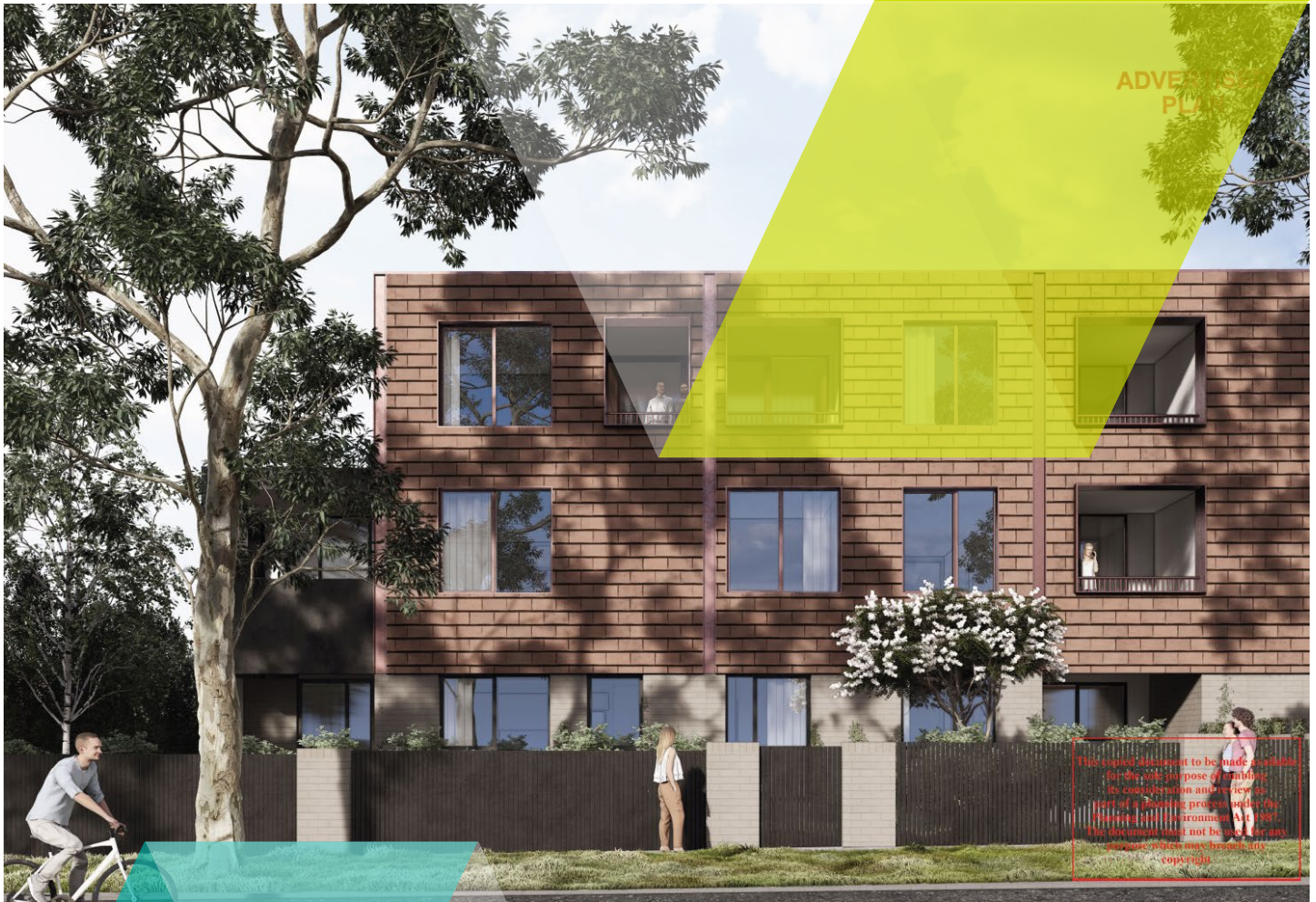


# Officer Assessment Report

PA2402855 – 27-31 Plunkett Street, Bellfield



Officer Assessment Report  
Development Approvals & Design

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Department of Transport and Planning

OFFICIAL

# Executive Summary



Key Information	Details		
<b>Application No:</b>	PA2402855		
<b>Received:</b>	19 April 2024		
<b>Statutory Days:</b>	58		
<b>Applicant:</b>	Homes Victoria		
<b>Planning Scheme:</b>	Banyule		
<b>Land Address:</b>	27 – 31 Plunkett Street, Bellfield (Lots 290, 291 and 292 of Plan of Subdivision LP24597)		
<b>Development Value:</b>	\$6,931,722.00		
<b>Why is the Minister responsible?</b>	In accordance with Clause 72.01-1 of the Planning Scheme, the Minister for Planning is the responsible Authority for this application because the Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and endorsement of, approval of or being satisfied with matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a development to which clause 53.23 applies.		
<b>Why is a permit required?</b>	<b>Clause</b>	<b>Control</b>	<b>Trigger</b>
<b>Zone:</b>	Clause 32.09	General Residential Zone – Schedule 1 ( <b>GRZ1</b> )	Clause 32.09-7 – construct a residential building
<b>Overlays:</b>	Clause 42.02	Vegetation Protection Overlay – Schedule 5 ( <b>VPO5</b> )	Clause 42.02-2 – remove vegetation specified within the schedule to the overlay
	Clause 44.05	Special Building Overlay – Schedule 1 ( <b>SBO1</b> )	Clause 44.05-2 – construct a building or to construct or carry out works
	Clause 45.06	Development Contributions Plan Overlay – Schedule 1 ( <b>DCPO1</b> )	N/A
<b>Particular Provisions:</b>	Clause 52.06	Car Parking	Clause 52.06-3 – reduce the number of car parking spaces required under Clause 52.06-5
<b>Cultural Heritage:</b>	The subject site is <u>not</u> located within an area of cultural heritage sensitivity.		
<b>Total Site Area:</b>	1,806m <sup>2</sup>		
<b>Proposal</b>	<p>The proposal is a 3-storey apartment building containing 25 social housing dwellings (mixture of 1-, 2- and 3-bedroom apartments). The development also includes new landscaping throughout the site and the provision of new canopy trees.</p> <p>The proposal also provides 15 car parking spaces (0.6 spaces per dwelling) and 26 bicycle spaces.</p>		
<b>External Advice</b>	<ul style="list-style-type: none"> <li>- Banyule City Council – s52 notice – no objection, subject to conditions</li> <li>- Melbourne Water – s55 recommending referral authority – no objection</li> </ul>		
<b>Public Notice:</b>	<p>Notice of the application was undertaken by the applicant at the direction of the Minister for Planning by way of one public notice on the frontage of the site, and letters sent to owners and occupiers of the adjacent and adjoining allotments.</p> <p>Following the notice period, a total of 19 objections have been received.</p>		
<b>Delegates List:</b>	Approval to determine under delegation received on 15 July 2024.		
<b>Recommendation:</b>	Grant planning permit PA2402855, subject to conditions.		





## Application Process

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

Milestone	Date
Pre-application advice to Homes Victoria	22 December 2023
Application lodgement	15 April 2024
Further information requested	19 April 2024
Further information received	23 May 2024
Notice Period	6 June 2024 until 20 June 2024

### Decision Plans and Reports

<b>Decision Plans</b>	<ul style="list-style-type: none"><li>Architectural Plans prepared by Ferencz Baranyay Architects, Revision B, dated 9 May 2024</li><li>Landscape Plans prepared by Ferencz Baranyay Architects, Revision B, dated 4 March 2024</li></ul>
<b>Other Assessment Documents</b>	<ul style="list-style-type: none"><li>Landscape Management Plan prepared by Ferencz Baranyay Architects, dated 4 March 2024</li><li>Arborist Report prepared by Treemap Arboriculture, dated May 2024</li><li>Tree Management Plan prepared by John Patrick Landscape Architects, dated 9 May 2024</li><li>Sustainability Management Plan prepared by IGS, dated 7 May 2024</li><li>Traffic Impact Assessment prepared by Traffix Group, dated March 2024</li><li>Waste Management Plan prepared by Traffix Group, dated March 2024</li><li>Urban Context Report prepared by Ferencz Baranyay Architects, dated 4 March 2024</li></ul>

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

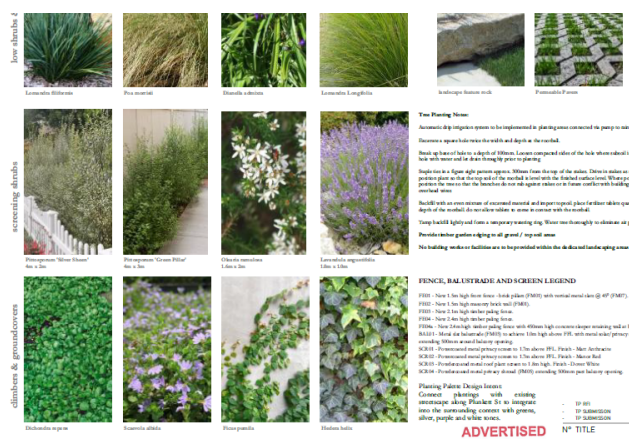
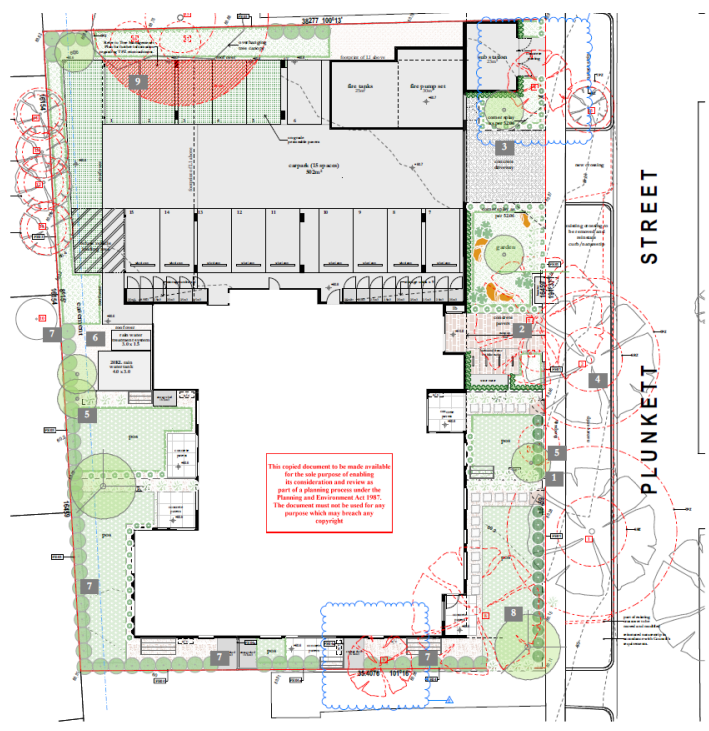
## Proposal Summary

3. It is proposed to redevelop the site for a 3-storey apartment (approximately 10.5m in height at its highest point) comprising 25 social housing dwellings, with 15 x one-bedroom apartments, 8 x two-bedroom apartments and 2 x three-bedroom apartments.



Figure 1 - Render of the proposed development





- Landscape Design Intent:**  
Preserve and protect existing trees to the north western and eastern boundary of the site. Complement the built form with compact landscape responses and buffering to adjacent properties.
- 1.5m high black pier and steel shd fencing (F600) with angled blades to courtyard with gate to shield views while providing surveillance. Screen planting behind fence to further filter view from street into private open space.
  - Low lying shrubs, ground covers and feature concrete pavers to create a welcoming and legible entry point to the building.
  - Exposed aggregate concrete driveway.
  - Existing eucalyptus trees within the front setback and nature strip.
  - Small feature tree and low maintenance understory planting to private garden areas. Concrete pavers over landscaped gravel affords a permeable surface while connecting outdoor areas.
  - Landscape gravel to BOH areas requiring minimal maintenance and permeability.
  - Buffer planting to western/southern boundaries to offer ground level screening and soften the building interface.
  - Replace existing paperbark tree with new feature tree.
  - Permeable pavers installed along the north west corner of the car park to permit refuse truck manoeuvrability while affording a permeable surface to mitigate impact within TPZ of the neighbouring tree at 33 Plunkett St.

Figure 3 - Extract of the proposed landscape plan





## Site Description

5. The subject site is currently vacantly and comprises three parcels of land (27, 29 and 31) on the western side of Plunkett Street. The land has a total site area of approximately 1,806m<sup>2</sup>.
6. The land is rectangular in shape and currently contains a number of existing canopy trees, which have been appropriately identified within the submitted arborist report.
7. The land is affected by a 1.83m wide drainage easement along the rear (west) boundary.



Figure 4 - Aerial of the subject site (outlined in red)

## Site Surrounds

8. Immediate abutments can be summarised as follows:
  - To the **north** of the site: 33 Plunkett Street, a single storey dwelling similarly zoned GRZ1.
  - To the **south** of the site: 25 Plunkett Street, a single storey dwelling similarly zoned GRZ1.
  - To the **east** of the site: Plunkett Street, a local council road.
  - To the **west** of the site: 6, 8, 10 and 12 McGrath Street, which are residential dwellings with their secluded private open spaces (SPOS) located to the rear of the dwelling, similarly zoned GRZ1.
9. The site is located within the established residential suburb of Bellfield and development surrounding the site is predominantly residential dwellings. The land is also strategically located close to a range of services and amenities, including:
  - Public transport options such as:
    - Heidelberg Station, approximately 2km east of the site.
    - Bus Routes 513 and 514, nearest bus stop located approximately 160m north along Bell Street.
    - Bus Routes 250, 350 and 549, nearest bus stop located approximately 200m west on Oriel Road.





