure 25 Sept 22 Overshadowing impacts - 9am and 10am

83. While it is recognised overshadowing impacts are exacerbated during winter months, each of the adjoining dwelling will continue to be provided with compliant solar access during this time. Overall, the extent of overshadowing of adjoining private open space is very minor and will not result in any substantial amenity impacts.

Carparking and traffic generation

84. The proposed amendments are not anticipated to result in any material increase in traffic congestion or carparking demand associated with the school. The proposal does not provide any capacity for additional staff or students to attend the site beyond that of the existing school land use.

85. Permit condition 4 is sought to remain on the unchanged on the amended permit, which restriction access to the school campus from Young Street as follows:

No student may access or egress the school site at 29-31 Grosvenor Street via Young Street. Students and staff must access and egress the sites via the main school campus to the satisfaction of the Responsible Authority.

86. There is no access proposed to Young or McCallum Street as part of this amendment. All vehicle and pedestrian access to the junior school will be retained via the Grosvenor Street entrance to the southeast of the development area as per current conditions. This carparking layout concentrates vehicle and pedestrian access through the main school campus, rather than via residential streets to the east.

87. A new DDA-compliant pedestrian accessway is proposed to the multipurpose centre from the existing Grosvenor Street carpark.

88. Given there are no additional staff or students planned to be attending the site, the volume of traffic accessing the land is anticipated to be generally consistent with existing conditions. It is noted the proposed hours of operation exceed standard school hours and include Saturday and Sunday operation. The duration of hours proposed are not supported and a condition on permit is recommended to limit the stadium hours of operation as follows:

- 7.00 am and 8.00 pm Monday to Friday
- 8.00 am and 4.00 pm Saturday
- No operation on Sunday or public holidays.

89. Based on the recommended limited hours, vehicle movement associated with sports and other activities within the stadium outside school hours are not anticipated to result in any unreasonable amenity impacts to surrounding properties.

Waste Management

90. The proposal details the multipurpose stadium will produce limited waste, noting the development is to be used for sporting and other group activities, rather than typical classroom learning.
91. The submitted Environmental Sustainability statement refers to intention for waste and recyclables to be appropriately separated, storage in bin storage area and collected through the existing school waste collection stream.
92. This proposed management arrangement is considered appropriate given the development will not generate any substantial waste volumes.

Tree removal and landscaping

93. 29 trees are identified to be removed as part of the development. All these trees within the development area are assessed in the submitted tree impact assessment. The trees proposed to be removed are all identified as having as low or moderate arboricultural value.
94. Based on the remaining trees which are viable for retention, Trees 8, 17 and 30 are identified with moderate arboricultural value are sought to be retained where possible. A condition on the permit is recommended to require the preparation of a Tree Management Plan, which identify measures to ensure the protection of these trees and any other trees sought to be retained on the land.

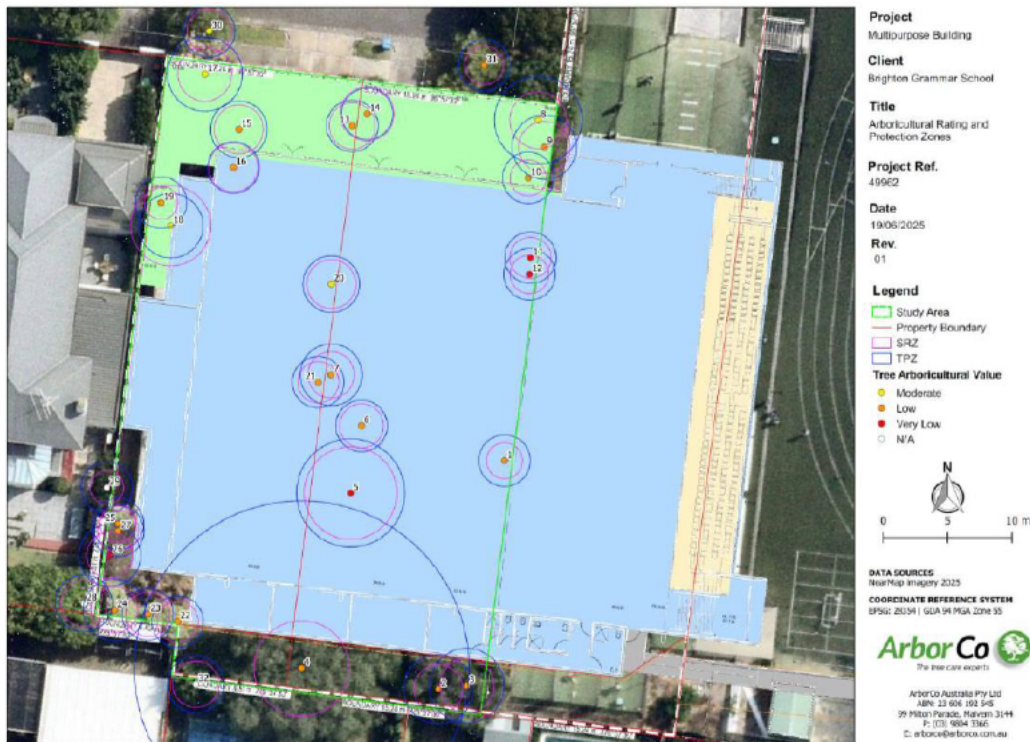


Figure 26 Tree Location Plan (Arboricultural Impact Assessment)

95. The amendment application is supported by a Landscape Plan which proposes the planting of 24 trees and various small shrubs and groundcovers surrounding the development, along the northern, western and southern boundaries. The proposed planting includes Blackwood, Coast Banksia, Bloodwood, Blueberry Ash, Native Frangipani trees, all of which are indigenous or native species.
96. It is noted the trees planting proposed at the rear, along the southern boundary are within the easement which intersects the land and includes Bayside City Council drainage assets. The Council has advised large canopy trees will not be supported in this location, as their root systems are likely to damage the Council drainage asset located within the easement. To address this, a condition is recommended on the permit to require the revised landscape plan to show tree species and sizes to be planted over the easement to be selected to avoid root systems which may impact existing Council drainage assets. This requirement is to the satisfaction of Bayside City Council.



