

Assessment Officer Report PA2201595 118 Corio Street and 2 Hays Place, Geelong



Officer Assessment Report
Development Approvals & Design

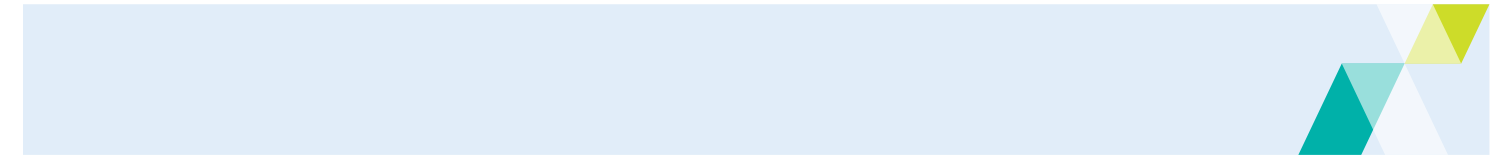
Executive Summary

Key information	Details		
Application No.:	PA2201595		
Received:	11 April 2022		
Statutory Days:	152 days		
Applicant:	Powerhouse Aus-Global Projects Pty Ltd		
Planning Scheme:	Greater Geelong		
Land Address:	118 Corio Street and 2 Hays Place, Geelong		
Proposal:	Construction of a 14-storey mixed-use building, use of the land for dwellings and a reduction in the car parking requirement		
Development value:	\$14,000,000		
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the Responsible Authority for this application because the site is identified in Map 1 in the schedule and the application seeks the construction of a new building containing five or more storeys.		
Why is a permit required?	Control	Clause	Trigger
Zone:	Activity Centre Zone – Schedule 1 (ACZ1)	Clause 37.08-2 Clause 37.08-5	Use the land for accommodation (dwelling). Construct a building or construct or carry out works.
Particular Provisions:	Car parking	Clause 52.06	Reduce the number of car parking spaces required under Clause 52.06-5.
Total site area:	516 m ²		
Gross Floor Area:	5651.6 m ²		
Height:	14 44.89	Storeys (excluding basement) Metres including plant	
Land Uses:	Dwellings	Office	Cafe/Restaurant
	19	755 m ²	130m ²
Parking:	Cars	Motorcycles	Bicycles
	33	0	22
Referral authorities	None		
Public Notice	Notice of the application under section 52 of the Act was not required because an application under Clauses 37.08-2, 37.08-5 and 52.06-3 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 Act.		
Delegates List	Approval to determine under delegation received on 3 July 2024.		



1. The key milestones in the process of the application were as follows:

Milestone	Date
OVGA Design Review Panel	7 May 2019 (report dated 29 May 2019)
Application lodgement	11 April 2022
Further information requested	9 May 2022
Further information received	19 October 2022
Section 50 Amendment	30 November 2023
Further information requested	21 December 2023
Further information received	18 February 2024
Decision Plans	<p>Plans prepared by AricWorx, titled 'Corio Street Development', Rev A dated 8 February 2024 and described as follows:</p> <ul style="list-style-type: none"> • TP000 – Cover Sheet • TP100 – Site Plan • TP 101 – Neighbourhood Context • TP102 – Existing Conditions • TP 103 – Basement Floors • TP 104 – Proposed Site Plan Ground Floor • TP 104.1 – Pedestrian Links • TP 105 – Level 1 - 3 • TP 106 – Level 4 - 11 • TP 107 – Level 12-13 Penthouse and Roof • TP 108 – East Elevation • TP 108.1 – East Elevation Finishes • TP 109 – West Elevation • TP 109.1 – West Elevation Finishes • TP 110 – North/South Elevations • Unnamed - North/South Elevation finishes • TP 111 – Section • TP 112 – 3D East and West Side • TP 113 – Site Context Plan Circulation • TP 114 – Street Elevations • TP 115 – Street Elevations • TP116 - Ground Floor 1-50 North • TP117 - Ground Floor 1-50 South • TP118 – Ground floor 1-50 Elevation • TP119 – TP123 – Apartment Layouts • TP124 – Area Analysis Schedules • TP125 and TP126 – Artist Impressions • TPS1 to TPS12 – Shadow Diagrams <p>Urban Context Report prepared by ARClworx Aus Global, titled 'Council Submission Jan 2024', undated.</p> <p>Sustainability Management Plan prepared by Geokal Services Pty Ltd and dated 22 November 2023.</p> <p>Landscape Plan prepared by L.A Garnett and dated Jan 2024.</p> <p>Transport Impact Assessment prepared by WGA and dated 23 November 2023.</p> <p>Waste Management Plan prepared by WGA and dated 23 November 2023.</p>



Pedestrian Level Wind Study Report prepared by Global Wind Technology Services and dated 6 February 2024.

Acoustic Assessment prepared by Global Wind Technology Services and dated 24 November 2023.

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



Site Description

3. The subject site is located on the southern side of Corio Street and has frontages to Hays Place and Cressy Place (Pedestrian path).
4. The site is generally rectangular in shape with a frontage to Corio Street of 8.53 metres, a frontage to Hays Place of 59.66 metres, a frontage to Cressy Place of 59.74 metres and an overall area of approximately 516 square metres.
5. The site has a slight fall in the topography from the south to the north of approximately 1 metre.
6. The site is formally describes as comprising the following land parcels:
 - 118 Corio Street:
 - Volume 09590 Folio 092: Lot 1 on Title Plan 146639S.
 - 2 Hays Place:
 - Volume 11647 Folio 852: Lots 1 and 3 on Title Plan 959833N; and
 - Volume 11647 Folio 854: Lot 2 on Title Plan 959833N.
7. There are no easements, restrictions of reserves that affect these titles.
8. The site is current vacant and used as an at-grade car park, with informal access from Hays Place.
9. The site is located within the Activity Centre Zone Schedule 1 (ACZ1) and is not affected by an overlays.
10. The site is affected by two Victorian Heritage Inventory (VHI) listings:
 - H7721-0503 (118 Corio Street); and,
 - H7721-0504 (2 Hays Place).



Figure 1: Site plan / aerial (Source: VicPlan).



Figure 2: Zoning Map (Source: VicPlan).