- Education facilities including Melbourne Polytechnic (approximately 400m north), Audrey Brooks Preschool (approximately 500m south), St Pius X primary school (approximately 650m north), St Bernadette's primary school (approximately 1.3km south) and Waratah Special Development school (approximately 540m south).
  - Public open space reserves such as Ford Park (approximately 480 south-west), James Reserve (approximately 900m east) and Malahang Reserve (approximately 950m).
  - Community and health facilities including Bellfield Community Hub (approximately 500m south), Austin Hospital (1.64km east) and Warringal Private Hospital (1.7km west).
  - Retail premises including Bell Street Mall (approximately 300m north), and Heidelberg Activity Centre (approximately 2km east).
10. Newer development is also evident within surrounding area ranging between 2-3 storeys. This includes:
- Two storey townhouse development located at 15 McNeil Street (zoned GRZ1).
  - Two storey townhouse development located 44 McNeil Street (corner with Griffith Street, zoned GRZ1).
  - Three storey townhouse development located at 44 Plunket Street (corner with Bell Street, zoned GRZ5).
11. In summary, the subject site is well serviced by a range of amenities and services to meet the everyday needs of residents, expected of any established urban settlement and conducive to supporting redevelopment for medium density housing.

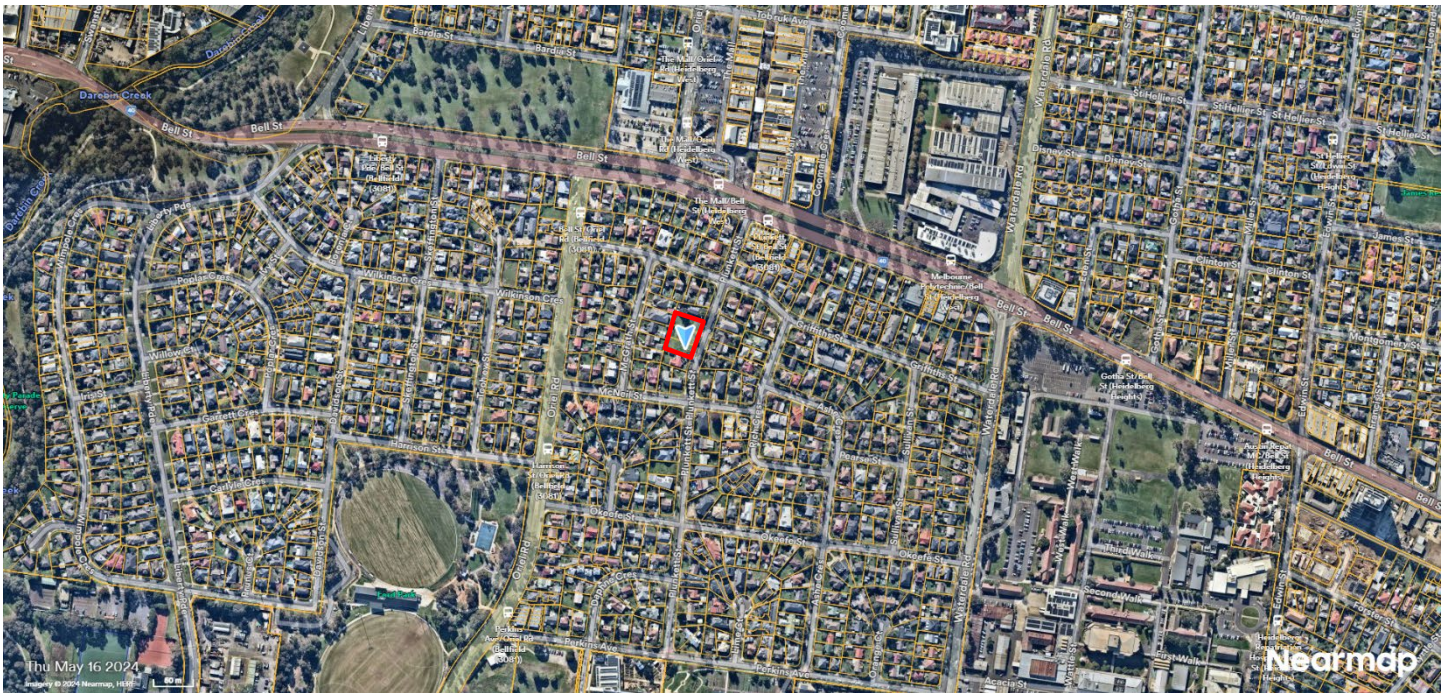


Figure 5 - Broader context surrounding the subject site



## Plan Melbourne 2017-2050

12. Plan Melbourne 2017-2050 is the metropolitan strategic planning strategy which seeks to guidance the future development of Metropolitan Melbourne and Victoria.
13. Plan Melbourne provides a range of relevant strategies as follows:
  - *Strategy 2.1 – manage the supply of new housing in the right locations to meet population growth and create a sustainable city*
  - *Strategy 2.2 – deliver more housing closer to jobs and public transport*
  - *Strategy 2.3 – increase the supply of the social and affordable housing*
  - *Strategy 2.4 – facilitate decision-making processes for housing in the right locations*
  - *Strategy 2.5 – provide a greater choice and diversity of housing.*
  - *Strategy 4.3 – achieve and promote design excellence*
  - *Strategy 5.1 – creation of 20-minute neighbourhoods*
14. Plan Melbourne is translated through the relevant provisions of the Municipal Planning Strategy and Planning Policy Framework.

## Municipal Planning Strategy

15. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
<b>02.01</b>	Context
<b>02.02</b>	Vision
<b>02.03</b>	Strategic Directions
02.03-1	Settlement
02.03-2	Environmental and landscape values
02.03-3	Environmental risks and amenity
02.03-4	Built environment and heritage
02.03-5	Housing (located within an 'Accessible' Area)
02.03-7	Transport
<b>02.04</b>	Strategic Framework Plan

## Planning Policy Framework

16. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

<b>Clause 11</b>	<b>Settlement</b>
<b>11.01-1S</b>	Settlement
<b>11.01-1R</b>	Settlement – Metropolitan Melbourne
<b>11.03-2S</b>	Growth Areas
<b>Clause 12</b>	<b>Environmental and Landscape Values</b>





12.05-2S	Landscapes
<b>Clause 13</b>	<b>Environmental Risks and Amenity</b>
13.03-1S	Floodplain management
<b>Clause 15</b>	<b>Built Environment and Heritage</b>
15.01-1R	Urban Design – Metropolitan Melbourne
15.01-1L-02	Safer Design
15.01-1S	Building Design
15.01-12L	Building Design (01), Environment Sustainable Development (02),
15.01-5S	Neighbourhood Character
15.01-5L-01	Preferred neighbourhood character (Garden Suburban 6 [GS6] areas)
<b>Clause 16</b>	<b>Housing</b>
16.01-1S	Housing Supply
16.01-1R	Housing Supply – Metropolitan Melbourne
16.01-2S	Housing Affordability
<b>Clause 18</b>	<b>Transport</b>
18.01-1S	Land use and transport integration
18.01-3R	Sustainable and safe transport – Metropolitan Melbourne
18.01-3L	Sustainable personal transport

## Zoning and Overlays

### Zoning

17. The subject site located within General Residential Zone – Schedule 1 (GRZ1).
18. The purpose of the GRZ1 is:
  - *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
  - *To encourage development that respects the neighbourhood character of the area.*
  - *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
19. Pursuant to Clause 32.09-7, a planning permit is required for the construction of a residential building.
20. Schedule 1 to Clause 32.09:
  - Applies to the ‘accessible areas and Ivanhoe residential diversity areas’ and varies the requirement under Standard B13 (Clause 55.03-8 Landscape Objective) to require a minimum of at least one large tree in the front setback.
  - Does not include any specific neighbourhood character objective, however, includes schedule-specific decision guidelines.

## Overlays

### Vegetation Protection Overlay – Schedule 5 (VPO5)

21. The development proposes to remove all vegetation on site.
22. The VPO5 contains the following relevant vegetation protection objectives to be achieved:
  - *To retain and protect existing trees, and to promote further planting of new trees as a significant component of local identity and neighbourhood character.*
  - *To protect vegetation of special significance, natural beauty, interest and importance.*
  - *To retain vegetation that represents the cultural and/or natural history of the City.*
  - *To retain and protect existing trees, and to promote further planting of new trees to enhance streetscapes, ridgelines and backdrops in residential areas.*
  - *To ensure that, where tree removal is permitted, appropriate replacement planting is provided and located appropriately on site.*
  - *To retain exotic trees and non-indigenous native trees, unless identified as an environmental weed.*
  - *To retain, protect and promote further planting of trees for their contribution to stabilising local environmental processes including shading and cooling effects, sequestration of pollutants and management of storm water.*
23. To achieve these objectives, the VPO5 identifies that a permit is required to remove, destroy or lop those trees which meet either of the following:
  - *Has a height of 12 metres or more, or*
  - *Has a trunk or stems that collectively are more than 400mm in diameter, measured at 1400mm above the base of the tree.*
24. The submitted arborist report identifies that there are two trees which meet one of these, being:
  - Tree 5 (Grevillia Robusta) – triggered due to the trunk measuring more than 400mm in diameter, and
  - Tree 8 (Melaleuca styphelioides) – triggered due to the trunk measuring more than 400mm in diameter.
25. Accordingly, a planning permit is triggered for the removal of vegetation.

### Special Building Overlay – Schedule 1 (SBO1)

26. Part of the subject site is affected by SBO1 (namely a narrow depth of the frontage at 31 Plunkett Street) where a vehicle crossover and driveway is proposed.
27. The purpose of the SBO includes:
  - *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
  - *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*
  - *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*





- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*

28. Schedule 1 to Clause 44.05 contains no specific objectives, risks or decision guidelines.
29. Accordingly, a planning permit is triggered to construct a building or to construct or carry out works.

Development Contributions Plan Overlay – Schedule 1 (DCPO1)

30. A planning permit would not be triggered under DCPO1 owing to the Ministerial Direction (MD) on the preparation and content of Development Contributions Plans.
31. Clause 4.0 of the MD exempts development infrastructure levy for housing provided by or on behalf of the Department of Health and Human Services (now Homes Victoria through the Department of Families, Fairness and Housing).

## Particular Provisions

### Provisions that Require, Enable or Exempt a Permit

32. Clause 52.06 sets out the requirements of car parking provisions and associated design standards. The site is located within the Principal Public Transport Network (PPTN) area. Accordingly Column B of Table 1 under Clause 52.06-5 is applicable.
33. The proposal is for dwellings and generates the following statutory requirements as summarised in the below table:

Land Use	Rate (as per Column B)	Requirement	Supply
<b>Dwelling – one and two bedroom dwellings</b>	1 car space per dwelling	15 x one-bedroom = 15 spaces	15 spaces via an at-grade undercroft car park
		8 x two-bedroom = 8 spaces	
		Requirement = 23 spaces	
<b>Dwelling – three bedrooms or more (with studies or studios counted as a separate bedroom)</b>	2 car spaces per dwelling	2 x three-bedrooms = 4 spaces	
<b>Dwelling – visitors</b>	0 spaces per 5 dwellings	0 spaces	
		<b>Total Requirement</b>	27 spaces
		<b>Shortfall and reduction</b>	12 spaces

34. Accordingly, a planning permit is triggered for a reduction of car parking spaces under Clause 52.06-3.

## General Requirements and Performance Standards

Clause 52.34 (Bicycle Facilities)

35. Clause 52.34-1 specifies that the floor area of an existing use must not increase until the required bicycle facilities has been provided on the land. The proposal provides 26 bicycle parking spaces which complies with the requirements and no permit is required.

Clause 53.18 (Stormwater Management in Urban Development)

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



Clause 53.23 (Significant Residential Development with Affordable Housing)

37. The purpose of Clause 53.23 is to:
- *To facilitate residential development that includes affordable housing to meet existing and future needs.*
  - *To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.*
  - *To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.*
  - *To facilitate residential development with high quality urban design, architecture and landscape architecture.*
  - *To provide opportunities for non-residential use and development in association with residential development.*
38. Clause 53.23 of the Planning Scheme applies to this application because pursuant to Clause 53.23-1:
- The application includes the development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel); and
  - The condition correspondence to a category in Table 1 (Category 2) is met, as follows:

Category	Condition	Compliance Comments
<b>Category 2</b>	<i>The use or development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) will be:</i>	<b>Complies</b> The proposal is carried by the State of Victoria through Homes Victoria under the Department of Families, Fairness and Housing (DFFH) and is located on land that is owned by Homes Victoria. All of the proposed dwellings are to be dedicated to social housing. The responsible authority may waive the requirement for a Section 173 agreement.
	<ul style="list-style-type: none"> <li>• <i>carried out by or on behalf of, or jointly or in partnership with, the State of Victoria or a public authority; or</i></li> <li>• <i>funded, or partly funded, by the State of Victoria or a public authority; or</i></li> <li>• <i>carried out on Crown land.</i></li> </ul>	
	<i>At least 10% of the total number of dwellings in the development must be affordable housing, or alternatively this condition may be met via an alternative mechanism for the provision of affordable housing specified in the agreement under section 173 of the Act referred to in clause 53.23-4.</i>	

39. Pursuant to Clause 53.23-1, the responsible authority may decide to reduce the percentage of the total number of dwellings in the development that must be affordable housing or not require an agreement to be entered into under Section 173 of the Act.
40. Pursuant to Clause 52.23-2 the responsible authority may waive or vary any of the following (as relevant to this application):
- A minimum garden area requirement; and
  - Any building height or setback requirement.
41. An application is exempt from an application requirement in this planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application.
42. Pursuant to Clause 52.23-6, an application under any provision of this planning scheme is exempt from the decision requirements of Section 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

Clause 55 (Two or more dwellings on a lot and residential buildings)





43. The objectives and standards of Clause 55 are applicable to this application and are assessed in detail in the assessment section of this report and at **Appendix A**.