97. A new street tree is also proposed to be delivered within the Young Street road reserve, the species and location of which is also subject to Bayside City Council's consent.
98. The extent of landscaping proposed is considered to provide appropriate canopy coverage, screening and indigenous planting to contribute to the vegetated suburban character of the streetscape.

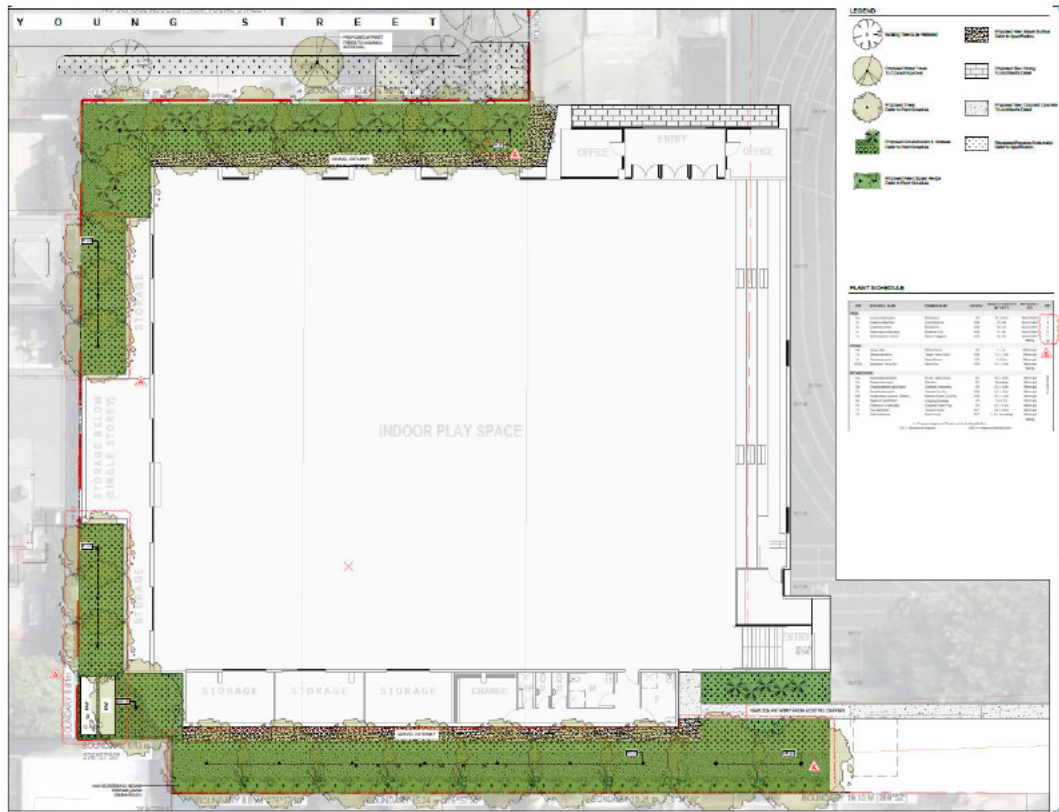


Figure 27 Proposed Landscape Plan

Amended Plans

99. Changes are proposed to the plans and assessed as follows:

Change / Comment	
Proposed Change	Development of multipurpose sports stadium
Assessment	<p>To summarise the above assessment, the proposed development of the multipurpose stadium on the land is considered acceptable based the following considerations:</p> <ul style="list-style-type: none"> The proposed form and height comply with the building envelope specified by Clause 55 for a residential building and the maximum height specified in the Neighbourhood Residential Zone. The proposed maximum building height of 8.9 metres is anticipated to generally sit comfortably within the context, noting the building height is reduced at site boundaries to provide visual transition with the scale of adjoining properties. The proposed building setbacks allow for vegetated breaks between the building and adjoining dwellings, softening built form and minimising overshadowing impacts. The proposed stadium is well separated from the significant Borwick House building within the school site and will have no adverse impact on the heritage significance of the place. The loss of one established canopy tree is offset by proposed planting, included 24 canopy trees to be planted at a minimum height of 2 metres.



- There is no access proposed from Young Street and access to the school site will continue to be restricted to the Grosvenor Street entry.
- The development does not provide capacity for more staff or students on the land and is not anticipated to result in traffic congestion or increased carparking demand within the area.
- Hours are to be restricted by permit conditions avoid operation within sensitive nighttime and Sunday periods.
- The acoustic impacts are to be mitigated through engineered building measures to minimise noise emissions and achieve the determined noise limit.

Change / Comment

Proposed Change Construction and display of two business identification signs on the eastern façade on the proposed multipurpose stadium building. The proposed aluminium and polycarbonate signs are to display the school logo, with maximum dimensions of 3 metres high and 2.4 metres wide. The signs are not proposed to be illuminated.

Assessment The two signs proposed are located on the eastern side of the proposed development, orientated toward the existing sports oval. The signage will be visible only from the internal school campus and will not be visible from the public realm.