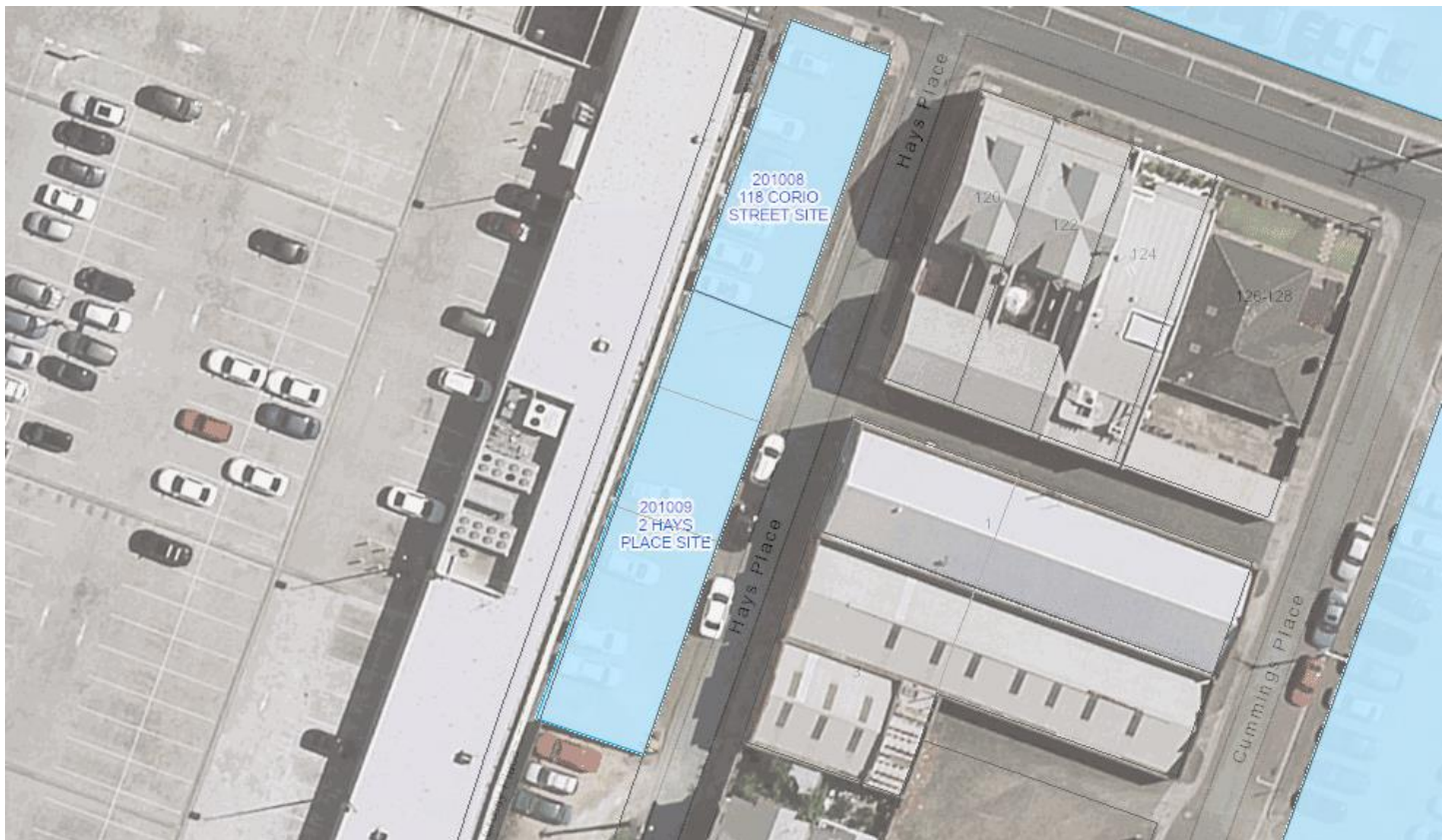


Figure 3: Location of the VHI affecting the site (Source: VicPlan).

Site Surrounds

11. The site is located within Central Geelong, specifically within the Retail Core precinct of the ACZ1.



12. The surrounding development and land uses consist of a mix of residential, office, retail and open lot car parks.

13. Development surrounding the site can be described as follows:

- To the **north** of the site is Corio Street, which carries traffic in an easterly direction between Yarra Street and Bellarine Street and is approximately 7 metres wide. On street parking is provided along the northern side of Corio Street, with narrow footpaths either side of the carriageway. On the northern side of Corio Street is a two storey office building, used as a medical centre, a two storey building previously used as a restaurant and an open lot car park associated with the former City of Greater Geelong offices (now identified as a strategic development site under the ACZ) accessed via Bellarine Street.
- To the **south** of the site is 159-161 Malop Street, a two storey commercial building used as a laundromat on the ground floor and a martial arts centre on the first floor. The rear half of the site is unoccupied by buildings and used for car parking, with access from Hays Place.
- To the **east** of the site is Hays Place, that extends from Corio Street to the south for approximately 80 metres and is approximately 5.3 metres wide. Two way traffic is permitted along Hays Place, with on street parking allowed at intervals either side of the carriageway to allow vehicles to pass. On the eastern side of Hays Place is a three storey dwelling with a frontage to Corio Street. Beyond this are three dwellings ranging in height from 1 to 3 storeys that have a frontage to Corio Street. To the rear of these dwellings is a 3.88 metre wide sealed laneway that connects Hays Place and Cummings Place. To the south of this laneway is 1-3 Hays Place that comprises three single storey attached brick warehouse buildings. There is a current planning permit (PA1900756 issued by the Minister for Planning on 20 July 2020) that allows for the construction of a 15 storey residential building with ground level retail and basement car parking (accessed from Cummings Place). To the south of these buildings and the rear of Malop Street properties are two and three storey dwellings that have a frontage to Hays Place as it wraps around to the east.
- To the **west** of the site is Cressy Place, a pedestrian link between Malop Street and Corio Street measuring approximately 3.5 metres wide at its northern end. The western edge of this link includes vegetation, approximately 1.0 metre wide. The pathway is identified as a through block link in the Central Geelong Framework Plan. To the west of Cressy Place is the three storey Westfield Shopping Centre and car park. The lower levels include car parking and the upper level is for retail use. There are openings along the eastern and northern elevations for ventilation purposes, while the and upper levels present a blank wall.

14. A site inspection of the subject site and surrounds was undertaken on 21 March 2024. Refer photos in Figures 4 - 9 below:



Figure 4: View of the subject site viewed from the south on Cressy Place



Figure 5: View of the subject site from Hays Place



Figure 6: View towards 10 Hays Place and the rear of 159-161 Malop Street to the south of the site.



Figure 7: Subject site (right) and 1-3 Hays Place (left), viewed from Corio Street.



Figure 8: View east along Corio Street towards the 'R Hotel' on Bellarine Street.



Figure 9: View west along Corio Street towards the Westfield shopping centre carpark.



15. The planning permit application proposes the construction of a 14-storey mixed use building, containing:
- Car-lift and turntable system accessed of Hays Place and four levels of basement carparking (33 spaces);
 - Basement storage, bins, bicycle parking (22 spaces), maintenance and plant rooms;
 - Ground floor restaurant, café, lift lobbies x3, control room and new paving/landscaping/design along Cressy place;
 - Ground floor pedestrian link connecting Hays Place to Cressy place;
 - Six office tenancies ranging in size from 82m² to 160m², located on levels 1 to 4;
 - Communal internal multifunction room (85m²) and external garden (65m²) on level 3;
 - 19 dwellings located on levels 1, 2 and 4 - 14:
 - 10 two-bedroom (including 2 affordable dwellings)
 - 8 three-bedroom
 - 1 four-bedroom
16. The application also seeks the use of the land for dwellings (section 2 use) and a reduction to the associated car parking requirement.
17. The materials and finishes include white aluminium cladding, textured panels, tinted grey glazing, Colorbond Monument window frames, textured glass reinforced panels, fluted glass balustrades, clear float glass (ground floor glazing) and textured grey masonry (ground floor).
18. The applicant has provided the following renders of the proposal:



Figure 10: Render of the podium viewed from the north-east



Figure 11: Render of the proposed building from the north-east.



Figure 12: Render of the communal garden



Referrals

19. The application was referred to the following groups:

Provision/ Clause	Organisation	Dated Received	Response
Clause 66.04 (Section 55 Referral – Recommending)	City of Greater Geelong	18 May 2023	Objection
		20 June 2024 (s50 plans)	No objection subject to conditions
Clause 66.04 (Section 55 Referral – Recommending)	Development Victoria	28 April 2023	No objection
		9 January 2024 (s50 plans)	No objection

City of Greater Geelong Submissions

18 May 2023

20. The City of Greater Geelong outlined that they objected to the application on the following grounds:

- Ground level setback reduces permeability and interaction between street and built form and causes entrapment spaces which reduce safety, disrupts continuity, and reduces pedestrian comfort.
- Colonnades with broad columns at the street edge limit views through to the building interior and negatively impact upon the attractiveness and success of ground level spaces.
- Several blank walls along key interfaces at ground floor which are over-articulated and do not create an active interface.
- Built form is overly articulated with use of contrasting materials that fail to compliment the surroundings and precinct.
- Car-parking system is highly technical and skilled operations requiring inductions, further reliance on mechanical systems that require external maintenance and high energy use.
- Built form fails to adequately demonstrate how energy efficiency and stormwater capture are to be managed.