## Referrals

44. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
<b>Section 55 Referral – Determining</b>	Melbourne Water	Referred 23 May 2024 Response received 22 July 2024

### Melbourne Water

45. The application was referred to Melbourne Water under Section 55 of the Act, in accordance with Clause 66.01 under Clause 44.05-6 the Planning Scheme.
46. A response was received on 22 July 2024, approximately 8 weeks after the referral was made. DTP notes that this response was not properly made under Section 56(1) of the Act as Melbourne Water mistakenly responded as though the proposal was an application under Clause 52.30 (State projects) and did not recommend permit conditions. Melbourne Water advised that it did not object to the application and made a range of “recommendations” (not drafted as permit conditions or notes). Most of the recommendations can be captured by way of permit conditions, as follows:
- a. Set the development’s finished floor levels to be no lower than 60.98m AHD.
    - i. If this requires the overall building height to be increase by 0.26m (26cm), rather than being absorbed by changes to ceiling heights, this is considered to be acceptable as it will not create any unreasonable additional overshadowing or visual bulk. This can be achieved by a condition of permit.
  - b. A suitably qualified hydraulic engineer will need to be engaged to undertake hydraulic modelling to demonstrate the proposal is not increasing flood risk on adjacent properties.
    - i. This has been discussed with Homes Victoria, which has agreed to a condition that requires this.
  - c. The open space should be maintained at natural surface elevation with minimum ramping required to the parking area for the conveyance of the floodwaters.
    - i. The plans, sections and elevations all show that the open space areas around the building are retained at natural ground level (NGL) with no excavation. This will be included as a note.
  - d. No fill is to be placed outside of the building footprint.
    - i. This can be included as a note.
  - e. Any proposed deck within overland flow path should be constructed with unenclosed foundations and steps contain no vertical risers, to allow for the passage of overland flows.
    - i. There are no decks proposed, this can be included as a note.
  - f. Any new fence must unless with the written consent of Melbourne Water, to allow for the passage of floodwaters/ overland flows.
    - i. The development includes a 1.5m high brick fence with steel infills that allows passage of waters. This will be included as a note.
  - g. Prior to commencement of works, a Build Over application must be submitted online for Melbourne Water’s review and approval for any construction of permanent or temporary structures, demolition of structures existing structures or tree removal within 5m of a Melbourne Water asset.
    - i. This can be included as a condition of permit.





- h. Any new landscaping within 5 metres of the asset must comply with Melbourne Water's Planting Guidelines. A Plant near sewers, drains, waterways and water mains application detailing of any landscaping will need to be submitted.
  - i. This can be included as a condition of permit.
- i. Prior to the commencement of works a separate application to Melbourne Water must be made and approved of any new or modified storm water connection to Melbourne Water's drains or watercourses. Prior to accepting an application, evidence must be provided demonstrating that Council considers that it is not feasible to connect to the local drainage system.
  - i. This can be included as a condition of permit.

## Notice

### Municipal Council Comments

- 47. Banyule City Council (the council) was notified of the application in accordance with Section 52(1)(b) of the *Planning and Environment Act 1987* (the Act).
- 48. The council provided officer level comments on 27 June 2024 noting no objection to the application but raising a range of concerns associated with design detail, landscaping and ESD.
- 49. The council's comments have been considered within the body of this report.

### Public notice

- 50. The applicant was directed to give notice by way of erecting a sign on the site and sending letters to surrounding owners and occupiers.
- 51. At the time of this report, 19 objections have been received raising the following issues: insufficient notice period, amenity impacts, lack of a precedent for 3-storey apartments, visual bulk, overlooking, overshadowing to solar panels, inconsistency with neighbourhood character and non-compliances with development standards, traffic impacts and increased congestion, noise impacts, overpopulation of the street, loss of privacy, loss of natural light, loss of views, impacts to property values and request for compensation, waste management, absence of natural justice, illegal profiteering on public land, impacts to local infrastructure and drainage, noise and air pollution, and no access for emergency vehicles.
- 52. It is also noted that DTP officers received multiple emails from a resident raising allegations of 'bribery', 'corruption' 'legal action', and media involvement. These matters have not been responded to within this assessment report as they are not relevant to the planning merits of the application.



## Strategic Direction and Land Use

53. The *Planning Policy Framework* encourage appropriate land use and development which enhances the built environment, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
54. Having regard to the planning policy framework, it is considered that the proposal aligns with the strategic direction for this part of Bellfield, noting that:
- The proposal is for a 3-storey apartment building with a maximum building height of approximately 10.5m, which complies with the maximum building height limit under the GRZ1.
  - The proposal is consistent with the purpose of the GRZ which encourages a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
  - The proposal involves the delivery of new medium-density housing in the form of apartments for social housing. This aligns with the aspiration for 'accessible areas' which foreshadows medium density residential development, and the broader council strategic direction to promote more affordable housing including public housing.
  - The development involves the amalgamation of three lots, optimising the land for medium density redevelopment within an appropriately serviced area, while ensuring that unreasonable off-site amenity are avoided and a meaningful contribution to the preferred Garden Suburban 6 neighbourhood character is achieved (see below assessment). This is consistent with the vision for 'accessible areas' as noted within the residential framework under Clause 02.03-5 and Clause 15.01-5L-01.
  - The proposal has been appropriately massed and sited to enable landscaping opportunities within the front and rear setbacks, consistent with the existing character of the area, while supporting the preferred character through medium-density housing. In addition, the proposal utilises a high quality of design detail to support an appropriate degree of built form articulation and fenestration, with low fencing. This is consistent with Clause 15.01-2S, which aims to support well-designed and site-responsive development outcomes.
  - The development delivers a range of one-, two- and three-bedroom dwellings which responds appropriately to the objectives of housing diversity within Clause 16.01-2S and supports increased housing choice.
  - The proposal provides 25 bicycle spaces to support alternative modes of transport, which is consistent with Clause 18.01-3S which aims to promote walking, cycling, and the use of public transport, in that order, and minimise car dependency.
55. Accordingly, the proposal is an acceptable response to the strategic direction that has been established by the underlying planning provisions.

## Built Form

### Height

56. The proposal is 3 storeys with a maximum building height of approximately 10.5m from NGL. This complies with the maximum building height under the GRZ, which specifies a mandatory maximum height of 13.5m (and no more than 3 storeys).
57. The building is setback 6m from Plunkett Street, which will enable new canopy tree and landscaping opportunities within the front garden. The side setbacks of the building comply with the requirements of Standard B17 of Clause 55.04-1 (Side and rear setbacks). The building design incorporates a central recess that effectively breaks up the mass of the building length and minimises the perception of visual bulk when viewed from the street.



Figure 6 - Streetscape elevation showing the proposal and compliance with Standard B17

58. The compliant side and rear setbacks ensure the building does not result any unreasonable overshadowing impacts to the SPOS of adjoining properties, in accordance with the requirements of Standard B21 of Clause 55.04-5 (Overshadowing open space). In particular:
- Between 9-10am, a small amount of overshadowing will affect the rear of the SPOS areas of 4, 6, 8 and 10 McGrath Street (to the west of the subject site). At 10am, these dwellings are all free from additional overshadowing arising from the development, meaning that the SPOS areas will receive at least 5 hours of sunlight (with compliant dimensions) between 9am and 3pm. This fully complies with the requirements of Standard B21.
  - The development results in some overshadowing of the dwelling at 25 Plunkett Street (immediately south of the subject site). Between 9-10am, the overshadowing is the most significant, with approximately 25m<sup>2</sup> of additional shadows to the SPOS. The extent of shadows reduces later in the morning and by 12pm, the SPOS area is almost entirely clear of additional overshadowing. The 25 Plunkett Street allotment is fairly large and, due to this, the requirements of Standard B21 are fully met, in that at least 40 square metres with of the SPOS (with compliant dimensions) will receive a minimum of 5 hours of sunlight between 9am and 3pm.
59. In summary, the proposed building height complies with the GRZ1, is acceptable and will not cause any unreasonable off-site amenity impacts.

### Front Setback

60. The proposal provides a 6m front setback (in lieu of the required 8.9m under Clause 55.03-1 – Standard B6). The reduced setback is considered acceptable noting that:
- The frontage is capable of accommodating new canopy trees within a garden setting so as to support the aspirations of the Garden Suburban 6 character area (refer below).
  - The reduced front setback allows an increased rear setback to ensure a sensitive response to the adjoining dwellings along McGrath Street.
  - As noted within the Clause 55 assessment at Appendix 1, the development meets the objective of Standard B6 of Clause 55.03-1 (Front setback) given that the character objectives are achieved, the design is appropriate and been massed to avoid unreasonable impacts to the street and adjoining properties, and will facilitate new landscaping opportunities.



## Neighbourhood Character – Garden Suburban 6 (GS6)

61. As noted above, Clause 15.01-5L-01 (Preferred neighbourhood character) seeks to ensure that new buildings do not dominate the streetscape, encourages canopy trees and landscaping to soften views of dwellings and enhance landscape settings, and seeks to ensure that household services (such as vehicle access) do not dominate the streetscape. To achieve this, the strategy divides the municipality into different precincts and provides municipal-wide strategies, precinct-specific strategies and precinct-wide strategies to be achieved.
62. Under the character precincts map within Clause 15.01-5L-01, the subject site is located within a 'Garden Suburban 6 (GS6) area.' The proposal has been assessed against the objectives and strategies contained Clause 15.01-5L-01 within Table 1 (All Areas Strategies), Table 2 (Garden Suburban Area Wide Strategies) and Table 3 (Garden Suburban 6 strategies). It is considered that the proposal provides an appropriate response to the objectives of the Garden Suburban precinct area.

**Table 1: All Areas Relevant Strategies Assessment**

Strategies	Comments
<i>Encourage the retention of existing trees.</i>	The application was accompanied by an arborist which concluded that the trees currently on site were not worthy of retention, noting a 'poor' structure for both trees (Trees 5 and 9) protected under VPO5. The submitted landscape concept plan shows suitable replacement canopy tree planting to offset the loss of these trees. These new canopy trees will be supported by low level shrubs and ground level grass covering to ensure a garden setting is created. The council recommended that these proposed canopy trees are revised to have species capable of growing 8-11m. This will be included as a condition of permit.
<i>Provide adequate space around existing trees to enable their survival.</i>	
<i>Provide offset planting of indigenous or native trees with adequate space for it to grow to a mature height similar to the mature height of any trees to be removed.</i>	
<i>Plant native and indigenous trees and understorey vegetation throughout sites.</i>	
<i>Encourage the removal of environmental weeds.</i>	Trees 5 and 9 (both protected under the VPO5) are environmental weeds, which are proposed to be removed. The council is supportive of their removal.
<i>Design site layouts (including basements) with spacing around dwellings that allows for planting and future growth of trees and understorey vegetation to maturity.</i>	At ground level, the development is appropriately setback from the front, rear and side boundaries. This will facilitate sufficient space for canopy tree planting within the front and rear setbacks.
<i>Design new developments and extensions that follow the natural topography of the land.</i>	The development has been designed to have limited cut and fill throughout the site, noting that the site has a very gentle slope.
<i>Minimise cut and fill throughout the site.</i>	
<i>Select tree species and planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees.</i>	The proposed canopy trees within the front and rear setbacks have been positioned outside easements, and will not conflict with any street trees.
<i>In areas other than Bush Woodland areas, locate dwellings, additions and associated structures, in line with the predominant front setback of dwellings along the street, with sufficient space for tree and understorey planting.</i>	The built form is contemporary in nature however incorporates a range of materiality that is commonly seen within the surrounding area including brick cladding and rendered cement sheets. This provides an appropriate response to the existing character precinct, while supporting a new well-designed built form.
<i>Design new dwellings and extensions in an architectural style, form and scale that is sympathetic with the special characteristics of the existing dwelling and the precinct.</i>	
<i>Provide variation between each dwelling of a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.</i>	The façade is broken up through the use of a deep, central recession supported by balconies and windows. The use of masonry cladding such as face brick and terracotta skin further ensures a good degree of design detail and visually interesting building.
<i>Recess second storey portions of buildings from ground level wall surfaces, except for sites zoned</i>	The subject site is located within the GRZ1 and GS6 character.