The proposed signage is considered to align with the purpose and relevant decision guidelines included in Clause 52.05 of the Bayside Planning Scheme. As the signs are to be located internal to the existing campus, they will not result in visual clutter or any loss of amenity, safety or efficiency for the adjoining properties or roads. The signs will be concealed from view from the public realm and are considered compatible with the character of the area, noting no illumination is sought. The scale and proportion of the signs are responsive to the scale of the proposed building and will not detract from the architectural features of the development.

The location of the signage on the eastern side of the development falls within the Heritage Overlay (HO547) area and separate consent is required to display signs within this overlay area. The signs proposed are considered to be consistent with the objectives of the Heritage Overlay and will not adversely affect the significance, character or appearance of the heritage place. The signs to be displayed on a new building which is mostly sited outside the heritage overlay. The significance heritage place 'Borwick House' is located at the southeast of the school campus, orientated to New Street, well separated from the development area. The signage being orientated internally within the school campus will not have no visual encroachment on the heritage significance of the site, despite being located within the overlay.

Based on the above, the addition of two business identification signs on the land is considered acceptable and this change is recommended to be supported.

Change / Comment

Proposed Change Construction of a new brick front fence across the Young Street frontage, with a maximum height of 2 metres.

Assessment It is recognised the proposed fence exceeds the preferred height of 1.2 metres specified in the Schedule to the Neighbourhood Residential Zone.

This variation is considered acceptable given the location within the streetscape, immediately adjoining the dead-end of the street and the existing 2-metre-high fence along the western boundary of the school site fronting Young Street. It is also noted the existing brick rendered fence at 18 Young Street measures 1.8 metres. There are also several existing front fences along Young Street which exceed the maximum height of 1.2 metres required by the standard, including 16 Young Street (approx. 2 metres) and 14 Young Street (approx. 1.7 metres). Given the extent of variation within the existing streetscape, the proposed fence height is considered to respond the existing character and meets the objective.

Young Street will not be an active frontage as part of the development, and the proposed fencing and landscaping is considered to screen the non-residential development and provide improved integration with the street frontage.

Amended Permit Conditions

100. Changes are proposed to the conditions of the permit as follows:

Change / Comment		
Proposed Change	The proponent seeks to amend Condition 3 to extend hours of operation as follows:	
	Approved hours	Proposed hours
Monday – Friday	7:00am to 8:00pm	7:00am to 8:00pm (no change)
Saturday	7:00am to 6:00pm	7:00am to 8:00pm (extended)
Sunday	9:00am to 3:00pm	9:00am to 6:00pm (extended)
Assessment	<p>The proposed extended hours are not supported given the sensitivity of the surrounding residential context and extent of operation outside typical school hours which is sought. While the amenity issues are appropriately managed through the built form design, limited access, landscaping and acoustic treatments, the limitation of hours of operation is considered required to ensure operation is responsive to the concerns of the adjoining residents.</p> <p>As an alternative to the proposed hours, it is recommended the following hours of operation are implemented through permit condition:</p> <ul style="list-style-type: none"> • 7.00 am and 8.00 pm Monday to Friday • 8.00 am and 4.00 pm Saturday • No operation on Sunday or public holidays. <p>These alternative hours are deemed an acceptable balance between the requirements of the school and requirement for limited disruptions within sensitive night and Sunday times.</p> <p>It is noted the operation of the existing dwelling at 1 McCallum Street, Brighton which was approved to be used for education purposes through the original permit will continue to operate under the approved hours.</p>	

Amended Permit Address

101. Changes are proposed to the conditions of the permit as follows:

Change / Comment	
Proposed Change	Permit amended to include of land address at 90 Outer Crescent Brighton (existing school campus land)
Assessment	<p>This change is required given the proposed multipurpose building extends over three parcels, being 18, 20 Young Street and 90 Outer Crescent, Brighton. The inclusion of the additional address ensures all the development land is listed on the planning permit.</p> <p>The change is for administrative purposes and is supported.</p>

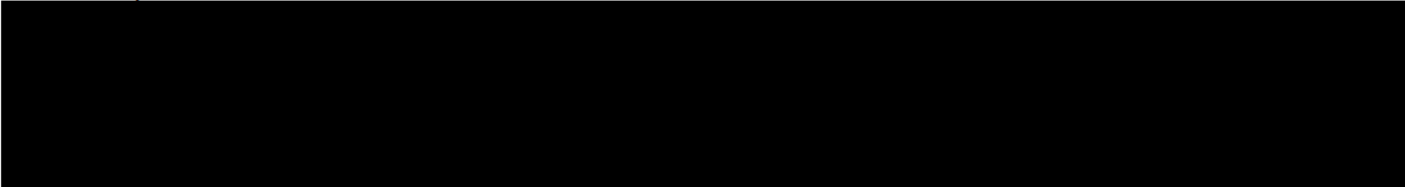


102. Bayside City Council raised concerns with the proposed amendment, however, did not formally object to the proposal.
103. It is recommended that the amended Planning Permit No. **PA2302676-1** for be amended to allow the buildings and works for the construction of multipurpose sports stadium, display of two business identification signs, removal of a canopy tree at **18-20 Young Street, 1 McCallum Street and 90 Outer Crescent**, Brighton be issued, subject to conditions.
104. It is recommended that the applicant be notified of the above in writing.