20 June 2024

21. The application was amended under section 50 of the Act on 20 November 2023. As such, Council were given the opportunity to review the amended application (decision plans).

22. In their updated submission, Council outlined that they do not object to the application subject to conditions requiring:

- Additional details of the car-lift and turntable system
- Detailed flood assessment
- Even grade access along Cressy Place (i.e. no steps)
- Pergola not encroaching on public land
- Deletion of Corio Street ground-floor setback
- Reduced articulation and simplification of the façade
- Sustainability Management Plan (SMP) endorsed to form part of the permit
- Various drainage, stormwater and civil engineering requirements including a Functional Layout Plan of Hays Place
- Corner splay on Corio Street/Hays Place
- Streetscape plan

- Endorsement of a Waste Management Plan
- Section 173 agreement confirming that the future occupiers will need to pay an adjusted Council Residential Waste Service Charge even though a Private Waste Contractor will be providing waste collection services.

23. Conditions to this effect have generally been included in the recommendation. However, DTP Officers consider that the proposed s173 agreement relating to private waste collection is unnecessary and can be dealt with via a standard condition that requires the building to use a private waste collector. Additionally, it is noted that the requirement for a corner splay has not been included in the recommended permit conditions, as it conflicts with the ability to delete the ground floor front setback on Corio Street and Hays Place.

Development Victoria Submissions

24. On 28 April 2023 and 9 January 2024, Development Victoria advised that they do not object to the application. No conditions were recommended.

Notice

25. 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 7.0 of Schedule 1 of the Activity Centre Zone; and,
- Clause 52.06-4 (Car parking).

Interdepartmental Urban Design Advice

26. Advice from DTP's Principal Urban Designer was received on 4 May 2023 and 26 June 2023. Concerns were raised with the following aspects of the design (and relating to the revised scheme):

- The variety of architectural responses proposed across the building, with distinct identities attributed to the ground floor, podium, tower, and building cap results on a non-cohesive design. It was recommended to simplify the architectural response of the slender site to achieve a high-quality built-form outcome.
- Recommended to delete the internal forecourt/front setback at ground floor.
- Recommended to delete or reduce the number of small entrapment spaces at ground floor.
- It is important to refine all public interfaces to enhance visual interest, depth, and tactility, ensuring that they create an engaging experience for pedestrians.
- Blank walls should be minimized, and any proposed through block links should be thoughtfully activated to contribute positively to the urban fabric.
- Ensure building services minimise impacts on the public realm.
- Clarification required regarding the use of lobbies and lifts, distinguishing between residential, social, commercial, and other purposes.
- It was noted that the car stacker takes up a considerable amount of space at the ground floor and dominates the southern and northern elevations.
- It was recommended that the through-block link be sufficiently activated via a retail premises.



What are the key considerations?

27. The key considerations for the planning assessment are detailed below:
- Does the proposal respond to the Municipal Planning Strategy and Planning Policy Framework?
 - Does the proposal respond to the objectives and decision guidelines of the ACZ1?
 - Is the proposed height and built form outcome acceptable?
 - Does the proposal meet the objectives of Clause 58 (Apartment Developments)?
 - Are impacts related to traffic, car parking, bicycle parking, noise, wind and public realm appropriately managed?

Strategic Direction and Land Use

Municipal Planning Strategy

28. The application responds to the relevant objectives and strategies of the Municipal Strategic Statement as follows:

Clause no.	Description	Assessment
02.01	Context	Subject to conditions, the proposed building will respond to the vision for Greater Geelong by providing infill housing supply within Central Geelong that has good access to public transport and established infrastructure and provides affordable housing.
02.02	Vision	
02.03-1	Settlement – Central Geelong	
02.03-5	Built environment and sustainability	
02.03-6	Housing	
02.04	Strategic Framework Plans	

Planning Policy Framework

29. The Planning Policy Framework (PPF) encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
30. An assessment against the key objectives and strategies of the PPF is provided in the table below:

Clause no.	Description	Assessment
11.01-1S	Settlement	The proposal supports sustainable development in the major regional city of Greater Geelong in accordance with the strategies of Clause 11.01-1L and 11.03-1L, where access to existing services and infrastructure is available.
11.01-1R	Settlement – Geelong G21	
11.03-1S	Activity centres	
11.03-1L	Activity centres in Greater Geelong	
15.01-1S	Urban design	The proposed urban design response is considered to be adequate subject to conditions. The height, scale and overall layout of the building is considered appropriate in this location. The development proposes a through-block link between Hays Place and Cressy Place to enable improved pedestrian access to the precinct. The design supports environmentally sustainable development via the provision of a 15,000L rainwater tank, ceiling fans, double glazing and water efficient fixtures and fittings.
15.01-1L-01	Development in activity centres	
15.01-2S	Building design	
15.01-2L	Environmentally sustainable development	
16.01-1S	Housing supply	The proposed building provides 19 additional dwellings across a range of dwellings sizes. This includes two affordable dwellings. The dwellings are provided in Central Geelong with good access to services and facilities as sought by Clause 16.01-1R.
16.01-1R	Infill housing – Geelong G21	
16.01-1L-01	Integrated housing and housing diversity	
16.01-2S	Housing affordability	



17.01-1S	Diversified economy	The proposed restaurant and café will create new employment opportunities in central Geelong to support the growth of the regional economy.
17.01-1R	Diversified economy – Geelong 21	
17.02-1S	Business	
19.03-3S	Integrated water management	The application proposes the provision of a 15,000L rainwater tank in the basement, connected to laundries and toilets for flushing.
19.03-3L	Integrated water management	

Zone

Activity Centre Zone – Schedule 1 (Central Geelong Activity Centre)