<i>GRZ1 in precinct GS6.</i>	As noted above, the development is 3 storeys with a height of 10.5m.
<i>Minimise the height of second storeys, except for sites zoned GRZ1 in precinct GS6.</i>	
<i>Design buildings at the rear of a site that respond sensitively to each interface.</i>	The building has a minimum rear setback of 4m and increasing to 9m in some parts, providing an appropriate interface with the adjoining properties.
<i>Locate carports, garages and uncovered car parking spaces behind the line of the dwelling to reduce their visual impact.</i>	The proposal incorporates an undercroft, at-grade car park area located on the northern side of the site. It has been designed to have limited presence within the streetscape, noting that its appearance will be softened by landscaping within the front setback.
<i>Provide landscaping, such as large shrubs and trees, in the front setback and in garden beds along driveway edges to discourage car parking in this location.</i>	Parts of the front setback will be utilised as private open space by ground level apartments. The landscape plans show new canopy tree planting within the remaining areas of the front setback and a front fence. This will prevent car parking within the front setback.
<i>Locate or screen air conditioning, rainwater tanks, bins and storage so they are not visually obtrusive in the streetscape.</i>	The development incorporates a substation and boosters within the front setback. It is noted that the location is required due to service authority requirements. The presence of these services is minimised noting that the substation and boosters have been designed to utilise face brickwork similar to what is being deployed through the building. Accordingly, the services will not be visually intrusive.
<i>Locate or screen rooftop plant equipment to integrate it with the roof form.</i>	Rooftop plant equipment has been suitably screened.
<i>Consider as relevant: Designing developments with only one single-width vehicle crossing.</i>	The proposal incorporates one double-width crossover measuring 5.5m wide. Given the width of the frontage, the proposed crossover will not dominate the frontage nor unreasonably reduce landscaping opportunities.

**Table 2: Garden Suburban Wide Strategies Assessment**

<b>Strategies</b>	<b>Comments</b>
<i>Set buildings (including basements) back a sufficient distance from at least one side or rear property boundary to enable the planting and mature growth of medium to large canopy trees.</i>	The proposal provides a generous rear setback which will support tree planting and landscaping opportunities. The development is setback from both side boundaries (noting the substation in the north-east corner of the site), which will support meaningful landscaping opportunities.
<i>On sites zoned GRZ2 or NRZ3, provide sufficient separation between each dwelling to allow for planting and mature growth of small to medium trees and understorey vegetation</i>	The site is not zoned GRZ2 or NRZ3.
<i>Design buildings (including basements) on sites zoned GRZ1, GRZ3 or GRZ4 with a reduced front setback if this respects the predominant front setback of nearby dwellings, and supports tree planting and mature tree growth in this location.</i>	The proposal is setback 6m from Plunkett Street, in lieu of the minimum requirement of 8.9m. It is considered the reduced setback is entirely appropriate noting that it continues to facilitate generous tree planting opportunities within the frontage, subject to conditions.
<i>Provide a transition in building height and massing for buildings on land on sites zoned GRZ1, GRZ3 or GRZ4 that are located opposite or adjacent to land on sites zoned GRZ2 or NRZ3</i>	The land does not adjoin any land zoned GRZ2 or NRZ3.
<i>Position upper levels of development on sites zoned GRZ1, GRZ3 or GRZ4, towards the street frontage and recess them from lower level wall surfaces.</i>	The development is a well-designed 3-storey building. As noted above, the upper levels are setback to comply with the requirements of Standard B17, which results in the upper levels being recessed from the lower level walls.
<i>Other than in the precinct GS1, or sites zoned GRZ1 in the precinct GS6, reflect the architectural style and form of the existing building in second storey additions without using</i>	



<i>period detailing.</i>	
<i>Design and site development at or near the 'Heidelberg to Eaglemont Ridgeline' and 'Bundoora to Diamond Village to Army Barracks Ridgeline' so that the development sits below the height of trees along the ridgeline, except at the core of the Ivanhoe Major Activity Centre.</i>	Not applicable, as the site is not proximate to these areas.
<i>Use muted colours and tones and non-reflective materials for development at or near the 'Heidelberg to Eaglemont Ridgeline' and Bundoora to 'Diamond Village to Army Barracks Ridgeline'.</i>	
<i>Retain and plant trees and vegetation that contribute to the landscape and form a continuous canopy cover of the 'Heidelberg to Eaglemont Ridgeline' and 'Bundoora to Diamond Village to Army Barracks Ridgeline'.</i>	
<i>Finish driveways in muted tones that soften their appearance and blend with vegetation.</i>	The plans show that the driveway will be a conventional concrete surface.
<i>Building site coverage not exceeding 40 per cent to enable the planting, growth and retention of vegetation. This may be varied in zones GRZ1, GRZ3 or GRZ4 if existing vegetation is retained and sufficient area is provided for the planting of additional trees and other vegetation.</i>	The site is located within the GRZ1. The proposal achieves a site coverage of approximately 63%, which exceeds the maximum 60% under Standard B8 of Clause 55.03-3 (Site coverage). However, this is offset by suitable canopy tree planting and landscaping opportunities around the site. It is also noted that the site achieves a garden area of 35% which complies with the requirements of Clause 32.08-4.
<i>Providing one medium to large tree for every 400 square metres of site area, with a preference for large trees and including existing trees that are worthy of retention.</i>	The site is approximately 1,806m <sup>2</sup> , which requires a minimum of 4 canopy trees.
<i>Providing at least one large tree in the front setback area.</i>	The submitted concept plan shows the provision of 5 medium trees. The council has recommended one large tree in the front setback. As such, it will be a condition of permit requiring a large tree be accommodated within the front setback.

**Table 3: Garden Suburban 6 Assessment**

<b>Strategies</b>	<b>Comments</b>
<i>Provide landscaping that comprises native or indigenous trees and understorey vegetation.</i>	The submitted concept plan shows the provision of 5 medium trees within a front garden setting. This is supported in principle. The council has recommended one large tree in the front setback. As noted above, it will be a condition of permit requiring a large tree be accommodated within the front setback.
<i>Design infill dwellings in an architectural style sympathetic with existing dwellings on sites zoned GRZ2 in the GS6 precinct, incorporating the main themes in correct proportions and scale from the 1950s era.</i>	The site is not located within the GRZ2.
<i>Design development on sites zoned GRZ1 in a contemporary style to revitalise the character and enhance the urban environment.</i>	The built form is contemporary in nature however incorporates a range of materiality that is commonly seen within the surrounding area including brick cladding and rendered cement sheets.
<i>On sites zoned GRZ1 that front onto or are to the west of Waterdale Road, design contemporary buildings that incorporate well-articulated built forms to reduce building bulk and provide visual interest.</i>	This provides an appropriate response to the existing character precinct, while supporting a new well-designed built form.
<i>On sites zoned GRZ1, recess upper levels above the second storey and position them towards the street frontage.</i>	As noted above, the upper levels are setback to comply with the requirements of Standard B17, which results in the upper levels being recessed from the lower level walls.
<i>Use low and open style fences complementary to the era of the dwelling.</i>	The proposal incorporates 1.5m high face brick fence with complies with Standard B32 of Clause 55.06-2 (Front fence) with metal infill

panels, which will ensure that it is complementary of the proposal.

63. In summary, the proposal provides an appropriate response to the preferred neighbourhood character strategies.

### Design Detail

64. The applicant submitted a detailed urban context report, which articulated how the design response has been derived and how the existing context has informed the overall design.

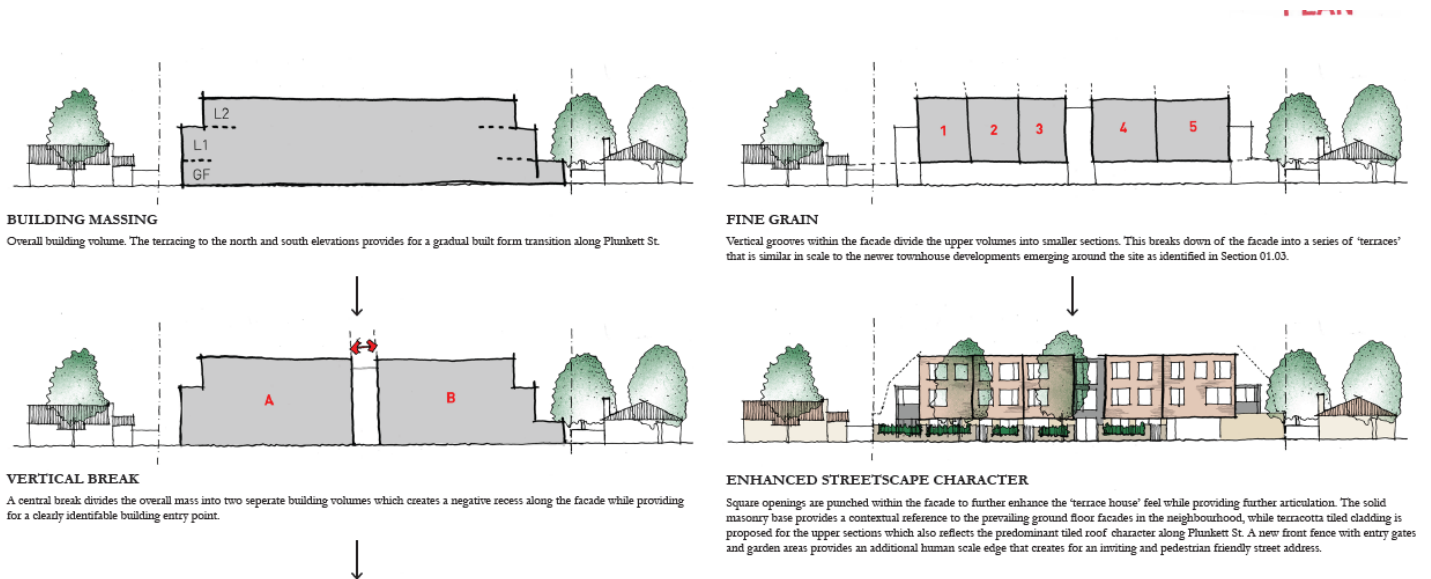


Figure 7 - Extract from the UCR of a conceptual diagram showing how the design of the building has been derived

65. The UCR is satisfactory and has demonstrated that the proposal achieves a high degree of detailed design noting that:

- The overall massing has been setback from its side boundaries to create a graduation the built form, consistent with the GS6 strategies and along the streetscape.
- The design includes a vertical break within the central built form to separate and break up the volume and massing. This provides a meaningful design entrance and creates articulation in the built form.
- The facades are further 'divided' into small sections using a series of small 'breaks' in the built form to mimic the rhythm and spacing that is currently seen within the streetscape.
- The chosen material is predominantly masonry, which is a common material seen within the local area.
- The undercroft car parking has been sensitivity designed with face brick work ensuring that the car parking structure is integrated within the overall design.

66. The architectural response is considered acceptable.

## Landscaping and Trees

### Landscape Design

67. The application was accompanied by a landscape concept plan. The plan illustrates that:



- The frontage will provide a combination of new large canopy trees, grass and low level shrubs. These elements are considered appropriate and conducive towards creating a ‘front garden’ character that is sought for this part of Bellfield under GS6.
  - The side setbacks will be a combination of grass and hard paving given that sheds are to be located along that boundary.
  - The rear setback provides grass, medium and small canopy trees located outside the easement to avoid conflict with assets, and areas of hard surfaces to support the location of rainwater tanks.
68. The submitted landscape concept plan is considered acceptable in principle, however, it will be a condition of permit requiring that:
- A detailed landscape plan be provided which clearly details the species and types of trees/grass covering including a detailed planting schedule.
  - One large tree be accommodated in the front setback capable of reaching 12-15m, at maturity.
  - A minimum of 4 medium trees be accommodated on the site capable of reaching 8-11m, at maturity.
69. Subject to conditions, the proposal will achieve an acceptable landscape outcome.

#### Street Trees and Tree Removal

70. It is an objective of Clause 15.01-5L-01 and Standard B38 of Clause 55.07-4 (Landscaping) to encourage the retention of existing trees, so as to ensure that new development is located within garden settings.
71. Existing street trees 1, 2 and 3 located within the nature strip in Plunkett Street will be retained and protected. This is supported by the council, noting that the development does not cause any impacts to the health and viability of these trees.
72. As noted above, the proposal involves the removal of 5 trees currently on site, 2 of which are currently protected through VPO5. The proposed trees to be removed have been fully assessed in the table below and are their removal is considered to be acceptable.

Relevant Tree	Protected under the VPO5?	Assessment
Tree 4 Jacaranda mimosifolia	- No	Tree 4 is located within the north-east of the site, within the front setback. The submitted arborist report notes that the tree is in poor structure with a low retention value. The council agrees and is supportive of its removal. As such, the removal of tree 4 (in lieu of retention) is justified.
Tree 5 – Grevillea robusta	Yes – because the diameter of the trunk exceeds 400mm at 1.4m above ground	Tree 5 (protected under the VPO5) is an environmental weed, which is proposed to be removed. The council is also supportive of its removal. As such, the removal of tree 5 is appropriate.
Tree 7 Cupressus sp	- No	Tree 5 is located within the centre of the site, within the front setback, close to the footpath. The submitted arborist report notes that the tree is in poor structure with a low retention value. The council agrees and is supportive of its removal. The removal of tree 7 is appropriate.
Tree 8 Melaleuca styphelioides	- No	Tree 8 is located within the south-east corner of the site. The submitted arborist report notes that the tree is in poor structure with a low retention value. The council agrees and is supportive of its removal.
Tree 9 Ligustrum ovalifolium	- Yes – because the diameter of the trunk exceeds 400mm at 1.4m above ground	Tree 9 (protected under the VPO5) is an environmental (woody) weed, which is proposed to be removed. The council is also supportive of its removal. As such, the removal of tree 9 is appropriate.