Prepared by:

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

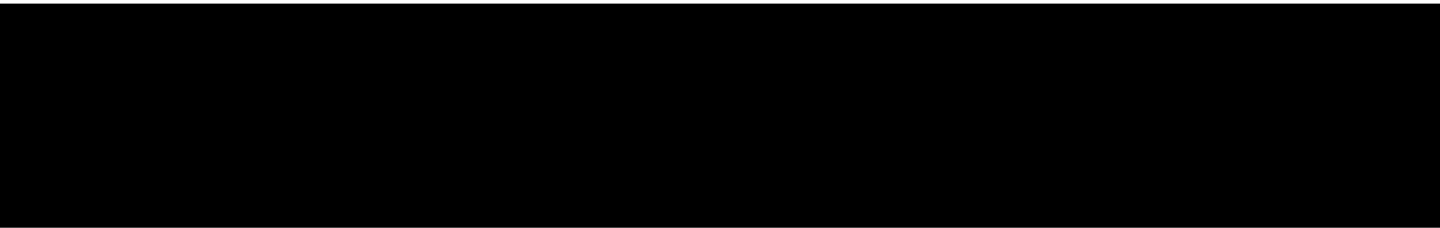
- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- Attached the Statutory Planning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



Approved by:

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

- No Conflict**
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Appendix 1: Clause 55 Assessment



Neighbourhood character objectives Street setback objectives

Clause 55.02-1	Assessment	
Objectives <ul style="list-style-type: none"> To ensure that the setbacks of a buildings form a street respond to the existing or preferred neighbourhood character and make efficient use of the site. 	MET	
Standard B2-1 <i>Walls of buildings are set back from streets:</i> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone if the distance specified in Table B2-1; or If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. <i>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.</i>	Does not comply – Variation required The adjoining dwelling at 16 Young Street has front setback minimum of 6.4 metres. The proposed development is setback 4.5 metres from street frontage. The objective of the standard is nevertheless met as discussed above in the report.	
Table B2-11 Street setback		
Development Context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
<i>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</i>	<i>The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.</i>	Not applicable
<i>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</i>	<i>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</i>	Not applicable
<i>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</i>	<i>6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</i>	Not applicable
<i>The site is on a corner.</i>	<i>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the</i>	<i>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the</i>



	<p>front street or 6 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p>	<p>abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>	
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Building height objectives

Clause 55.02-2	Assessment
<p>Objectives</p> <ul style="list-style-type: none"> To ensure that the height of buildings respond to the existing or preferred neighbourhood character. 	MET
<p>Standard B2-2</p> <ul style="list-style-type: none"> The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross-section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres. 	<p>Complies</p> <p>The maximum building height proposed is 8.9 metres.</p>

Side and rear setbacks objective

Clause 55.02-3	Assessment
<p>Objective</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary responds the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings. 	MET
<p>Standard B2-3</p> <ul style="list-style-type: none"> A new building not on or within 200mm of a boundary should be set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions: <ul style="list-style-type: none"> o B2-3.1: 	<p>Complies</p> <p>The building setbacks from western, southern and northern boundaries comply with the side and rear setback requirements set out at B2-3.1.</p>

The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

- B2-3.2
If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.
- 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.



Walls on boundary objective

Clause 55.02-4	Assessment
Objective <ul style="list-style-type: none"> • To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings. 	MET
Standard B2-4 <ul style="list-style-type: none"> • A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot does not abut the boundary for a length that exceeds the greater of the following distances: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. • A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. • A building on a boundary includes a building set back up to 200mm from a boundary. • The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall. 	Complies A new wall on boundary is proposed on the western boundary, immediately abutting existing wall on boundary on adjoining land at 16 Young Street. The proposed wall on boundary extends for a length of 10.2 metres which is within the allowable distance set out by the standard. The maximum proposed height of the wall on boundary is 3 metres, within the allowable average of 3.2 metres.

Site coverage objective

Clause 55.02-5	Assessment
Objective <ul style="list-style-type: none"> • To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	MET
Standard B2-5 <ul style="list-style-type: none"> • The site area covered by buildings should not exceed: <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, the percentage specified in Table B2-5. 	Complies The proposal extends across 3 sites; 18 and 20 Young Street and a portion of the larger school campus at 90 Outer Crescent, which have a combined area of 26,202sqm.



- If the maximum site coverage is specified in a schedule to the zone, it must be greater than the percentage specified in Table B2-5.

Table B2-5 Site Coverage

Zone	Area
Neighbourhood Residential Zone	60 per cent
Township Zone	
General Residential Zone	65 per cent
Residential Growth Zone	
Mixed Use Zone	70 per cent
Housing Choice and Transport Zone	

Where all three parcels are considered in calculations, the proposed development equates to site coverage of 7.17% well within the allowable 60%.

Where the extent of the school campus being developed is calculated as the development area only (approx. 2300sqm) the site coverage proposed is approx. 81.7% however given the context within the school campus and extent of undeveloped sporting fields immediately adjoining, this is not considered an accurate representation of the site coverage.

Access objective

Clause 55.02-6	Assessment
Objectives <ul style="list-style-type: none"> • To ensure the number and design of vehicle crossovers responds to the neighbourhood character. 	N/A
Standard B2-6 <ul style="list-style-type: none"> • The width of accessways or car spaces (other than to a rear lane) does not exceed: <ul style="list-style-type: none"> ○ 33 per cent of the street frontage, or ○ 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. • The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. • The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent. 	N/A No new vehicle crossovers proposed.