31. The site is located within the Retail Core precinct of the Central Geelong Activity Centre.
32. Pursuant to Clause 3.0 of Schedule 1, a planning permit is required for use of the land as a dwelling. No permit is required for a food and drink premises (café and restaurant) or office.
33. Pursuant to Clause 37.08-5, a planning permit is also required to construct a building or construct or carry out works.
34. Planning Scheme Amendment C431ggee was gazetted on 1 March 2023. This amendment implements the *Central Geelong Framework Plan: February 2023* and the Activity Centre Zone – Schedule 1. The Retail Core precinct has the following precinct objectives:
 - *Prioritise the use and development of land as the **primary location for shops, food and drink premises** and nightclubs at street level and within the podium level of large buildings.*
 - *Support building height of between 16 and 28 metres where the fine-grained subdivision pattern, and heritage character presents a dominant form.*
 - *Support building height of between 42 and 60 metres on identified Strategic Development Sites (Westfield Geelong, Market Square and Officeworks site) providing slender and well-spaced tower forms providing sunlight access to the public realm and views to the sky between buildings from the street.*
 - ***Encourage office, accommodation, and other complementary uses sleaved behind active frontages** and/or above the podium.*
 - *Maintain an **attractive high amenity streetscape** environment by providing wide, sunlit footpaths, landscaping, traffic calming, and accessible public transport.*
 - *Support, maintain and enhance the **unique character of small format retail** and hospitality offerings in little streets and laneways.*
 - *Promote the development of Westfield Geelong as an urban marker within Central Geelong.*
 - *Protect key views to Corio Bay when viewed from the public realm down Gheringhap, Moorabool, Yarra and Bellarine Streets by setting back development to ensure clear views to the water and the sky.*
 - *Use the Council owned at grade car park site on Little Ryrie Street for future open space to increase available open space within the precinct.*
 - *Protect and maintain the visual prominence of heritage buildings, the prevailing fine-grained pattern of subdivision and heritage shopfronts within the streetscape.*
 - *Encourage a coordinated, master planned approach to the development of Westfield Geelong, Market Square and Officeworks sites as a Strategic Development Sites.*
 - *Provide **new pedestrian mid-block links** and publicly accessible open space, and **encourage laneway breakthroughs** to enhance the pedestrian experience, mobility and accessibility of the precinct with other precincts (emphasis added).*
35. The proposed development is generally consistent with the relevant precinct objectives. The development will include employment generating opportunities in the proposed small-format café and restaurant and provide office and accommodation uses at upper levels, above the active frontages. A new pedestrian link is proposed to connect Hays Place and Cressy Place to enhance pedestrian accessibility.
36. The proposal responds to the specific built form outcomes of the ACZ1 as follows:

Built Form Requirement	ACZ1 Control	Requirement	Proposed	Discussion
Preferred building height	42m	Discretionary	44.89m	Accepted The proposed minor height exceedance is considered acceptable on balance with the height of existing and approved buildings in the surrounding area and the public benefit of the two affordable dwellings provided (10% affordable). The adjacent site at 1-3 Hays Place has an approved permit for a 49.9m building. The site is also located approximately 50m from the former Ritz Hotel development at 10 Bellarine Street which has been developed to 37.9m. As such, the proposed 44.89m is considered on balance with the existing an approved buildings in the precinct.
Preferred street wall height	16m	Discretionary	14.86m	Complies The proposed street wall height sits slightly below the preferred height in the zone.
Tower floor plate size, shape and orientation	For built form above the preferred maximum street wall height a floor plate size of not more than 1,000 square metres per floor with a length to width ratio of at least 2:1.	Discretionary	Maximum floor plate size of 301m ² above the street wall Length to width ratio of 6:1.	Complies The floorplate size is well within the preferred limits.
Preferred street setback above street wall	Corio Street: <ul style="list-style-type: none"> <42m: 6m setback >42m: 10m setback Side setbacks: <ul style="list-style-type: none"> 18-28m: 4.5m setback 28-42m: 6m setback >42m: 10m setback 	Discretionary	Corio Street: 5.14m setback Side setbacks: <ul style="list-style-type: none"> 0m – 1.717m (east) 0m – 1.264m (west) 	Accepted The narrow width of the site significantly limits the ability for the site to be developed in line with the preferred setbacks outlined in the ACZ1. The site benefits from having three street/laneway interfaces which allows for adequate separation of the proposed towers built form from existing or future nearby developments, supporting the preferred character and amenity outcomes of Central Geelong.
Street activation and interface requirements	<ul style="list-style-type: none"> Establish a minimum ground floor height of 4 metres from average grade to provide a clear street presence to increase its visibility, marketability, adaptability, and utility. Use high-quality architectural and landscape design to emphasise primary entrances. Avoid blank walls, high fences, service areas, car parks and garage doors fronting all streets, and active laneways identified on Map 4. Position building entrances and transparent windows on all façades facing streets, parks, and open space. 	Discretionary	<ul style="list-style-type: none"> Ground floor ceiling height of 3.3m and floor-to-floor height of 4.0m. For landscaping and architectural design, refer to the plans. Blank walls are generally avoided, with car parking located to the rear of the site fronting Hays Place. Building entrances have been located to face Hays Place (for dwellings and rear offices), the pedestrian through-link (front offices) and Corio Street (restaurant). 	Accepted, subject to the following conditions requiring: <ul style="list-style-type: none"> Ground floor restaurant and residential lift lobby pushed out to the site boundaries on Hays Place and Corio Street. Amended and more refined landscaping strategy. A detailed façade strategy to achieve a simplified and more cohesive design outcome, with a requirement for specific materials and finishes to ensure design excellence.



	<ul style="list-style-type: none"> Provide continuous canopies for weather protection with sufficient overhang space while allowing for street canopy trees to be planted. 			
Design Quality and Architecture	Refer to Table 6 of ACZ1	Discretionary	Refer to the development plans	<p>Complies</p> <p>Subject to the proposed conditions mentioned throughout this report, the proposal achieves an acceptable design and architectural response to the zone by:</p> <ul style="list-style-type: none"> Providing a built form footprint and scale that responds to the objectives of the zone. Providing different entrances to residential, retail and office tenancies, with prioritisation of the restaurant to the main (Corio Street) frontage. Providing active frontages to the corner site. Providing communal outdoor amenity spaces on the top of the podium level.
Sustainable Design	Refer to Table 7 of ACZ1	Discretionary	<p>BESS score of 52%</p> <p>6.8 star average NatHERS energy rating</p> <p>Fully electric building</p> <p>15kW Solar PV system on the roof</p> <p>Water efficient fittings and fixtures will be installed throughout.</p> <p>A 15,000 litre rainwater tank will harvest rainwater from the roof areas with the tank connected to all toilets and laundries</p> <p>STORM rating of 108%</p> <p>22 bicycle spaces for sustainable transport</p> <p>Ground floor-to-floor height of 4m, 3.23m for all other podium levels</p>	<p>Accepted</p> <p>The proposed sustainable design measures are generally accepted, subject to conditions including a requirement to increase the floor-to-floor height of the non-ground floor podium levels to 3.5m.</p>
Overshadowing of existing and proposed	No additional overshadowing beyond a shadow to be cast by a wall on a boundary of not more than 8 metres for the proposed open space between 10am-3pm, 22 June.	Mandatory	No overshadowing of public space	<p>Complies</p> <p>The development will not cast any shadows on any existing or proposed open space in the vicinity.</p>



public open space				
Overshadowing of streets and laneways	Buildings should not cast any additional shadow across a space listed within Table 9 for areas identified on Map 6 of the ACZ1.	Mandatory	No overshadowing of streets on Map 6	Complies The development will not cast any shadows on any streets or laneways identified in Map 6.
Wind Effects	<p>Must achieve comfortable wind conditions: Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than:</p> <ul style="list-style-type: none"> - 3 metres per second for sitting areas, - 4 metres per second for standing areas, - 5 metres per second for walking areas. <p>Must not cause unsafe work conditions: Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.</p>	Mandatory	<p>Walking and standing criteria are met.</p> <p>Wind control mechanisms are required in the pedestrian through-link to comply with the sitting criteria.</p>	Complies The submitted Wind Study demonstrates that the development fulfils the recommended walking and standing criteria. Conditions are recommended to ensure that wind control mechanisms are installed to reduce wind speed in the pedestrian through-link and café seating area.
Vehicle Access and Car Parking	<ul style="list-style-type: none"> • Vehicle access should be provided from Hays Place and minimised and consolidated unless no other access point is possible. • Development should provide on-site car parking below ground. • End of trip facilities should be located at or below ground level with easy access from the street. 	Discretionary	<p>Two crossovers on Hays Place</p> <p>Below ground car parking</p> <p>Below ground bike parking, end of trip facilities and services</p>	Complies The proposed vehicle access generally meets the objectives of the ACZ1. Carparking is provided below ground and the combined width of the two crossovers does not exceed 6.5m. Building services such as bike parking, substation, bins, plant and maintenance rooms are located below ground. A condition of the recommendation will require the location of the car parking exhaust stacks to be shown on the plans.