73. In summary, the extent of tree removal proposed for the development is justified and the proposed tree protection measures are acceptable.

### **Internal Amenity**

74. Clause 16.01-1S (Housing Supply) seeks to facilitate development that adopts best practice through a combination of methods and provides a high level of internal amenity.
75. The plans were accompanied with a detailed assessment of the apartment layouts and are considered to achieve a high degree of internal amenity. In particular:
- The individual apartment plans demonstrate that the internal circulation paths and bathroom configurations are compliant with Clause 55.07-8 (Accessibility – Standard B42).
  - All apartments are provided with access ground level private open space or balcony as sought by clause 55.07-9 (Standard B43 – Private Open Space).
  - The dimensions of bedrooms and living room areas comply with the requirements of Clause 55.07-12 (Functional Layout – Standard B46).
  - All single aspect apartments are not deeper than 9m, compliant with Clause 55.07-13 (Room Depth – Standard B47).

### **Off Site Amenity Impacts**

#### **Overshadowing**


76. As discussed above, the submitted overshadowing diagrams demonstrates that the proposal complies with the requirements of Standard B21 of Clause 55.04-5 (Overshadowing).

#### **Overlooking**

77. Standard B22 of Clause 55.04-6 (Overlooking) seeks to limit views into existing SPOS and habitable room windows. The proposal has been fully assessed to comply with the standard and avoids unreasonable overlooking as follows:
- At ground level, there are no opportunities for overlooking into the SPOS of neighbouring properties because views are blocked by the existing 1.8m high timber paling fences.
  - At first and second levels along the northern and southern facades, all proposed habitable room windows and balconies include a 1.7m high screen to limit views into the SPOS of 33 and 25 Plunkett Street, respectively.
  - There is no requirement to screen windows and balconies on the western (rear) façade because those windows and balconies are setback more than 9m from the boundary. There is also no requirement to screen windows and balconies on the eastern (front) façade because they look out onto the street, which is not considered to be a private interface.
78. Overall, the proposal avoids unreasonable overlooking in accordance with Standard B21.

#### **Neighbouring Trees at 25 Plunkett Street**

79. The submitted plans show that the proposed at-grade, undercroft car park located along the northern boundary will result in a major incursion of approximately 15% into the tree protection zone (TPZ) of neighbouring Tree 15 (located within 33 Plunkett Street).

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80. The submitted arborist report identifies that the tree is an English Oak and is capable of tolerating some disturbance within its TPZ, on the condition that permeable paving is installed above natural ground level with no excavation.
81. The application was also accompanied by a tree management protection plan (TPMP) which confirms this approach. The TPMP is considered acceptable and will form part of permit conditions.
82. The recommendation has been incorporated within the design noting that the sections and elevations do not propose any cut and fill where within the TPZ of Tree 15. However, it will be a condition of permit requiring a clear annotation on plans, elevations and sections (as appropriate) stating that no excavation where within the TPZ of Tree 15 is permitted and permeable paving must be installed above natural level.

## **Car and Bicycle Parking, Waste Management**

### **Car Parking**


83. As noted above, the application seeks a reduction in car parking of 12 spaces, pursuant to Clause 52.06-3.
84. It is considered that a reduction in car parking requirements is justified given that:
- The development is for social housing dwellings, which typically attract a lower demand for car parking (due to diverse individual needs). This is confirmed through other Victoria Planning Provisions such as Clause 52.20 (Big Housing Building) and Clause 53.20 (Housing by or on behalf of Director of Housing) which provide a car parking rate of 0.6 spaces per dwelling for similar social housing applications. In this context, the proposal would comply with that requirement and the expectations under the VPPs.
  - The proposal provides 15 spaces which provides 60% of households with the option to own a private motor vehicle. The reduction is also offset by a 1:1 bicycle space to dwelling ratio to further encourage alternative modes of transport. Alternatively, the site benefits from public transport options (as described above).
  - The council has advised that it is supportive of the proposed car parking provision.
  - On balance, the reduced parking provision, availability of bicycle parking and public transport is consistent with Clause 18.01-3S which aims to promote walking and cycling and the use of public transport, and minimise car dependency, particularly within the PPTN where alternative modes of transport are readily available.

### **Design Standards for Car Parking**

85. The proposed car parking has been assessed against the requirements of Clause 52.06-9 and is compliant. In particular:
- The aisle width is 6.4m and capable of facilitating vehicles exiting the site in a forward direction without vehicle conflicts. Splays on the corner of the driveway to ensure suitable sight line have been provided. This complies with Design Standard 1.
  - The car parking spaces are designed to comply with the planning scheme requirements with a 4.9m depth and 2.6m width. As such, this complies with Design Standard 2.
  - As noted previously, the at-grade car park is appropriately integrated and readily identifiable within the overall design. Its appearance is further softened by landscaping within the frontage. As such, this complies with Design Standards 5, 6 and 7.

### **Waste Collection**

86. The submitted waste management plan (WMP) outlines that a private contractor will undertake waste collection. The plans show a dedicated waste storage room conveniently located to the waste collection area.

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87. As such, the WMP identifies that waste collection will occur on-site with a dedicated waste / loading bay within the at-grade car park. This is acceptable.
88. The submitted WMP also shows that the car park is capable of facilitating a medium rigid vehicle within the site to facilitate waste collection on-site, while the swept path diagrams shows that the truck will be capable of entering and exiting the site in a forward direction. This is efficient and acceptable. Importantly, this arrangement is accepted by the council.
89. As such, the proposal provides acceptable waste collection.

## Environmental Risks

### Flood Mitigation

90. The application was referred to Melbourne Water, which did not object to the application subject to recommendations. A copy of the referral was provided to the applicant, Homes Victoria, which agreed to have the matters be addressed through any permit of condition. Melbourne Water suggested a range of matters (as discussed above) to be addressed.

## Sustainability

### Environmentally Sustainable Design (ESD)

91. The application was accompanied by an ESD report which identifies a range of ESD measures to ensure a sustainable built form including:
- Achieves an average 7.9 stars of NatHERs rating ensuring good building energy efficiency.
  - A 25kW solar PV system. It is noted that the council requested an increase to 70kW solar PV system. The applicant has agreed to increase to 50kW, which minimises reliance on fossil fuels.
  - Water efficient fixtures.
  - High performance glazing systems.
92. The council raised a number of matters (discussed in detail below) seeking certainty and certification of the proposal, prior to the commencement of the development, of the capability of achieving the outcomes that have been committed to. The ESD commitments will achieve a good design outcome, however, it will be condition of permit requiring that within six months of occupation of the building, a report from the author must be submitted to clearly demonstrate that the commitments of outlined within the endorsed report have been implemented and achieved.
93. However, it is otherwise noted that – where possible – the committed ESD initiatives have been shown on the development plans.
94. As such, the proposal provides an acceptable ESD outcome.

### Water Sensitive Urban Design (WSUD)

95. In addition to the ESD measures, the applicant outlines a range of WSUD measures which seek to maximise the reuse of stormwater, as sought by Clause 53.18. For example:
- The proposal incorporates 20kL rainwater tanks dedicated to flushing and irrigation. These have been shown on plans.
  - The site achieves 30% site permeability to minimise stormwater discharge off-site.
  - The proposal achieves a 100% STORM rating.



96. As such, this is an appropriate outcome.

### Stormwater Management

97. The council did not recommend any specific stormwater management systems within its feedback for this proposal. Nonetheless, it will be a condition of permit requiring that a stormwater management plan be prepared to the satisfaction of the council.

98. Subject to the above conditions, the proposal will result in appropriate stormwater outcomes.

### Other Matters

#### Clause 53.23 (Significant Residential Development with Affordable Housing) – Section 173 agreement provision requirement.

99. As discussed through this report, the proposal is for 25 dwellings for social housing.

100. Subject to conditions, the proposal is acceptable in design, landscaping, waste management, carparking and ESD, and avoids unreasonable off-site amenity impact, and makes an important contribution to Victoria's public housing stock. As such, the proposal accords with the purpose of Clause 53.23.

101. As noted above and pursuant to Clause 53.23-1, the responsible authority may decide to reduce the percentage of the total number of dwellings that must be affordable, or not require an agreement to be entered into under Section 173 of the Act.

102. It is considered that the requirement to enter into a Section 173 agreement is appropriate to be waived in this instance for the following reasons:

- The proposed dwellings are for affordable (social) housing.
  - i. Under Section 3AA(1) of the Act, affordable housing includes social housing.
  - ii. Under Section 3AA(4) of the Act, social housing has the same meaning as in Section 4(1) of the *Housing Act 1983*.
  - iii. Under Section 4(1) of the *Housing Act 1983*, 'social housing' is defined as "*housing that is 'public housing (defined as non-profit housing in the public sector) and/or housing owned, controlled or managed by a participating registered agency (defined as a registered housing agency declared by Homes Victoria)*"
- The project is being undertaken by Homes Victoria on Homes Victoria-owned land. As such the development is occurring on State-owned land.
- The dwellings will be controlled and owned by Homes Victoria in perpetuity and will be utilised the purposes of social housing. As such, certainty of dwellings to be used as social housing is secured.

103. Accordingly, the delivery of the proposal through Clause 53.23 is entirely consistent with the purpose and function of the provision, and no Section 173 agreement is required to be entered into.

### Response to council comments

104. As noted above, council officer-level comments were provided to DTP following notification under Section 52(1)(b) of the Act. These comments have been provided to the applicant and the applicant's response has been taken into account in DTP's assessment.

Council Comment	DTP Assessment / Comment
<i>The proposed front fence is acceptable.</i>	Noted





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*Site coverage and front setback are both generally acceptable.*

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*The building lacks diversity and visual interest. The long facades give the appearance of a flat, monolithic built form with little articulation. Consider varying the form, adding movement, depths and rhythm and roof forms that respond to the streetscape rhythm and meaningful visual breaks (see Figure 1 below for precedent imagery).*

The proposal provides an appropriate degree of detailed design, as discussed above.

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*Given the positioning of the site (not on a Main Road or corner), having an upper-level recession and application of brick work for visual interest be kept to the ground and first floor will better ground the building and enhance the street level interface (see figure 2 below).*

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*The windows at the façade should have shrouds and/or better expressed wall articulation.*

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*Consider extending the balconies to provide better solar access, opportunities for social connection and passive surveillance with the public realm.*

The size of the balconies complies with the requirements of Standard B43 (Private open space).

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*Consider removing privacy screens, if the viewshed only marginally touches the neighboring POS such as a driveway, shed and the very edge of the backyard. Where privacy screens remain they should be an integrated design element*

The proposal complies with the requirements of Standard B21 (Overlooking) as discussed above.

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*Consider integrating a seating element at the edge of the communal garden / feature paver area.*

The proposed landscaping outcome is acceptable.

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*Consider planting medium sized trees (8-11m) in the front setback to provide a better visual foil to the proposed building.*

Agreed – this will be adopted as a condition of permit.

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*The removal of onsite trees (#4, #5, #6, #7, #8, #9, #16 & #17) is considered appropriate given they are of low retention value. Trees #5 and #8 require a permit under the VPO5.*

Noted – this has been assessed above.

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*Ensure Council street trees (#1, #2 and #3) are retained and protected.*

Noted – this has been assessed above.

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*There are ongoing concerns regarding the major encroachment into neighbouring tree #15. Encroachment into the TPZ should be reduced in accordance with the guidelines of AS4970. A more bespoke engineering design and/or implementing increased permeability in the TPZ is considered to be required.*

This has been discussed above.

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*higher Green Star rating of 5 stars should be targeted to achieve Australian excellence.*

The proposal achieves an acceptable ESD outcome against the provisions of the Banyule Planning Scheme.

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*Further details regarding the proposed Zero Carbon Action Plan to demonstrate that this has been approved by the Building Owner or Developer, in the form of a letter or other written agreement. Council experience is this can be an afterthought and engagement with the Building Owner or Developer is left too late in the project. Further details of engagement to be provided at this early stage;*

This is a requirement that sits outside of the planning process. However, it is noted that Homes Victoria has committed to developing a Zero Carbon Action Plan.

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*Rooftop solar photovoltaic system size should be increased. The proposed 25 kWp size in the SMP is small for a development of this scale. A recommended system size minimum of 70 kWp based on the development energy requirements and the rooftop area available to be provided;*

The applicant has agreed to increase the capacity of solar PV system to become 50kW. This will be secured through a condition of permit.

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*External shading should be provided to all north, east and west facing windows to minimise unwanted heat gains and glare, for improved energy efficiency and occupant comfort for the building. Fixed horizontal shading to north windows and*

As noted above, the proposal achieves an appropriate ESD outcome ensuring an energy efficient building, from a planning perspective.