Tree canopy objective

Clause 55.02-7	Assessment						
Objective <ul style="list-style-type: none"> • To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings the streetscape. • To preserve existing canopy cover and support the provision of new canopy cover. • To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat. 	MET						
Standard B2-7 <ul style="list-style-type: none"> • Provide a minimum canopy cover as specified in Table B2-7.1. 	Complies Based on the immediate site area of 2300sqm (excluding the broader school campus lot), the proposed landscaping achieves 20% canopy coverage with provision of 462.1sqm proposed.						
Table B2-7.1							
<table border="1"> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> </tr> </thead> <tbody> <tr> <td>1000 square metres or less</td> <td>10% of the site area</td> </tr> <tr> <td>More than 1000 square metres</td> <td>20% of the site area</td> </tr> </tbody> </table>		Site area	Canopy cover	1000 square metres or less	10% of the site area	More than 1000 square metres	20% of the site area
Site area	Canopy cover						
1000 square metres or less	10% of the site area						
More than 1000 square metres	20% of the site area						
<ul style="list-style-type: none"> • Existing trees to be retained meet all the following: <ul style="list-style-type: none"> ○ Has a height of at least 5 metres, ○ Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, 							



- *Has a trunk that is located at least 4 metres from proposed buildings.*
- *The minimum canopy cover is met using any combination of trees specified in Table B2-7.2*
- *Existing trees that are retained can be used in calculating canopy cover.*

Table B2-7.2 Tree type, canopy cover, deep soil planter requirements

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 metres	6 metres	12.6 sqm	12 cubic metres (min. plan dimensions 2.5 metres)	12 cubic metres (min. plan dimensions 2.5 metres)	0.8 metre
B	8 metres	8 metres	50.3 sqm	49 cubic metres (min. plan dimensions 4.5 metres)	28 cubic metres (min. plan dimensions 4.5 metres)	1 metre
C	12 metres	12 metres	131.1 sqm	121 cubic metres (min. plan dimensions 6.5 metres)	64 cubic metres (min. plan dimensions 6.5 metres)	1.5 metre

- *Provide at least one new or retained tree in the front setback and the rear setback.*
- *Trees are located in either:*
 - *An area of deep soil as specified in Table B2-7.2; or*
 - *A planter as specified in Table B2-7.2.*

Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

Front fences objective

Clause 55.02-8	Assessment
Objective <ul style="list-style-type: none"> • <i>To encourage front fence design that responds to the existing or preferred neighbourhood character.</i> 	MET
Standard B2-8 <ul style="list-style-type: none"> • <i>A front fence within 3 metres of a street is:</i> <ul style="list-style-type: none"> ○ <i>The maximum height specified in a schedule to the zone, or</i> ○ <i>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.</i> 	<p>Does not comply – Variation required</p> <p>A 2-metre-high brick front fencing to Young Street is proposed, which exceeds the maximum height of 1.5 metres required by the Standard.</p> <p>No activation to this street is proposed, as this will be a side frontage of the stadium only. The proposed fencing is considered acceptable and responsive to the surrounding streetscape which includes similar style fencing.</p> <p>This is discussed in greater detail in the report.</p>



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

Liveability Dwelling diversity objective

Clause 55.03-1	Assessment
Objective <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. 	N/A
Standard B3-1 <ul style="list-style-type: none"> Developments include at least: <ul style="list-style-type: none"> One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at round floor level for every 10 dwellings. One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings. 	N/A No dwellings are proposed.

Parking location objectives

Clause 55.03-2	Assessment
Objectives <ul style="list-style-type: none"> To minimise the impact of vehicular noise within developments on residents. 	N/A
Standard B3-2 <ul style="list-style-type: none"> Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: <ul style="list-style-type: none"> 1.5 metres; or If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or 1 metre where window sills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room. 	N/A No additional carparking is proposed.

Street integration objectives

Clause 55.03-3	Assessment
Objectives <ul style="list-style-type: none"> To integrate the layout of development with the street to support the safety and amenity of residents. 	N/A
Standard B3-3 <ul style="list-style-type: none"> Where a development fronts a street, a vehicle accessway or abuts public open space: <ul style="list-style-type: none"> Passive surveillance is provided by a direct view from a balcony or a habitable room windows to each street, vehicle accessway and public open space. 	N/A No presentation or access to Young Street is proposed.



- *The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.*
- *Lighting is provided to all external accessways and paths.*
- *Mailboxes are provided for each dwelling and can be communally located.*

Entry objective

Clause 55.03-4	Assessment
Objective <ul style="list-style-type: none"> ● <i>To provide each dwelling, apartment development or residential building with its own sense of identity.</i> ● <i>To provide entries with weather protection, safe design, natural light and ventilation.</i> 	N/A
Standard B3-4 Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings <ul style="list-style-type: none"> ● <i>Each dwelling and each residential building has a ground level entry door that:</i> <ul style="list-style-type: none"> ○ <i>Has a direct line of sight from a street, accessway or shared walkway.</i> ○ <i>Is not accessed through a garage.</i> ○ <i>Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.</i> Apartment development and residential building with a shared entry <ul style="list-style-type: none"> ● <i>An apartment development and each residential building has:</i> <ul style="list-style-type: none"> ○ <i>A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway.</i> ○ <i>An external covered area of at least 144 square metres with a minimum dimension of at least 1.2 metres over the entry door of the building.</i> ○ <i>Shared corridors and common areas have at least one source of natural light and natural ventilation.</i> 	N/A No dwellings are proposed or pedestrian access from Young Street. Access to the development is to be provided via existing school campus only.

Private open space objective

Clause 55.03-5	Assessment
Objective <ul style="list-style-type: none"> ● <i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i> 	N/A
Standard B3-5 <ul style="list-style-type: none"> ● <i>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</i> ● <i>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:</i> <ul style="list-style-type: none"> ○ <i>An area of 25 square metres of secluded private open space with a minimum dimension of 3 metres width;</i> ○ <i>A balcony with at least the area and dimensions specified in Table 3-5; or</i> ○ <i>An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or</i> ○ <i>An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.</i> 	N/A No dwellings or associated private open space are proposed.