	<ul style="list-style-type: none">Services and utilities should be minimised, screened from view or located below ground level when possible.			
--	---	--	--	--

Particular provisions

37. The following particular provisions apply to the assessment of the application:

Clause 52.06 (Car Parking)

38. Clause 52.06 seeks to ensure that the appropriate number of car parking spaces is provided and are designed for safety and efficiency of use.

39. Clause 52.06-5 sets out the number of car parking spaces required for each use. The following car parking rates are relevant to the application:

Use	Size/No	Rate	Amount required	Amount provided
Dwelling	10 x 2 Bedroom	1 to each dwelling	10	10
	9 x 3/4 Bedroom	2 to each dwelling	18	14
	19 total dwellings	1 visitor space to every 5 dwellings	3	0
Cafe	30m ²	4 to each 100m ² of leasable floor area	1	0
Office	755m ²	3.5 spaces to each 100m ² of net floor area	26	9
Restaurant	40 patrons	0.4 to each patron	16	0
TOTAL			74 spaces	33 spaces

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

41. As per the table above, the application generates a statutory parking requirement of 74 spaces. There are 33 car parking spaces proposed within the development. As such the application seeks a reduction of 41 car parking spaces as follows:

- **Dwelling:**
 - Reduction of 4 spaces to 4 of the three-bedroom dwellings. These four dwellings will instead be provided with only one 1 space each.
 - Reduction of all 3 visitor spaces.
- **Café:**
 - Reduction of 1 space.
- **Office:**
 - Reduction of 17 spaces. 9 spaces will be provided across the office tenancies.
- **Restaurant:**
 - Reduction of all 16 spaces.

42. The Traffic Impact Assessment (TIA) submitted with the application demonstrates that the proposed car parking reduction is acceptable given the sites location within central Geelong, the expected car ownership rates, the availability of nearby public transport and cycling infrastructure and the high level of pedestrian access to the site.

43. The TIA also includes a queueing assessment of the car lift system which demonstrates that the 98th percentile queue length is estimated at 3 vehicles, including one vehicle on the transfer plate (turn table). For inbound vehicles, the 98th percentile scenario will result in one vehicle queueing at the entrance to the building on Hays Place in the morning peak period which is considered acceptable subject to conditions, including a Functional Layout Plan of Hays Place.

44. Council's second submission (20 June 2024) noted concern that on odd occasions there could be some congestion on Hays Place while the turntable/lift system is in use and cars are queueing. It was noted that if it ever became a problem, the existing on-street car parking on the eastern side of Hays Place could be removed.



Clause 52.34 (Bicycle Facilities)

- 45. Clause 52.34 (Bicycle facilities) seeks to encourage cycling as a mode of transportation and to provide secure, accessible and convenient bicycle parking spaces and associated facilities.
- 46. Clause 52.34-5 of the Scheme sets out the bicycle parking rates as follows:

Proposed Use	Amount	Purpose	Bicycle Parking Rate	No. Spaces Required
Dwelling	19	Resident	1 space / 5 dwellings	3
		Visitor	1 space / 10 dwellings	1
Retail premises	30m ²	Employee	1 space / 300m ² of LFA	0
		Shopper	1 space / 500m ² of LFA	0
Office	755m ²	Employee	1 to each 300m ² of net floor area if the net floor area exceeds 1000m ²	0
		Visitor	1 to each 1000m ² of net floor area if the net floor area exceeds 1000m ²	0
Restaurant	100m ²	Employee	1 to each 100m ² of public floor area	1
		Visitor	2 plus 1 to each 200m ² of public floor area if the public floor area exceeds 400m ²	2
TOTAL				7

- 47. The proposed development generates a bicycle parking requirement of seven spaces.
- 48. A total of 22 spaces have been provided, exceeding the requirement as follows:
 - 10 employee spaces at basement level
 - 6 residential spaces at basement level
 - 6 visitor spaces at ground floor level
- 49. The proposal does not exceed the threshold of employee spaces to require the provision of showers or change rooms. Though it is noted that two staff change rooms and one shower are provided at basement level.

Clause 53.18 (Stormwater Management in Urban Development)

- 50. Clause 53.18 (Stormwater Management in Urban Development) seeks to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.
- 51. Pursuant to Clause 53.18-3 an application to construct a building or construct or carry out works:
 - Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
 - Should meet all of the standards of Clauses 53.18-5 and 53.18-6.
- 52. The application is accompanied by a Sustainability Management Plan (SMP) prepared by Geokal Services Pty Ltd which includes a STORM assessment of the development with a score of 108%. The development proposes to 330m² of the combined roof area to a 15,000L rainwater tank to be connected to all toilets and laundries. The remaining 190m² of the roof area would be untreated.
- 53. This outcome is supported by DTP and Council officers and is considered to meet the performance objectives of the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999), subject to standard conditions being included on the permit issued.

Clause 58 (Apartment Developments)

54. The purpose of Clause 58 (Apartment developments) is to encourage apartment development that provides reasonable standards of amenity for existing and new residents and that is responsive to the site and the surrounding area.
55. A development:
- Must meet all of the objectives of Clause 58
 - Should meet all of the standards of Clause 58
56. A detailed assessment of the development against the standards and objectives of Clause 58 is provided in Appendix 1 to this report. Overall, the development generally demonstrates a high level of compliance with the standards of Clause 58.
57. The following standards are not met, however the development is unable to meet the relevant objectives:
- Solar access to communal outdoor open space (Clause 58.03-3): The proposed communal open space on level 3 has been sited on the southern side of the building and does not meet the minimum daylight requirement sought by the standard at Clause 58.03-3. The permit applicant has advised that the location on the southern side of the building is more practical as it maximises the amount of light available to other levels of the building. Further, the communal open space will receive adequate daylight in morning and evening which is considered to meet the objective.
 - Building setback (Clause 58.04-1): As discussed in the above assessment of the development against the ACZ1, the proposed side and rear setbacks are not compliant with the standard nor the preferred setback of the zone. However, they are considered acceptable given the size constraints of the site. The site also benefits from three street/laneway interfaces on its north, east and west sides allowing appropriate separation from adjoining properties.
 - Landscaping (Clause 58.03-5): Due to the sites limited area and width, opportunities for deep soil planting and canopy trees are limited. However, low-level planting has been provided in eight planter boxes at ground floor and in a large planter box in the communal private open space. There are also planter boxes provided in the roof terrace to the 95m² office on level 4. A condition of the recommendation will require a detailed landscape plan to be prepared and approved by the Minister, detailing specific species and maintenance requirements for the building.