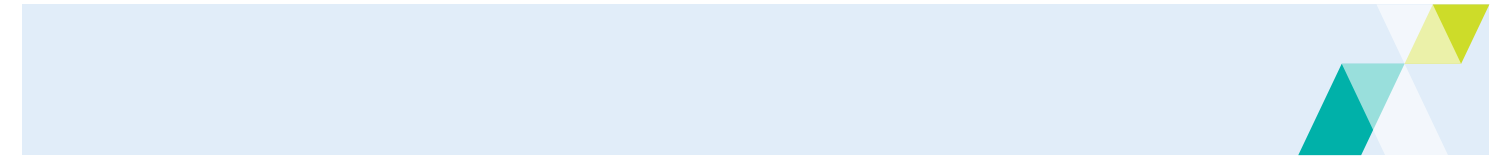


<i>operable horizontal shading to east and west windows;</i>	However, it will be a condition of permit requiring that within six months of occupation a report from the author of the endorsed report must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development achieve the outcomes specified of the endorsed report.
<i>Preliminary NatHERS Certificates should be provided that demonstrate the modelling as provided in the NatHERS Assessment Report. Certificates to include the Whole of Home requirements as per NCC 2022;</i>	
<i>Commitment to be made that the proposed 'The building's energy use is at least 20% less than the reference building' will be calculated without solar photovoltaics taken into consideration. The solar photovoltaics will be an additional carbon emissions reduction on top of this target;</i>	Homes Victoria notes that its commitment towards building energy use being less than 20% is indeed inclusive of the solar PV, noting that the solar PV system is proposed to be increased to 50kW.
<i>Provision of heat pump hot water system centralised across the building with insulated pipe runs to maximise energy efficiency (electric instantaneous strongly discouraged due to the potential high electrical peak load requirements to the site);</i>	Homes Victoria has confirmed that a centralised heat pump hot water system will be installed within the building.
<i>Provide healthy indoor air quality with heat recovery ventilation that provides 100% fresh air via mechanical ventilation which recovers energy through a heat recovery system.</i>	Homes Victoria notes that buildings will be provided with mechanical ventilation, however, it will not be heat recovery ventilation as this is suitably offset by operable windows, providing natural ventilation and supported by individual split systems.
<i>Internal amenity appears to be generally acceptable, however, it is considered that balconies could be opened up to external faces to improve solar access.</i>	As discussed above, the proposal provides an appropriate degree of internal amenity.
<i>Storage provision is considered to be acceptable noting a minor variation to Standard B30.</i>	Noted.
<i>External amenity impacts are considered to be acceptable noting compliance is achieved for Standards B17 through B22.</i>	
<i>Provision and location of site services generally acceptable.</i>	
<i>The number of car spaces and carpark layout is generally acceptable.</i>	
<i>Liveable housing assessment provided on TP.14 and is acceptable.</i>	
<i>A private waste collection service will be required for this development.</i>	Private waste collection is proposed.
<i>1100L MGB bins are often hard to access for children, elderly persons or persons with a disability. Consider using 660L MGB bins in the waste room.</i>	The submitted WMP provides an appropriate bin sizes and waste storage capacity.
<i>It is unclear if there is a door to the western entrance of the waste room. Ensure the waste room is enclosed to limit odour/vermin.</i>	It will be a condition of permit requiring a door to the western entrance of the waste room.
<i>There is a 1.8m easement along the western boundary of the site.</i>	Noted.
<i>STORM report is acceptable.</i>	Noted.
<i>The site is subject to flooding and is partially located within the Special Building Overlay (Schedule 1). This will require a referral to Melbourne Water for flood level and conditions.</i>	Discussed above.

## Response to objections

105. The application was advertised and received 18 objections at the time of this report, as noted above. Those concerns have been responded to below.

- *Insufficient notice period*

- 
106. Notice of the application has been undertaken in accordance with Section 52 of the Act. It is noted that at the time of this report, all objections have been considered.
- *Amenity impacts*
107. As discussed above, the proposal does not result in any unreasonable off-site amenity impacts in terms of visual bulk, overshadowing or overlooking. All overlooking opportunities have been addressed by screens in accordance with the requirements of ResCode.
- *Lack of a precedent for 3-storey apartments*
108. The proposal aligns with the strategic direction for accessible areas zoned within GRZ1 and located within GS6 areas under the Banyule planning scheme's strategic framework. The area is one that can be expected to undergo moderate change over time, given its location with the PPTN and the proximity to services and amenities. The planning scheme specifically envisages medium density residential development – where appropriate having regard to siting and design matters, as this proposal does – in this area.
- *Visual bulk*
109. As discussed above, the overall scale and massing of the building has been designed to comply with the requirements of Standard B17, resulting in a sensitively designed 3-storey built form that is suitably recessed at the upper levels to minimise any perception of bulk from surrounding properties. Importantly, no variation to the side and rear setbacks standard has been sought. This demonstrates that the proposal has been appropriately designed to fit within its context.
- *Overlooking and loss of privacy*
110. The proposal complies with the overlooking requirements of Standard B22. All balconies and habitable room windows are screened to limit views from new dwellings into any sensitive areas.
- *Overshadowing to solar panels*
111. Shadow panels are located on the roof of the outbuilding at the rear of 6 McGrath Street. However, the shadow diagrams clearly show that the proposal will not overshadow the garage (nor the solar panels on roof of that garage) at September 22 between 9am – 3pm. While there may be some overshadowing of the solar panels at different times of the year, the impacts are not considered to be unreasonable consistent with the requirements of Standard B35 (discussed further in Appendix A below).
- *Inconsistency with neighbourhood character and non-compliances with development standards*
112. The proposal has been fully assessed against the municipal-wide strategies, garden suburban-wide strategies and GS6 and is considered to achieve a high degree of compliance. Similarly, the proposal meets the objectives of the Clause 55 through a high degree of compliance with the development standards.
- *Traffic impacts and increased congestion*
113. As noted above, the site is strategically located to support a reduced car parking provision for the proposal. The reduction is offset by the provision of bicycle spaces and the site's proximity to public transport, noting that the council is also supportive of the car parking provision.
- *Overpopulation of the street*
114. The proposal aligns with objectives of the 'accessible' areas of Banyule noting that it is an objective of Clause 02.03-5 (Housing) to direct housing growth to locations close to activity centres and the PPTN area, in order to satisfy housing demand.
- *Loss of views*



115. The site is not affected by any overlays that protect views, noting that views are shared amenity across all within a residential suburb and unable to be exclusively claimed by one or a group of individuals. All surrounding dwellings will continue to enjoy outlook and daylight, as evidenced by the proposal's compliance with the development standards of ResCode.
- *Loss of natural light*
116. The proposal does not unreasonably overshadow any adjoining properties or nearby habitable room windows (discussed in detail in Appendix A).
- *Impacts to property values and request for compensation*
117. Impacts to property value are not a relevant planning consideration. No land is being publicly acquired to facilitate the development and requests for compensation are not relevant to the planning merits of this application.
- *Waste management*
118. This has been assessed in detail. Waste collection will occur on-site via a private contractor. The arrangements are supported by the council.
- *Absence of natural justice, illegal profiteering on public land*
119. All objections have been considered in detail in this planning assessment, consistent with the requirements of Section 60(1)(c) of the Act. The proposal is for social housing on publicly owned land.
- *Impacts to local infrastructure and drainage*
120. The proposal will rely on existing infrastructure, noting that there are a range of WSUD measures to improve stormwater quality. The site achieves a site permeability of 30% (above the minimum of 20%) which maximises permeable services and in turn minimises the burden on the local infrastructure. As noted above, the council has not request any specific stormwater drainage systems however it will be a condition of permit requiring that a stormwater management strategy is prepared to the satisfaction of the council.
- *Noise and air pollution*
121. The proposal is for a residential building and is not considered to generate any unreasonable noise that is not expected within any typical residential suburb. The development incorporates a range of ESD measures to minimise reliance on fossil fuels. Mechanical plant and equipment is not located near to any sensitive interfaces for example bedroom windows of adjoining dwellings.
- *No access for emergency vehicles*
122. Access to emergency vehicles will not be affected as the proposal does not alter the width of Plunkett Street. Accordingly, emergency vehicles will continue to be able to access and traverse Plunkett Street as they currently do.
- *Anti-social behaviour*
123. This is not a relevant consideration to the assessment of a planning application. Any anti-social behaviour whether associated with the development or not can be report to the relevant authorities.





124. The proposal is generally consistent with the relevant planning policies of the Banyule Planning Scheme and will contribute to the provision of social housing within the Bellfield area.
125. The council was notified of the application and its officer-level comments have been considered as part of this assessment.
126. The application was referred to Melbourne Water under Section 55 of the Act, which did not object to the application.
127. It is recommended that:
  - a. Planning permit PA2402855 be granted subject to conditions.
  - b. The applicant, objectors and the council 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.

Name:



Title:

Signed:



Phone:



Dated:

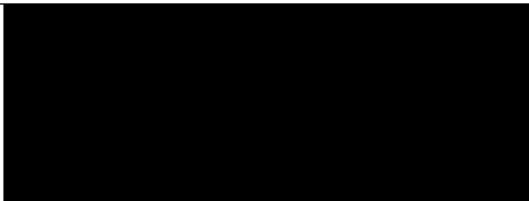
26 July 2024

**Approved by:**

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

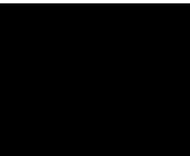
- No Conflict**
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Name:



Title:

Signed:



Phone:

Dated:

26 July 2024

# Appendix 1: Clause 55 Assessment



The following tables provide an assessment of the proposed apartments against Clause 55 of the Banyule planning scheme.

## Neighbourhood and site description

Clause 55.01-1	Assessment
<ul style="list-style-type: none"> <li>• <i>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</i> <ul style="list-style-type: none"> <li>○ <i>In relation to the neighbourhood:</i> <ul style="list-style-type: none"> <li>- <i>The pattern of development of the neighbourhood.</i></li> <li>- <i>The built form, scale and character of surrounding development including front fencing.</i></li> <li>- <i>Architectural and roof styles.</i></li> <li>- <i>Any other notable features or characteristics of the neighbourhood.</i></li> </ul> </li> <li>○ <i>In relation to the site:</i> <ul style="list-style-type: none"> <li>- <i>Site shape, size, orientation and easements.</i></li> <li>- <i>Levels of the site and the difference in levels between the site and surrounding properties.</i></li> <li>- <i>The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.</i></li> <li>- <i>The use of surrounding buildings.</i></li> <li>- <i>The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.</i></li> <li>- <i>Solar access to the site and to surrounding properties.</i></li> <li>- <i>Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known.</i></li> <li>- <i>Any contaminated soils and filled areas, where known.</i></li> <li>- <i>Views to and from the site.</i></li> <li>- <i>Street frontage features such as poles, street trees and kerb crossovers.</i></li> <li>- <i>The location of local shops, public transport services and public open spaces within walking distance.</i></li> <li>- <i>Any other notable features or characteristics of the site.</i></li> </ul> </li> </ul> </li> <li>• <i>If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.</i></li> </ul> <p><b>Satisfactory neighbourhood and site description</b></p> <ul style="list-style-type: none"> <li>• <i>If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.</i></li> <li>• <i>The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.</i></li> <li>• <i>This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.</i></li> </ul>	<p><b>Complies</b></p> <p>The application was accompanied by a detailed neighbourhood and site description through the architectural plans and submitted urban context report.</p>

## Design response

Clause 55.01-2	Assessment
<ul style="list-style-type: none"> <li>• <i>The design response must explain how the proposed design:</i> <ul style="list-style-type: none"> <li>○ <i>Derives from and responds to the neighbourhood and site description.</i></li> <li>○ <i>Meets the objectives of Clause 55.</i></li> <li>○ <i>Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood</i></li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>The application was accompanied by the urban context report which clearly demonstrates how the proposed design has been derived from and responds to the character area.</p>



*Character Overlay.*

- *If the application is for an apartment development, the design response must explain how the proposed design selects materials and finishes for the external walls.*
- *The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.*

## Neighbourhood character objectives

Clause 55.02-1	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i></li> <li>• <i>To ensure that development responds to the features of the site and the surrounding area.</i></li> </ul>	<b>Complies</b> The proposal provides a positive contribution to the Garden Suburban 6 area, and responds appropriately to the municipal-wide character strategies, garden suburban-wide character strategies and GS6 strategies.
<b>Standard B1</b> <ul style="list-style-type: none"> <li>• <i>The design response must be appropriate to the neighbourhood and the site.</i></li> <li>• <i>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</i></li> </ul>	

## Residential policy objectives

Clause 55.02-2	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</i></li> <li>• <i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</i></li> </ul>	<b>Complies</b> The proposal responds appropriately to the housing objectives espoused within Clause 02.03-5 (Housing) which seeks to direct housing growth to appropriate locations, including areas within the PPTN area, such as the site.
<b>Standard B2</b> <ul style="list-style-type: none"> <li>• <i>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.</i></li> </ul>	

## Dwelling diversity objective

Clause 55.02-3	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>• <i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i></li> </ul>	<b>Complies</b> The proposal incorporates a mixture of one-, two- and three-bedroom apartments.
<b>Standard B3</b> <ul style="list-style-type: none"> <li>• <i>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</i> <ul style="list-style-type: none"> <li>○ <i>Dwellings with a different number of bedrooms.</i></li> <li>○ <i>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</i></li> </ul> </li> </ul>	



## Infrastructure objectives

Clause 55.02-4	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To ensure development is provided with appropriate utility services and infrastructure.</li> <li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul>	<b>Complies</b> The proposal is capable of utilising the existing infrastructure within the Bellfield area. As noted above, it will be a condition requiring a stormwater management strategy to the satisfaction of the council.
<b>Standard B4</b> <ul style="list-style-type: none"> <li>Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Connection to a reticulated gas service is optional.</li> <li>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li> <li>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.</li> </ul>	

## Integration with the street objective

Clause 55.02-5	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> </ul>	<b>Complies</b> The proposal provides an appropriate response to the streetscape, including a front garden setting and a 1.5m high fence that is visually permeable.
<b>Standard B5</b> <ul style="list-style-type: none"> <li>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</li> <li>Development should be oriented to front existing and proposed streets.</li> <li>High fencing in front of dwellings should be avoided if practicable.</li> <li>Development next to existing public open space should be laid out to complement the open space.</li> </ul>	

## Street setback objective

Clause 55.03-1	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</li> </ul>	<b>Variation required – objective met</b> The proposal provides a front setback of 6m, in lieu of the required 8.9m. The reduced front setback still enables landscaping opportunities and is supported by the local planning policy framework. The reduced front setback enables a generous rear setback. This avoids unreasonable visual impacts when viewed from adjoining properties. As such, the front setback is acceptable.
<b>Standard B6</b> <ul style="list-style-type: none"> <li>Walls of buildings should be set back from streets:               <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> <li>If no distance is specified in a schedule to the zone, the distance specified in Table B1.</li> </ul> </li> <li>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.</li> </ul>	

## Building height objective

Clause 55.03-2	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</li> </ul>	<b>Complies</b> The proposal is a 3-storey building with a maximum building height of 10.5m (well below the mandatory maximum of 13.5m).
<b>Standard B7</b> <ul style="list-style-type: none"> <li>The maximum building height should not exceed the maximum height</li> </ul>	





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 should 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 should not exceed 10 metres.
- Changes of building height between existing buildings and new buildings should be graduated.