- If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;
 - The area and dimensions specified in the schedule must be 25 square metres or less; and
 - The area and dimension specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard.
- If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.
- Where ground level private open space is provided an area for clothes drying is provided.

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 bedroom dwelling	12 square metres	2.4 metres

Solar access to open space objective

Clause 55.03-6	Assessment
Objective <ul style="list-style-type: none"> • To allow solar access into the secluded private open space of new dwellings and residential buildings. 	N/A
Standard B3-6 <ul style="list-style-type: none"> • The southern boundary of secluded private open space is 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. 	N/A No dwellings or associated private open space are proposed.

Functional layout objective

Clause 55.03-7	Assessment
Objectives <ul style="list-style-type: none"> • To ensure dwellings provide functional areas that meet the needs of residents. 	N/A
Standard B3-7 <ul style="list-style-type: none"> • Bedrooms: <ul style="list-style-type: none"> ○ Meet the minimum internal room dimensions specified in Table B3-7.1; and ○ Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. 	N/A No dwellings are proposed.



Table B3-71 Bedroom dimensions

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

- *Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.*

Table B3-72 Living area dimensions

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

Room depth objective

Clause 55.03-8	Assessment
Objective <ul style="list-style-type: none"> • <i>To allow adequate daylight into single aspect habitable rooms.</i> 	N/A
Standard B3-8 <ul style="list-style-type: none"> • <i>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.</i> <ul style="list-style-type: none"> ○ <i>The room combines the living area, dining area and kitchen; and</i> ○ <i>The kitchen is located furthest from the window; and</i> ○ <i>The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and</i> ○ <i>An overhang extends no more than 2m beyond the window of the single aspect habitable room.</i> • <i>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</i> 	N/A No dwellings are proposed.

Daylight to new windows objective

Clause 55.03-9	Assessment
Objective <ul style="list-style-type: none"> • <i>To allow adequate daylight into new habitable room windows.</i> 	N/A
Standard B3-9 Dwelling (other than a dwelling in or forming part of an apartment development) <ul style="list-style-type: none"> • <i>A window in an external wall of the building is provided to all habitable rooms.</i> • <i>Habitable rooms in a dwelling have a window that faces:</i> <ul style="list-style-type: none"> ○ <i>An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</i> ○ <i>A verandah provided it is open for at least one third of its perimeter, or</i> 	N/A No dwellings are proposed.



- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Dwelling in or forming part of an apartment development

- A window in an external wall of the building is provided to all habitable rooms.
- Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:
 - A minimum width of 1.2 metres.
 - A maximum depth of 1.5 times the width, measured from the external surface of the window.
 - A window clear to the sky.

Natural ventilation objectives

Clause 55.03-10	Assessment
Objectives <ul style="list-style-type: none"> • To encourage natural ventilation of dwellings. • To allow occupants to effectively manage natural ventilation of dwellings. 	N/A
Standard B3-10 Dwelling (other than a dwelling in or forming part of an apartment development) <ul style="list-style-type: none"> • Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide; <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. • The breeze path is measured between the ventilation openings on different orientations of the dwelling. Dwelling in or forming part of an apartment development <ul style="list-style-type: none"> • At least 40 percent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: <ul style="list-style-type: none"> ○ A maximum breeze path through the dwelling of 18 metres. ○ A minimum breeze path through the dwelling of 5 metres. ○ Ventilation openings with approximately the same area. • The breeze path is measured between the ventilation openings on different orientations of the dwelling. 	N/A No dwellings are proposed.

Storage objective

Clause 55.03-11	Assessment
Objectives <ul style="list-style-type: none"> • To provide adequate storage facilities for each dwelling. 	N/A
Standard B3-11 Dwelling (other than a dwelling in or forming part of an apartment development) <ul style="list-style-type: none"> • Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space. Dwelling in or forming part of an apartment development <ul style="list-style-type: none"> • Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11. 	N/A No dwellings are proposed.



Table B3-11 Storage

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

Accessibility for apartment developments objective

Clause 55.03-12	Assessment									
Objective <ul style="list-style-type: none"> To ensure the design of dwellings meets the needs of people with limited mobility. 	N/A									
Standard B3-12 <ul style="list-style-type: none"> At least 50 per cent of dwellings in or forming part of an apartment development have: <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 on adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12. 	N/A No dwellings are proposed.									
<p>Table B3-12 Bathroom design</p> <table border="1"> <thead> <tr> <th></th> <th>Design option A</th> <th>Design option B</th> </tr> </thead> <tbody> <tr> <td>Door opening</td> <td>A clear 850mm wide door opening.</td> <td>A clear 820mm wide door opening located opposite the shower.</td> </tr> <tr> <td>Door design</td> <td> Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. </td> <td> Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges. </td> </tr> </tbody> </table>			Design option A	Design option B	Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.	Door design	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges.
	Design option A	Design option B								
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.								
Door design	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges. 								