Other Matters

Design Detail and OVGA Review

58. As discussed above, DTP's Principal Urban Designer and Greater Geelong Council have raised concerns regarding the architectural expression of the building, including:
- The variety of materials and architectural responses across different part of the building resulting in a non-cohesive design;
 - The inset of the forecourt at ground floor;
 - Concern over the public realm interfaces, particularly the blank walls of the car parking access area; and,
 - The proposed access and landscaping along Cressy Place and Hays Place, including the steps/ramps and viability of the proposed planting given it will not receive much sunlight.
59. Additionally, the project's design was reviewed at a Victorian Design Review Panel facilitated by the Office of the Victorian Government Architect (OVGA) on the 15 May 2019. The following key issues were raised with the development at that time:
- Work required before the development proposal can be confidently understood as responding to and improving the site's context, contributing to a positive sense of place, providing identifiable public benefit;
 - The proposed ground plane is inactive and fragmented - a connected, active, engaging ground plane to Hayes Place and Cressy Place was requested;



- A sense of connection and awareness of occupation to / from upper levels would benefit the place and provide 'eyes on the street';
 - Design ideas (architectural form, residence mix and type, the narrative, tenant mix, presence on the street / lanes etc) are not yet fully resolved or cohesive. It was recommended to explore several architectural propositions, including different program and building types before landing on an option. A simplified design response was recommended;
 - The building form and façade was 'skin deep'. It was proposed that the unusual proportions of the site could support a more elegant, extruded form that uses the structure and program of the building as a form of architectural expression;
 - The single lift and single stair are inadequate for the successful functioning of a building of this scale; and,
 - Equitable development rights should be considered to protect the reasonable amenity of occupants of this building into the future.
60. The architectural response of the decision plans has not yet addressed all the detailed design concerns raised by DTP, Council and the OVGA, particularly the recommendations to simply and finesse the façade design and delete the front forecourt. As such, conditions of the recommendation will require the following:
- Preparation of a façade strategy for endorsement, with priority given to a simplified façade to achieve a more cohesive design outcome;
 - Deletion of the ground floor forecourt with the front section of the ground floor restaurant and lift lobby pushed out to the site boundary on Hays Place, Corio Street and Cressy Street;
 - Increase the podium level floor-to-floor heights to 3.5m in line with the objectives of the ACZ1;
 - Deletion of the EV charging dock on Hays Place (inconsistently shown on some plan sheets and not others);
 - Removal of the steps along Cressy Place and reconsideration of the levels for accessibility; and,
 - An amended and refined landscaping plan and strategy.

Geelong Authority Review

61. The application was presented to the Geelong Authority (GA) on 13 May 2024 who outlined general support for the development.
62. Specific feedback of the GA included:
- The application was considered to meet the relevant land-use objectives of the Central Geelong Framework Plan.
 - The restaurant and café would help active Corio Street and the adjacent pedestrian path.
 - Offices could be converted into apartments in the future.
 - The building height was supported on balance with the surrounding built form and 10% affordable housing provision.
 - Concern was raised with the proposed ground floor setback and outdoor dining on Corio Street, given the risk of encroachment of chairs/tables onto the narrow pedestrian footpath. It was suggested that the front wall be located closer to the property boundary, with interaction to the street facilitated by openable windows or access points.
 - Concern was also raised with the design detail of the facade. The GA recommended that DTP work with the applicant to refine the façade through a detailed façade strategy to ensure quality design and materials. As discussed above, a condition to this affect has been included in the recommendation.

Affordable Housing

63. The proposal also makes a voluntarily contribution to the provision of affordable housing. Apartments 1B and 2B (both two-bedroom) are proposed to be made 'affordable', as defined by Section 3AA of the *Planning and Environment Act 1987* before the development is occupied.



64. Permit conditions secure this commitment through a requirement for the proponent to enter into a Section 173 agreement with the Responsible Authority.
65. A tenure period of 15 years has been secured which requires leasing of the dwellings as affordable housing under the management of a registered housing agency or housing provider or trust. An allowance for the arrangement to be reviewed not less than 10 years is provided in the condition.
66. Delivery of affordable housing is consistent objectives of planning scheme including Clause 02.03-6 (Housing) and Clause 16.01-2S (Housing affordability).

Heritage

67. The site is not located within a Heritage Overlay or area of Aboriginal Cultural Heritage Sensitivity (CHS). Nor is it on the Victorian Heritage Inventory or the National Heritage List.
68. However, the site is affected by two Victorian Heritage Inventory (VHI) listings (archaeological sites):
 - H7721-0503 (118 Corio Street); and,
 - H7721-0504 (2 Hays Place).
69. While not specifically relevant to the assessment of the application under the *Planning and Environment Act 1987*, a note has been included on the permit advising the applicant to engage with Heritage Victoria as further permission (i.e. a consent to damage) may be required under the *Heritage Act 2017* prior to the commencement of any works.



Conclusion

70. Subject to conditions, the proposed development is generally consistent with the relevant planning policies of the Greater Geelong Planning Scheme and will contribute to the provision of housing and retail employment opportunities within Central Geelong. The development also includes public benefit through the landscaping treatment of Cressy Place, the creation of a new pedestrian link through the site onto Hays Place and the provision of affordable housing.
71. The proposal is generally supported by the relevant referral authorities, subject to conditions.

Recommendation

72. It is recommended that a delegate of the Minister for Planning:
- Issue Planning Permit No. PA2201595 for the construction of a 14 storey mixed-use building, use of the land for dwellings and a reduction in the car parking requirement at 118 Corio Street and 2 Hays Place, Geelong, subject to conditions.
 - Endorse the following documents to form part of the permit:
 - Waste Management Plan prepared by WGA, Rev D dated 23 November 2023.
 - Advise the permit applicant and the Greater Geelong City Council in writing.



Prepared by: [REDACTED]

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

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

Name: [REDACTED]

Title: Senior Planner, Development Approvals and Design

Signed: [REDACTED]

Phone: (03) 5127 2387

Dated: 16 July 2024

Approved by: [REDACTED]

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

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

Name: [REDACTED]

Title: Manager, Development Approvals and Design

Signed: [REDACTED]

Phone: 0428809519

Dated: 19 July 2024

Appendix 1: Clause 58 Assessment



Objective and Standard	Assessment
<p>Clause 58.02-1</p> <p>Urban context objectives</p> <p>Standard D1</p> <p>The design response must be appropriate to the urban context and the site.</p> <p>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</p>	<p>Meets the standard</p> <p>The application is accompanied by a suitable urban context report and design response.</p>
<p>Clause 58.02-2</p> <p>Residential policy objectives</p> <p>Standard D2</p> <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework</p>	<p>Meets the standard</p> <p>The application is accompanied by appropriate information that describes how it is consistent with the relevant housing policy within the scheme.</p>
<p>Clause 58.02-3</p> <p>Dwelling diversity objective</p> <p>Standard D3</p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</p>	<p>Meets the standard</p> <p>The development proposes a range of dwelling types:</p> <ul style="list-style-type: none"> • 10 x two-bedroom • 8 x three-bedroom • 1 x four-bedroom
<p>Clause 58.02-4</p> <p>Infrastructure objectives</p> <p>Standard D4</p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	<p>Meets the standard</p> <p>Site is located within an established area with adequate connection to services. Space for the provision of an on-site substation has been allocated with the basement (B1) of the building.</p>
<p>Clause 58.02-5</p> <p>Integration with the street objective</p> <p>Standard D5</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>Along street frontage, development should:</p> <ul style="list-style-type: none"> • Incorporate pedestrian entries, windows, balconies or other active spaces. 	<p>Meets the standard, subject to conditions</p> <p>The development has been designed to front Corio Street and incorporates active window frontages and pedestrian entries.</p> <p>However, the proposed the internal forecourt/front setback at ground floor is not supported as it does not meet the objective of the AC1Z which seeks to maintain a consistent street wall on or within 200mm of the property boundary.</p>



<ul style="list-style-type: none"> • Limit blank walls. • Limit high front fencing, unless consistent with the existing urban context. • Provide low and visually permeable front fences, where proposed. • Conceal car parking and internal waste collection areas from the street. <p>Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.</p>	<p>A condition of the recommendation will require the ground floor forecourt to be deleted which will support better activation of the street frontage.</p>
---	---