## Site coverage objective

### Clause 55.03-3

#### Objective

- To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

#### Standard B8

- The site area covered by buildings should not exceed:
  - The maximum site coverage specified in a schedule to the zone, or
  - If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

### Assessment

#### Variation required – objective met

The proposal results in a site coverage of 63%, slightly above the discretionary maximum of 60%.

The marginally higher site coverage is supported by planning policy, which expect higher building site coverage on land zoned GRZ1 and located within GS6. Further, it is offset by a compliant garden area (35%) and site permeability (30%).

As such, the site coverage is acceptable.

## Permeability and stormwater management objectives

### Clause 55.03-4

#### Objectives

- To reduce the impact of increased stormwater run-off on the drainage system.
- To facilitate on-site stormwater infiltration.
- To encourage stormwater management that maximises the retention and reuse of stormwater.

#### Standard B9

- The site area covered by the pervious surfaces should be at least:
  - The minimum area specified in a schedule to the zone, or
  - If no minimum is specified in a schedule to the zone, 20 percent of the site.
- The stormwater management system should be designed to:
  - Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
  - Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

### Assessment

#### Complies

The proposal provides 30% site permeability, which is above the minimum 20%.

## Energy efficiency objectives

### Clause 55.03-5

#### Objectives

- To achieve and protect energy efficient dwellings and residential buildings.
- To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

#### Standard B10

- Buildings should be:
  - Oriented to make appropriate use of solar energy.
  - Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.

### Assessment

**Not applicable as this is an apartment building**



- *Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.*
- *Living areas and private open space should be located on the north side of the development, if practicable.*
- *Developments should be designed so that solar access to north-facing windows is maximised.*

## Open space objective

Clause 55.03-6	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>● <i>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</i></li> </ul>	<b>Not applicable as this is an apartment building</b>
<b>Standard B11</b> <ul style="list-style-type: none"> <li>● <i>If any public or communal open space is provided on site, it should:</i> <ul style="list-style-type: none"> <li>○ <i>Be substantially fronted by dwellings, where appropriate.</i></li> <li>○ <i>Provide outlook for as many dwellings as practicable.</i></li> <li>○ <i>Be designed to protect any natural features on the site.</i></li> <li>○ <i>Be accessible and useable.</i></li> </ul> </li> </ul>	

## Safety objective

Clause 55.03-7	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>● <i>To ensure the layout of development provides for the safety and security of residents and property.</i></li> </ul>	<b>Complies</b> The proposal has been appropriately designed and sited to address the street frontage and will support passive surveillance of the street. Furthermore, the building has a clear entrance, readily identifiable from the street, and the undercroft car park has been integrated within the overall design, avoiding unsafe spaces.
<b>Standard B12</b> <ul style="list-style-type: none"> <li>● <i>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</i></li> <li>● <i>Planting which creates unsafe spaces along streets and accessways should be avoided.</i></li> <li>● <i>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</i></li> <li>● <i>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</i></li> </ul>	

## Landscaping objectives

Clause 55.03-8	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>● <i>To encourage development that respects the landscape character of the neighbourhood.</i></li> <li>● <i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i></li> <li>● <i>To provide appropriate landscaping.</i></li> <li>● <i>To encourage the retention of mature vegetation on the site.</i></li> </ul>	<b>Not applicable as this is an apartment building</b>
<b>Standard B13</b> <ul style="list-style-type: none"> <li>● <i>The landscape layout and design should:</i> <ul style="list-style-type: none"> <li>○ <i>Protect any predominant landscape features of the neighbourhood.</i></li> </ul> </li> </ul>	



- *Take into account the soil type and drainage patterns of the site.*
- *Allow for intended vegetation growth and structural protection of buildings.*
- *In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.*
- *Provide a safe, attractive and functional environment for residents.*
- *Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.*
- *Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.*
- *The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.*
- *Development should meet any additional landscape requirements specified in a schedule to the zone.*

## Access objective

### Clause 55.03-9

#### Objectives

- *To ensure the number and design of vehicle crossovers respects the neighbourhood character.*

#### Standard B14

- *The width of accessways or car spaces should not exceed:*
  - *33 per cent of the street frontage, or*
  - *if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.*
- *No more than one single-width crossover should be provided for each dwelling fronting a street.*
- *The location of crossovers should maximise the retention of on-street car parking spaces.*
- *The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.*
- *Developments must provide for access for service, emergency and delivery vehicles.*

### Assessment

#### Complies

The proposal incorporates a 5.5m wide crossover across a 49.5m frontage. This represents 11.1% of the frontage, well below 33%.

## Parking location objectives

### Clause 55.03-10

#### Objectives

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

#### Standard B15

- *Car parking facilities should:*
  - *Be reasonably close and convenient to dwellings and residential buildings.*
  - *Be secure.*
  - *Be well ventilated if enclosed.*
- *Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.*

### Assessment

#### Complies

The undercroft car parking has been conveniently and appropriately designed to be integrated within overall the design.



## Side and rear setback objective

Clause 55.04-1	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</li> </ul>	<p><b>Complies</b></p> <p>The proposal has been setback in accordance with the requirements from both side and rear boundaries.</p>
<p><b>Standard B17</b></p> <ul style="list-style-type: none"> <li>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:             <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> <li>If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul> </li> <li>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.</li> <li>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.</li> </ul>	

## Walls on boundary objective

Clause 55.04-2	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Complies</b></p> <p>No wall on boundary is proposed on the west or south boundaries.</p> <p>A substation is proposed on one part of the northern boundary for a length of 4.3m, which is well below the permitted length. The height of this wall does not exceed 3.2m, and therefore complies.</p>
<p><b>Standard B18</b></p> <ul style="list-style-type: none"> <li>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:             <ul style="list-style-type: none"> <li>For a length of more than the distance specified in a schedule to the zone; or</li> <li>If no distance is specified in a schedule to the zone, for a length of more than:                 <ul style="list-style-type: none"> <li>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.</li> </ul> </li> </ul> </li> <li>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.</li> <li>A building on a boundary includes a building set back up to 200mm from a boundary.</li> <li>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.</li> </ul>	





## Daylight to existing windows objective

Clause 55.04-3	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into existing habitable room windows.</li> </ul> <p><b>Standard B19</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</li> </ul>	<p><b>Complies</b></p> <p>There are no habitable room windows within close proximity of the site boundaries that will be impacted by the proposal.</p>

## North-facing windows objective

Clause 55.04-4	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate solar access to existing north-facing habitable room windows.</li> </ul> <p><b>Standard B20</b></p> <ul style="list-style-type: none"> <li>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 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, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</li> </ul>	<p><b>Complies</b></p> <p>The proposal does not impact any north-facing habitable windows of 25 Plunkett Street.</p>

## Overshadowing open space objective

Clause 55.04-5	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure buildings do not significantly overshadow existing secluded private open space.</li> </ul> <p><b>Standard B21</b></p> <ul style="list-style-type: none"> <li>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</li> <li>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</li> </ul>	<p><b>Complies</b></p> <p>As discussed within the body of this report, the proposal complies with the standard as follows:</p> <p>Between 9-10am, a small amount of overshadowing will affect the rear of the SPOS areas of 4, 6, 8 and 10 McGrath Street (to the west of the subject site). At 10am, these dwellings are all free from additional overshadowing arising from the development, meaning that the SPOS areas will receive at least 5 hours of sunlight (with compliant dimensions) between 9am and 3pm. This fully complies with the requirements of Standard B21.</p> <p>The development results in some overshadowing of the dwelling at 25 Plunkett Street (immediately south of the subject site). Between 9-10am, the overshadowing is the most significant, with approximately 25m<sup>2</sup> of additional shadows to the SPOS. The extent of shadows reduces later in the morning and by 12pm, the SPOS area is almost entirely clear of additional overshadowing. The 25</p>



Plunkett Street allotment is fairly large and, due to this, the requirements of Standard B21 are fully met, in that at least 40 square metres with of the SPOS (with compliant dimensions) will receive a minimum of 5 hours of sunlight between 9am and 3pm.

## Overlooking objective

Clause 55.04-6	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul>	<p><b>Complies</b></p> <p>At ground level, there are no opportunities for overlooking into the SPOS of neighbouring properties because views are blocked by the existing 1.8m high timber paling fences.</p>
<p><b>Standard B22</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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"> <li>Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>Have sill heights of at least 1.7 metres above floor level.</li> <li>Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul> </li> <li>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.</li> <li>Screens used to obscure a view should be:             <ul style="list-style-type: none"> <li>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>Permanent, fixed and durable.</li> <li>Designed and coloured to blend in with the development.</li> </ul> </li> <li>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.</li> </ul>	<p>At first and second levels along the northern and southern facades, all proposed habitable room windows and balconies include a 1.7m high screen to limit views into the SPOS of 33 and 25 Plunkett Street, respectively.</p> <p>There is no requirement to screen windows and balconies on the western (rear) façade because those windows and balconies are setback more than 9m from the boundary. There is also no requirement to screen windows and balconies on the eastern (front) façade because they look out onto the street, which is not considered to be a private interface.</p>

## Internal views objective

Clause 55.04-7	Assessment
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</li> </ul>	<p><b>Complies</b></p> <p>The proposal has been designed to limit downward views from the higher levels towards the SPOS of the ground level apartments.</p>
<p><b>Standard B23</b></p> <ul style="list-style-type: none"> <li>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a</li> </ul>	

lower-level dwelling or residential building directly below and within the same development.

## Noise impacts objectives

Clause 55.04-8	Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li>To contain noise sources in developments that may affect existing dwellings.</li><li>To protect residents from external noise.</li></ul>	Not applicable as this is an apartment building.
<b>Standard B24</b> <ul style="list-style-type: none"><li>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</li><li>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</li><li>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</li></ul>	

## Accessibility objective

Clause 55.05-1	Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>To encourage the consideration of the needs of people with limited mobility in the design of developments.</li></ul>	Not applicable as this is an apartment building.
<b>Standard B25</b> <ul style="list-style-type: none"><li>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</li></ul>	

## Dwelling entry objective

Clause 55.05-2	Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>To provide each dwelling or residential building with its own sense of identity.</li></ul>	Not applicable as this is apartment building.
<b>Standard B26</b> <ul style="list-style-type: none"><li>Entries to dwellings and residential buildings should:<ul style="list-style-type: none"><li>Be visible and easily identifiable from streets and other public areas.</li><li>Provide shelter, a sense of personal address and a transitional space around the entry.</li></ul></li></ul>	

## Daylight to new windows objective

Clause 55.05-3	Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>To allow adequate daylight into new habitable room windows.</li></ul>	Complies All habitable rooms incorporate windows which will allow adequate daylight into the rooms.
<b>Standard B27</b> <ul style="list-style-type: none"><li>A window in a habitable room should be located to face:<ul style="list-style-type: none"><li>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</li><li>A verandah provided it is open for at least one third of its</li></ul></li></ul>	

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

## Private open space objective

Clause 55.05-4	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li><i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i></li> </ul>	<b>Complies</b> At the ground floor, all apartments are provided with a private open space in excess of 40m <sup>2</sup> of which 25m <sup>2</sup> can be dedicated to SPOS.  The upper level apartments incorporate balconies. Refer to Clause 55.07-9 (Standard B43).
<b>Standard B28</b> <ul style="list-style-type: none"> <li><i>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</i></li> <li><i>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</i> <ul style="list-style-type: none"> <li><i>An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</i></li> <li><i>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</i></li> <li><i>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</i></li> </ul> </li> <li><i>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</i></li> </ul>	

## Solar access to open space objective

Clause 55.05-5	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li><i>To allow solar access into the secluded private open space of new dwellings and residential buildings.</i></li> </ul>	<b>Complies</b> The ground level open spaces have a northern aspect, while the balconies are oriented to the east or the west.
<b>Standard B29</b> <ul style="list-style-type: none"> <li><i>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</i></li> <li><i>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.</i></li> </ul>	

## Storage objective

Clause 55.05-6	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li><i>To provide adequate storage facilities for each dwelling.</i></li> </ul>	<b>Not applicable as this is an apartment building.</b>
<b>Standard B30</b> <ul style="list-style-type: none"> <li><i>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</i></li> </ul>	

## Design detail objective

Clause 55.06-1	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li><i>To encourage design detail that respects the existing or preferred neighbourhood character.</i></li> </ul>	<b>Complies</b> The overall massing has been setback from its side boundaries – this creates a graduation the built form,





**Standard B31**

- *The design of buildings, including:*
  - *Facade articulation and detailing,*
  - *Window and door proportions,*
  - *Roof form, and*
  - *Verandahs, eaves and parapets,**should respect the existing or preferred neighbourhood character.*
- *Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.*

consistent with the GS6 strategies.