Circulation area	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> ■ A minimum area of 1.2 metres by 1.2 metres. ■ Located in front of the shower and the toilet. ■ Clear of the toilet, basin and the door swing. <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 metre. ■ The full length of the bathroom and a minimum length of 2.7 metres. ■ Clear of the toilet and basin. <p>The circulation area can include a shower area.</p>
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

External Amenity Daylight to existing windows objective

Clause 55.04-1	Assessment
<p>Objective</p> <ul style="list-style-type: none"> • <i>To allow adequate daylight into existing habitable room windows.</i> 	MET
<p>Standard B4-1</p> <ul style="list-style-type: none"> • <i>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</i> • <i>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</i> • <i>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</i> 	<p>Complies</p> <p>All habitable room windows on adjoining land are provided with light courts to meet the standard.</p>

Existing north-facing windows objective

Clause 55.04-2	Assessment
<p>Objective</p> <ul style="list-style-type: none"> • <i>To allow adequate solar access to existing north-facing habitable room windows.</i> 	MET
<p>Standard B4-2</p> <ul style="list-style-type: none"> • <i>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:</i> <ul style="list-style-type: none"> ○ <i>A new building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</i> 	<p>Complies</p> <p>There are no north facing windows within 3 metres of the southern site boundary.</p>



- For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
- For this standard a north facing window is a window with an axis perpendicular to its surface orientated from north 20 degrees west to north 30 degrees east.

Overshadowing secluded open space objective

Clause 55.04-3	Assessment
Objective <ul style="list-style-type: none"> ● To ensure buildings do not significantly overshadow existing secluded private open space. 	MET
Standard B4-3 <ul style="list-style-type: none"> ● The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. ● If existing sunlight to the secluded private open space of an existing dwelling or a small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced. 	Complies The adjoining secluded private open space area are largely unaffected by overshadowing at the September equinox and the entire private open space areas are comfortably provided 5 hours of solar access.

Overlooking objective

Clause 55.04-4	Assessment
Objective <ul style="list-style-type: none"> ● To limit views into existing secluded private open space and habitable room windows. 	MET
Standard B4-4 <ul style="list-style-type: none"> ● In Clause 55.04-4 a habitable room does not include a bedroom. ● A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. ● A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: <ul style="list-style-type: none"> ○ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or ○ Has sill heights of at least 1.7 metres above floor level; or ○ Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ○ Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. ○ Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. ● Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. 	Complies The development does not propose any windows or balconies which provided opportunities for overlooking of adjoining habitable rooms or secluded private open space. The windows proposed on the south and western elevation are provided for solar access within the building only and are located 3.75 metres above ground level, as such no opportunities for overlooking are provided.



- Screens used to obscure a view are:
 - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
 - Permanent, fixed and durable.
 - Designed and coloured to blend in with the development.
- This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Internal views objective

Clause 55.04-5	Assessment
Objective <ul style="list-style-type: none"> • To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. 	N/A
Standard B4-5 <ul style="list-style-type: none"> • In Clause 55.04-5 a habitable room does not include a bedroom. • Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: <ul style="list-style-type: none"> ○ Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or ○ Has a sill height of at least 1.7 metres above floor level; or ○ Has a fixed, visually obscure balustrade to at least 1.7 metres above floor level; or ○ Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. • Direct views are managed at a height of 1.7 metres above floor level and within: <ul style="list-style-type: none"> ○ A 45 degree horizontal angle from the edge of the new window or balcony. ○ A 45 degree angle in the downward direction. • Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard. 	N/A No dwellings are proposed.

Sustainability

Permeability and stormwater management objective

Clause 55.05-1	Assessment
Objectives <ul style="list-style-type: none"> • To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. • To facilitate on-site stormwater infiltration. • To encourage stormwater management that maximises the retention and reuse of stormwater. • To contribute to urban cooling. 	MET
Standard B5-1 <ul style="list-style-type: none"> • The site area covered by the pervious surfaces is at least 20 percent of the site. • The development includes a stormwater management system designed to: <ul style="list-style-type: none"> ○ Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: <ul style="list-style-type: none"> ○ Suspended solids 80% reduction in mean annual load. ○ Total phosphorus and Total Nitrogen 45% reduction in mean annual load. 	Complies The site is provided with a minimum of 20% permeable area. A STORM Report has been provided to demonstrate stormwater quality standards are achieved. Two 10,000 litre rainwater tanks are proposed at the southwest of the development to capture and reuse runoff from the development.



- Litter 70% reduction of mean annual load.
- 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.

Note:

A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective – Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.

- Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.

Overshadowing domestic solar energy systems objective

Clause 55.05-2	Assessment
Objectives <ul style="list-style-type: none"> • To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings. 	MET
Standard B5-2 <ul style="list-style-type: none"> • Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every meter of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. • This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. • In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged. 	Complies The development will not overshadow any existing domestic solar energy systems

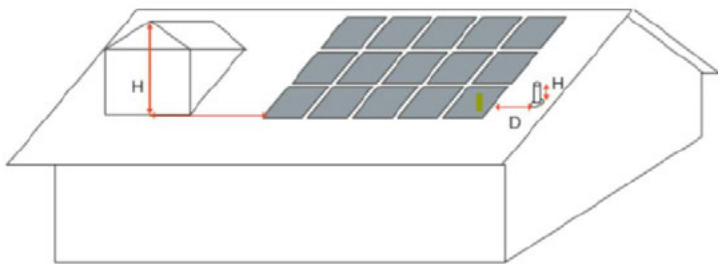
Rooftop solar energy generation area objective

Clause 55.05-3	Assessment
Objectives <ul style="list-style-type: none"> • To support the future installation of appropriately sited rooftop solar energy systems for a dwelling. 	MET
Standard B5-3 <ul style="list-style-type: none"> • In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system. • An area on the roof is capable of siting on a rooftop solar energy area for each dwelling which: <ul style="list-style-type: none"> ○ Has a minimum dimension of 1.7 metres. ○ Has a minimum area in accordance with Table B5-3 ○ Is orientated to the north, west or east. ○ Is positioned on the top two thirds of a pitched roof. ○ Can be a contiguous area or multiple smaller areas 	Complies The roof design enables future installation of solar systems.