<p>Clause 58.03-1</p> <p>Energy efficiency objectives</p> <p>Standard D6</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimised.</p> <p>Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.</p> <p>Table D1</p> <table border="1" data-bbox="103 1249 742 1458"> <thead> <tr> <th data-bbox="103 1249 422 1370">NatHERS Climate Zone</th> <th data-bbox="422 1249 742 1370">NatHERS maximum cooling load MJ/M² per annum</th> </tr> </thead> <tbody> <tr> <td data-bbox="103 1370 422 1458">Climate zone 21 Melbourne</td> <td data-bbox="422 1370 742 1458">30</td> </tr> </tbody> </table>	NatHERS Climate Zone	NatHERS maximum cooling load MJ/M ² per annum	Climate zone 21 Melbourne	30	<p>Meets the standard</p> <p>While the site is constrained by its orientation and size, the proposed development has been generally designed to make appropriate use of solar energy. All dwellings have at least two orientations and most have access to three orientations. For dwellings that have access to northern orientation, living areas and balconies have been sited to the north.</p> <p>All dwellings are well within the maximum NatHERS cooling load of 30 MJ/M² per annum.</p>
NatHERS Climate Zone	NatHERS maximum cooling load MJ/M ² per annum				
Climate zone 21 Melbourne	30				

<p>Clause 58.03-2</p> <p>Communal open space objective</p> <p>Standard D7</p> <p>A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.</p> <p>If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.</p> <p>Each area of communal open space should be:</p> <ul style="list-style-type: none"> • Accessible to all residents. • A useable size, shape and dimension. 	<p>Meets the standard</p> <p>Standard: 30m² outdoor, 52.5m² total</p> <p>Proposed: 65m² outdoor, 85m² indoor, 150m² total</p> <p>The communal outdoor area is suitably landscaped, does not overlook other apartments in the building and is capable of efficient management.</p>
--	---



<ul style="list-style-type: none"> • Capable of efficient management. • Located to: <ul style="list-style-type: none"> – Provide passive surveillance opportunities, where appropriate. – Provide outlook for as many dwellings as practicable. – Avoid overlooking into habitable rooms and private open space of new dwellings. – Minimise noise impacts to new and existing dwellings. <p>Any area of communal outdoor open space should be landscaped and include canopy cover and trees.</p>	
<p>Clause 58.03-3</p> <p>Solar access to communal outdoor open space objective</p> <p>Standard D8</p> <p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June</p>	<p>Meets the objective</p> <p>The proposed communal open space has been sited on the southern side of the building and does not meet the minimum daylight requirement sought by the standard.</p> <p>The permit applicant has advised that the location on the southern side of the building is more practical. DTP officer's agree with the proposed building layout as if it maximises the amount of daylight provided to the dwellings on levels 5 and up.</p> <p>The communal open space will receive adequate daylight in morning and evening which is considered to meet the objective.</p>
<p>Clause 58.03-4</p> <p>Safety objective</p> <p>Standard D9</p> <p>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares</p>	<p>Meets the standard</p> <p>The dwelling entrances are located off Hays Place with good visibility into the lift lobby.</p>
<p>Clause 58.03-5</p> <p>Landscaping Objectives</p> <p>Standard D10</p> <p>Development should retain existing trees and canopy cover.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>Development should:</p>	<p>Complies with the objective subject to conditions</p> <p>Due to the sites limited size and orientation, opportunities for deep soil planting and canopy trees are limited.</p> <p>However, planting has been provided in 8 planter boxes at ground floor and in a large planter box in the communal private open space. There are also planter boxes provided in the rood terrace to the 95m² office on level 4.</p>



- Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.
- Provide canopy cover through canopy trees that are:
 - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.
 - Consistent with the canopy diameter and height at maturity specified in Table D4.
 - Located in communal outdoor open space or common areas or street frontages.
- Comprise smaller trees, shrubs and ground cover, including flowering native species.
- Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
- Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.
- Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site.
- Provide a safe, attractive and functional environment for residents.
- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

A condition of the recommendation will require a detailed landscape plan to be prepared and approved by the Minister.

Table D2

Site Area	Canopy Cover	Deep Soil
2500sqm or more	350 square metres plus 20% of the site area above 2,500sqm. Include at least 2 Type B or 1 Type C tree	15% of site area

Table D3

Tree Type	Tree in deep soil Area of deep soil	Tree in planter Volume of Planter soil	Depth of planter soil
A	12sqm	12 cubic metres	0.8m



	(min. plan dimension 2.5m)	(min plan dimension of 2.5m)	
B	49sqm (min plan dimension of 4.5m)	28 cubic metres (min. plan dimension of 4.5m)	1m
C	121sqm (min. plan dimension 6.5m)	64 cubic metres (min. plan dimension of 6.5m)	1.5m

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

Table D4

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

Clause 58.03-6
Access objective
Standard D11
 Vehicle crossovers should be minimised.
 Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.
 Pedestrian and cyclist access should be clearly delineated from vehicle access.
 The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.
 Developments must provide for access for service, emergency and delivery vehicles

Clause 58.03-7
Parking location objectives
Standard D12
 Car parking facilities should:

- Be reasonably close and convenient to dwellings.

Meets the standard
 As above, the development has been provided with two vehicle crossovers servicing the proposed car stacker/turntable system.
 Pedestrian and bicycle entrances are separated from the vehicle entrance for safety.

Meets the standard
 Car parking is located in the basement of the building accessible by lift.



<ul style="list-style-type: none"> • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway</p>	
<p>Clause 58.03-8</p> <p>Integrated water and stormwater management objectives</p> <p>Standard D13</p> <p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	<p>Meets the standard</p> <p>The building is proposed to be treated with a rainwater connected to toilets and laundries. Refer to discussion in the body of the report for more detail.</p>
<p>Clause 58.04-1</p> <p>Building setback objectives</p> <p>Standard D14</p> <p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58. 	<p>Meets the objective</p> <p><u>Required (ACZ):</u></p> <p>Front and street wall:</p> <ul style="list-style-type: none"> • On or within 200mm of a boundary (16m street walls) <p>Side and above street wall:</p> <ul style="list-style-type: none"> • 4.5m (between 16-28m in height) • 6m (between 28m and 42m in height) • 10m (greater than 42m in height) <p><u>Proposed:</u></p> <ul style="list-style-type: none"> • 0m - 6.4m (front to Corio Street) • 0m - 1.7.17m (east) • 0m - 1.27m (west) • 13.1m (rear) <p>As discussed above, the proposed setbacks are considered suitable given the size constraints of the site. The site also benefits from three street/laneway interfaces allowing appropriate separation from adjoining properties.</p>



<p>Clause 58.04-2</p> <p>Internal views objective</p> <p>Standard D15</p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</p>	<p>Meets the standard</p> <p>No internal views permitted.</p>						
<p>Clause 58.04-3</p> <p>Noise impact objectives</p> <p>Standard D16</p> <p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p> <p>Table D5</p> <table border="1" data-bbox="103 1585 742 1910"> <thead> <tr> <th>Noise source</th> <th>Noise influence area</th> </tr> </thead> <tbody> <tr> <td>Industry</td> <td>300 metres from the Industrial 1, 2 and 3 zone boundary</td> </tr> <tr> <td>Freeways, tollways and other roads carrying 40,000 annual average daily traffic volume</td> <td>300 metres from the nearest trafficable lane</td> </tr> </tbody> </table>	Noise source	Noise influence area	Industry	300 metres from the Industrial 1, 2 and 3 zone boundary	Freeways, tollways and other roads carrying 40,000 annual average daily traffic volume	300 metres from the nearest trafficable lane	<p>Meets the standard</p> <p>Site is not within a noise influence area.</p> <p>An acoustic assessment prepared by GWTS was submitted with the application and demonstrates that the proposed building can meet the required noise limits.</p>
Noise source	Noise influence area						
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary						
Freeways, tollways and other roads carrying 40,000 annual average daily traffic volume	300 metres from the nearest trafficable lane						