- *Is free from obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.*

Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area



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

Table B5-3 Minimum rooftop solar energy generation area

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

Solar protection to new north-facing windows objective

Clause 55.05-4	Assessment
Objective <ul style="list-style-type: none"> • <i>To encourage external shading of north facing windows to minimise summer heat gain.</i> 	N/A
Standard B5-4 <ul style="list-style-type: none"> • <i>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</i> 	N/A No north facing dwelling windows are proposed



Waste and recycling objectives

Clause 55.05-5	Assessment																																
<p>Objectives</p> <ul style="list-style-type: none"> To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity. 	<p>MET</p>																																
<p>Standard B5-5</p> <p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <ul style="list-style-type: none"> The development includes an individual bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1. <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <caption>Table B5-5.1 Bin storage</caption> <thead> <tr> <th>Type of bin storage area</th> <th>Minimum area</th> <th>Minimum depth</th> <th>Minimum height</th> </tr> </thead> <tbody> <tr> <td>Individual bin storage area for a dwelling.</td> <td>1.8 square metres</td> <td>0.8 metre</td> <td>1.8 metres</td> </tr> <tr> <td>Shared bin storage area for 3 dwellings or less.</td> <td>5.4 square metres</td> <td>0.8 metre</td> <td>1.8 metres</td> </tr> <tr> <td>Shared bin storage area for 4 or more dwellings.</td> <td>1 square metre per dwelling plus 4 square metres</td> <td>0.8 metre</td> <td>1.8 metres</td> </tr> </tbody> </table> <ul style="list-style-type: none"> If the development includes a shared bin storage area: <ul style="list-style-type: none"> The shared bin storage area: <ul style="list-style-type: none"> Is located within 40 metres of a kerbside collection point. Includes a tap for bin washing. There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area. Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres. <p>Dwelling in or forming part of an apartment development</p> <ul style="list-style-type: none"> The development includes a shared bin storage area for by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2. <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <caption>Table B5-5.2 Apartment bin storage</caption> <thead> <tr> <th>Number of dwellings</th> <th>Minimum area</th> <th>Minimum depth</th> <th>Minimum height</th> </tr> </thead> <tbody> <tr> <td>15 or less dwellings</td> <td>0.7 square metres per dwelling in a shared waste storage area</td> <td>0.8 metres</td> <td>2.7 metres</td> </tr> <tr> <td>16 to 55 dwellings</td> <td>0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.</td> <td>1 metre</td> <td>2.7 metres</td> </tr> <tr> <td>56 or more dwellings</td> <td>0.5 square metres per dwelling in a shared waste storage area.</td> <td>1 metre</td> <td>2.7 metres</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Enclosed bin storage areas are ventilated by: 	Type of bin storage area	Minimum area	Minimum depth	Minimum height	Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres	Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres	Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres	Number of dwellings	Minimum area	Minimum depth	Minimum height	15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres	16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres	56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area.	1 metre	2.7 metres	<p>Complies</p> <p>The development is anticipated to produce very limited waste, which can be managed through the existing school storage and collection arrangements. A condition on permit will require the preparation of a waste management plan for the facility.</p>
Type of bin storage area	Minimum area	Minimum depth	Minimum height																														
Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres																														
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- Natural ventilation openings to the external air with an area of at least 5 per cent of the area for the bin storage area; or
- A mechanical exhaust ventilation system.
- A tap and drain is provided to wash bins.
- A continuous path of travel is provided from each dwelling to bin storage areas.
- Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

Noise impacts objective

Clause 55.05-6	Assessment
Objectives <ul style="list-style-type: none"> • To minimise the impact of mechanical plant noise located in the development. 	MET
Standard B5-6 <ul style="list-style-type: none"> • Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms. 	Complies All mechanical plant is located on the roof of the development and is well separated from adjoining dwellings.

Energy efficiency for apartment development objectives

Clause 55.05-7	Assessment																		
Objectives <ul style="list-style-type: none"> • To achieve energy efficient dwellings and buildings. • To ensure dwellings achieve adequate thermal efficiency. 	N/A																		
Standard B5-7 <ul style="list-style-type: none"> • Dwellings in or forming part of an apartment development located in a climate zone identified Table B5-7 do not exceed the maximum NatHERS annual cooling load. <table border="1" data-bbox="153 1312 699 1877"> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M² per annum</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td>30</td> </tr> <tr> <td>Climate zone 22 East Sale</td> <td>22</td> </tr> <tr> <td>Climate zone 27 Mildura</td> <td>69</td> </tr> <tr> <td>Climate zone 60 Tullamarine</td> <td>22</td> </tr> <tr> <td>Climate zone 62 Moorabbin</td> <td>21</td> </tr> <tr> <td>Climate zone 63 Warrnambool</td> <td>21</td> </tr> <tr> <td>Climate zone 64 Cape Otway</td> <td>19</td> </tr> <tr> <td>Climate zone 66 Ballarat</td> <td>23</td> </tr> </tbody> </table> <p>Note:</p> <ul style="list-style-type: none"> • Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy). 	NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum	Climate zone 21 Melbourne	30	Climate zone 22 East Sale	22	Climate zone 27 Mildura	69	Climate zone 60 Tullamarine	22	Climate zone 62 Moorabbin	21	Climate zone 63 Warrnambool	21	Climate zone 64 Cape Otway	19	Climate zone 66 Ballarat	23	N/A No dwellings are proposed.
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