Railway servicing passengers in Victoria	80 metres from the centre of the nearest track		
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track		
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track		
<p>Note The noise influence area should be measured from the closest part of the building to the noise source.</p>			
<p>Clause 58.04-4</p> <p>Wind impacts objective</p> <p>Standard D32</p> <p>Development of five or more storeys, excluding a basement should:</p> <ul style="list-style-type: none"> not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land <p>within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.</p> <p>Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.</p> <p>Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.</p>			<p>Meets the standard subject to conditions</p> <p>As discussed in the above section of the report, the submitted Wind Study demonstrates that the development fulfils the recommended walking and standing criteria.</p> <p>Conditions are recommended to ensure that wind control mechanisms are installed to reduce wind speed in the pedestrian through-link and café seating area.</p>
<p>Table D6</p>			
<p>Unsafe</p>	<p>Comfortable</p>		
<p>Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.</p>	<p>Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than:</p>		



	<ul style="list-style-type: none"> - 3 metres per second for sitting areas, - 4 metres per second for standing areas, - 5 metres per second for walking areas. 		
<p>Clause 58.05-1 Accessibility objective Standard D17</p> <p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7. <p><i>Refer to Clause 58.05-1 for Table D7.</i></p>			<p>Meets the standard, subject to conditions</p> <p>An officer assessment of the dwellings demonstrates that at least 50% of the dwellings can meet the accessibility objective. Conditions will be included on the recommendation requiring the plans to be annotated in accordance with the requirements of the standard.</p>
<p>Clause 58.05-2 Building entry and circulation objectives Standard D18</p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: <ul style="list-style-type: none"> – Include at least one source of natural light and natural ventilation. – Avoid obstruction from building services. Maintain clear sight lines. 			<p>Meets the standard</p> <p>The dwelling entries are visible and easily identifiable and provide shelter around the entry.</p>
<p>Clause 58.05-3 Private open space objective Standard D19</p> <p>A dwelling should have private open space consisting of at least one of the following:</p>			<p>Meets the standard</p> <p>All dwellings are provided with balconies or outdoor terraces that meet the size requirements of the standard.</p>



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

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

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

Table D8

Dwelling type	Minimum area	Minimum dimension
Studio or 1 bed	8sqm	1.8m
2 bed	8sqm	2m
3 or more bed	12sqm	2.4m

Table D9

Dwelling type	Additional area
Studio or 1 bed	8sqm
2 bed	8sqm
3 or more bed	12sqm

Clause 58.05-4

Storage objective

Standard D20

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

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

Table D10

Dwelling type	Total minimum	Minimum storage
---------------	---------------	-----------------

Meets the standard

All dwellings are provided with adequate storage and have access to 6m³ of private basement storage.



	storage volume	volume within the dwelling	
Studio	8m ³	5m ³	
1 bed	10m ³	6m ³	
2 bed	14m ³	9m ³	
3 or more bed	18m ³	12m ³	
<p>Clause 58.06-1 Common property objectives Standard D21 Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management</p>			<p>Meets the standard Private areas are adequately delineated from the public realm and common areas are capable of efficient management.</p>
<p>Clause 58.06-2 Site services objectives Standard D22 Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically. Meters and utility services should be designed as an integrated component of the building or landscape. Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.</p>			<p>Meets the standard Space for meter boxes and services is provided on Hays Place.</p>
<p>Clause 58.06-3 Waste and recycling objectives Standard D23 Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> • Waste and recycling enclosures which are: <ul style="list-style-type: none"> – Adequate in size, durable, waterproof and blend in with the development. – Adequately ventilated. – Located and designed for convenient access by residents and made easily accessible to people with limited mobility. • Adequate facilities for bin washing. These areas should be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. 			<p>Meets the standard The Waste Management Plan (WMP) submitted with the application outlines the anticipated waste generation for the development. Adequate space for the required amount of bin storage has been provided in the basement (level B1). Waste will be transferred to ground floor via the lift to the internal pedestrian link where it will be picked up by a private waste collector. Council reviewed the WMP and raised no concerns with the proposal, subject to conditions.</p>



<ul style="list-style-type: none"> • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> • Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019). • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 																			
<p>Clause 58.06-4</p> <p>External walls and materials objective</p> <p>Standard D24</p> <p>External walls should be finished with materials that:</p> <ul style="list-style-type: none"> • Do not easily deteriorate or stain. • Weather well over time. • Are resilient to the wear and tear from their intended use. <p>External wall design should facilitate safe and convenient access for maintenance.</p>	<p>Meets the standard subject to conditions</p> <p>External walls are proposed to be treated with various claddings. Conditions of the recommendation will require the preparation of a façade strategy which will seeks to prioritise high-quality and durable materials.</p>																		
<p>Clause 58.07-1</p> <p>Functional layout objective</p> <p>Standard D25</p> <p>Bedrooms should:</p> <ul style="list-style-type: none"> • Meet the minimum internal room dimensions and area specified in Table D11. • Provide an area in addition to the minimum internal room dimensions and area to accommodate a wardrobe. <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.</p> <p>Table D11</p> <table border="1" data-bbox="103 1724 758 1904"> <thead> <tr> <th>Bed Type</th> <th>Min Width</th> <th>Min Depth</th> <th>Min Area</th> </tr> </thead> <tbody> <tr> <td>Main Bed</td> <td>3m</td> <td>3.4m</td> <td>10.2sqm</td> </tr> <tr> <td>All other</td> <td>3m</td> <td>3m</td> <td>9sqm</td> </tr> </tbody> </table> <p>Table D12</p> <table border="1" data-bbox="103 1960 758 2027"> <thead> <tr> <th>Dwelling Type</th> <th>Min Width</th> <th>Min Area</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Bed Type	Min Width	Min Depth	Min Area	Main Bed	3m	3.4m	10.2sqm	All other	3m	3m	9sqm	Dwelling Type	Min Width	Min Area				<p>Meets the standard</p> <p>All rooms meet or exceed the requirements of the standard.</p>
Bed Type	Min Width	Min Depth	Min Area																
Main Bed	3m	3.4m	10.2sqm																
All other	3m	3m	9sqm																
Dwelling Type	Min Width	Min Area																	



Studio and 1 bed	3.3m	10sqm		
2 or more bed	3.6m	12sqm		
<p>Clause 58.07-2</p> <p>Room depth objective</p> <p>Standard D26</p> <p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room</p>				<p>Meets the standard</p> <p>There are no single aspect living rooms proposed. All habitable rooms comply with the standard.</p>
<p>Clause 58.07-3</p> <p>Windows objective</p> <p>Standard D27</p> <p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window 				<p>Meets the standard</p> <p>All habitable rooms have a window to an external wall of the building.</p>
<p>Clause 58.07-4</p> <p>Natural ventilation objectives</p> <p>Standard D28</p> <p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. 				<p>Meets the standard</p> <p>The SMP submitted with the development demonstrates that the dwellings are provided with breeze paths that comply with the standard.</p>



- Ventilation openings with approximately the same area.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