The design incorporates a vertical break within the central built form to separate and break up the volume and massing. This provides a meaningful design entrance and create articulation in the built form.

The facades are further 'divided' into small sections using a series of small 'breaks' in the built form to mimic the rhythm and spacing that is currently seen within the streetscape. The chosen material is predominantly masonry, which is a common material seen within the local area.

The undercroft car parking has been sensitivity designed with face brick work ensuring that the car parking structure is integrated within the overall design.

As such the proposal achieves an acceptable degree of detailed design.

**Front fences objective**

Clause 55.06-2	Assessment							
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• <i>To encourage front fence design that respects the existing or preferred neighbourhood character.</i></li> </ul>	<p><b>Complies</b></p> <p>The proposal incorporates a 1.5m high fence, which complies.</p>							
<p><b>Standard B32</b></p> <ul style="list-style-type: none"> <li>• <i>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</i></li> <li>• <i>A front fence within 3 metres of a street should not exceed:</i> <ul style="list-style-type: none"> <li>○ <i>The maximum height specified in a schedule to the zone, or</i></li> <li>○ <i>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</i></li> </ul> </li> </ul> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="2" style="text-align: center;">Table B3 Maximum front fence height</th> </tr> <tr> <th style="background-color: #e0e0e0;">Street Context</th> <th style="background-color: #e0e0e0;">Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td style="background-color: #e0e0e0;">Streets in a Transport Zone 2</td> <td style="background-color: #e0e0e0;">2 metres</td> </tr> <tr> <td style="background-color: #e0e0e0;">Other streets</td> <td style="background-color: #e0e0e0;">1.5 metres</td> </tr> </tbody> </table>		Table B3 Maximum front fence height		Street Context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets
Table B3 Maximum front fence height								
Street Context	Maximum front fence height							
Streets in a Transport Zone 2	2 metres							
Other streets	1.5 metres							

**Common property objectives**

Clause 55.06-3	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i></li> <li>• <i>To avoid future management difficulties in areas of common ownership.</i></li> </ul>	<p><b>Complies</b></p> <p>The proposal has been clearly designed to delineate between the public and private realms.</p>
<p><b>Standard B33</b></p> <ul style="list-style-type: none"> <li>• <i>Developments should clearly delineate public, communal and private areas.</i></li> <li>• <i>Common property, where provided, should be functional and capable of efficient management.</i></li> </ul>	



## Site services objectives

Clause 55.06-4	Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li>To ensure that site services can be installed and easily maintained.</li><li>To ensure that site facilities are accessible, adequate and attractive.</li></ul>	<b>Complies</b> <p>The proposal provides convenient location for mailboxes, and appropriately located waste storage areas.</p> <p>However, as mentioned above – it will be a condition of permit requiring a door to the western entrance of the waste room to discourage odour emissions and vermin.</p>
<b>Standard B34</b> <ul style="list-style-type: none"><li>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</li><li>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</li><li>Bin and recycling enclosures should be located for convenient access by residents.</li><li>Mailboxes should be provided and located for convenient access as required by Australia Post.</li></ul>	

## Energy efficiency objectives

Clause 55.07-1	Assessment
<b>Objectives</b> <ul style="list-style-type: none"><li>To achieve and protect energy efficient dwellings and buildings.</li><li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li><li>To ensure dwellings achieve adequate thermal efficiency.</li></ul>	<b>Complies</b> <p>The building has been appropriately designed and oriented to make best use of the site orientation such that it provides private open spaces with a northern aspect, and does not overshadow the solar panel system at 33 Plunkett Street.</p> <p>As noted above, the proposal achieves a 7.9 star average NatHERs rating.</p>
<b>Standard B35</b> <ul style="list-style-type: none"><li>Buildings should be:<ul style="list-style-type: none"><li>Oriented to make appropriate use of solar energy.</li><li>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li><li>Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</li></ul></li><li>Living areas and private open space should be located on the north side of the development, if practicable.</li><li>Developments should be designed so that solar access to north-facing windows is optimised.</li><li>Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERs annual cooling load specified in the following table.</li></ul>	



Table B4 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/M <sup>2</sup> 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

**Note:**

- Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy). Maximum cooling load levels are currently being prepared for all relevant Victorian climate zones.

## Communal open space objective

### Clause 55.07-2

#### Objectives

- To provide communal open space that meets the recreation and amenity needs of residents.
- To ensure that communal open space is accessible, functional, and is easily maintained.
- To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.

#### Standard B36

- A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.
- If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space.
- Each area of communal open space should be:
  - Accessible to all residents.
  - A useable size, shape and dimension.
  - Capable of efficient management.
  - Be located to:
    - Provide passive surveillance opportunities, where appropriate.
    - Provide outlook for as many dwellings as practicable.
    - Avoid overlooking into habitable rooms and private open space of new dwellings.
    - Minimise noise impacts to new and existing dwellings.
- Any area of communal outdoor open space should be landscaped and include canopy cover and trees.

### Assessment

#### Variation required – objective met

The proposal is required to provide a minimum of 62.5m<sup>2</sup> of communal open space. The proposal does not provide any communal open space.

A variation is supported given that the site is located within proximity to a range public open space areas, as noted within the site analysis above.

As such, the proposal is acceptable.



## Solar access to communal outdoor open space objective

Clause 55.07-3	Assessment
<b>Objective</b> <ul style="list-style-type: none"> <li>To allow solar access into communal outdoor open space.</li> </ul>	<b>Variation required – objective met</b> As noted above, the proposal does not provide any communal open space. This is considered to be acceptable, in this instance.
<b>Standard B37</b> <ul style="list-style-type: none"> <li>The communal outdoor open space should be located on the north side of a building, if appropriate.</li> <li>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.</li> </ul>	

## Landscaping objectives

Clause 55.07-4	Assessment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.</li> <li>To preserve existing canopy cover and support the provision of new canopy cover.</li> <li>To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.</li> </ul>	<b>Complies – subject to condition.</b> The submitted landscape plan demonstrates that the site is capable of providing suitable canopy trees. However, it will be a condition of permit requiring 1 large (12-15m) tree within the front setback and a minimum of 4 medium (8-11m) trees within the development. This will exceed the canopy tree requirement within Table B7. The site is approximately 1,800m <sup>2</sup> requiring a minimum of 10% of deep soil area (or 180m <sup>2</sup> ). The proposal provides approximately 590m <sup>2</sup> of deep soil planting area.
<b>Standard B38</b> <ul style="list-style-type: none"> <li>Development should retain existing trees and canopy cover.</li> <li>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</li> <li>Development should:               <ul style="list-style-type: none"> <li>Provide the canopy cover and deep soil areas specified in Table B5. Existing trees can be used to meet the canopy cover requirements of Table B5.</li> <li>Provide canopy cover through canopy trees that are:                   <ul style="list-style-type: none"> <li>Located in an area of deep soil specified in Table B6. Where deep soil cannot be provided trees should be provided in planters specified in Table B6.</li> <li>Consistent with the canopy diameter and height at maturity specified in Table B7.</li> <li>Located in communal outdoor open space or common areas or street frontages.</li> </ul> </li> <li>Comprise smaller trees, shrubs and ground cover, including flowering native species.</li> <li>Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.</li> <li>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.</li> <li>Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.</li> <li>Protect any predominant landscape features of the area.</li> <li>Take into account the soil type and drainage patterns of the site.</li> <li>Provide a safe, attractive and functional environment for residents.</li> <li>Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.</li> </ul> </li> </ul>	

**Table B5 Canopy cover and deep soil requirements:**

Site area (sqm)	Canopy cover	Deep soil
1000 square metres or	5% of site area Include at least 1 Type A	5% of site area or 12 square metres whichever is the



less	tree	greater
1001 – 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

**Table B6 Soil requirements for trees:**

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

**Note:**

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

**Table B7 Tree types:**

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

## Integrated water and stormwater management objectives

### Clause 55.07-5

#### Objectives

- To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.
- To facilitate stormwater collection, utilisation and infiltration within the development.
- To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

#### Assessment

##### Complies, subject to condition

As noted above, the proposal incorporates a range of WSUD measures including:

- The proposal incorporates 20kL rainwater tanks dedicated to flushing and irrigation. This has been shown on plans.





**Standard B39**

- Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.
- Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.
- The stormwater management system should be:
  - Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
  - Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

- The site achieves 30% site permeability to minimise stormwater discharge off-site. This is evidence through the landscaping opportunities.
  - Achieves a 100% STORM rating
- It will be a condition of permit requiring the preparation of a stormwater management plan to align with stormwater initiative outlined within the ESD report.

**Access objective**

Clause 55.07-6	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.</li> <li>• To ensure that vehicle crossovers are designed and located to minimise visual impact.</li> </ul>	<p><b>Complies</b></p> <p>The proposal incorporates one crossover, which is consistent with the character expectations for the GS6 area.</p>
<p><b>Standard B40</b></p> <ul style="list-style-type: none"> <li>• Vehicle crossovers should be minimised.</li> <li>• 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.</li> <li>• Pedestrian and cyclist access should be clearly delineated from vehicle access.</li> <li>• The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</li> <li>• Development must provide access for service, emergency and delivery vehicles.</li> </ul>	

**Noise impact objective**

Clause 55.07-7	Assessment
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To contain noise sources in developments that may affect existing dwellings.</li> <li>• To protect residents from external and internal noise sources.</li> </ul>	<p><b>Complies</b></p> <p>The proposal has been designed to ensure that noise sensitive rooms are appropriately positioned away from the lifts.</p> <p>It is noted that some bedrooms share a wall with the lift core but the core is offset such that it is not directly adjacent.</p> <p>The applicant is also proposing standard construction methods such as double glazing to ensure good internal acoustic amenities, noting that the site is not located within a noise influence area.</p>
<p><b>Standard B41</b></p> <ul style="list-style-type: none"> <li>• Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</li> <li>• The layout of new dwellings and buildings should minimise noise transmission within the site.</li> <li>• 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.</li> <li>• New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</li> <li>• Buildings within a noise influence area specified in Table B8 should be designed and constructed to achieve the following noise levels:           <ul style="list-style-type: none"> <li>○ Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</li> <li>○ Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.</li> </ul> </li> <li>• 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.</li> <li>• Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</li> </ul> <p style="text-align: center;"><b>Table B8 Noise influence area:</b></p>	



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

**Note:**

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

### Accessibility objective

Clause 55.07-8	Assessment												
<p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure the design of dwellings meets the needs of people with limited mobility.</li> </ul> <p><b>Standard B42</b></p> <ul style="list-style-type: none"> <li>At least 50 per cent of dwellings should have:</li> <li>A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> <li>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.</li> <li>A main bedroom with access to an adaptable bathroom.</li> <li>At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B9.</li> </ul> <p style="text-align: center;"><b>Table B9 Bathroom design:</b></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"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul> </td> <td>Either:           <ul style="list-style-type: none"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards and has readily removable hinges.</li> </ul> </td> </tr> <tr> <td>Circulation area</td> <td>A clear circulation area that is:           <ul style="list-style-type: none"> <li>A minimum area of</li> </ul> </td> <td>A clear circulation area that is:           <ul style="list-style-type: none"> <li>A minimum width</li> </ul> </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"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards and has readily removable hinges.</li> </ul>	Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>A minimum area of</li> </ul>	A clear circulation area that is: <ul style="list-style-type: none"> <li>A minimum width</li> </ul>	<p><b>Complies</b></p> <p>The dwellings has been designed to meet the needs of persons with limited mobility. The plans show that more than 50% of dwellings utilising either design option A or B.</p>
	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"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>A slide door, or</li> <li>A door that opens outwards, or</li> <li>A door that opens inwards and has readily removable hinges.</li> </ul>											
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	<p>1.2 metres by 1.2 metres.</p> <ul style="list-style-type: none"> <li>Located in front of the shower and the toilet.</li> <li>Clear of the toilet, basin and the door swing.</li> </ul> <p>The circulation area for the toilet and shower can overlap.</p>	<p>of 1 metre.</p> <ul style="list-style-type: none"> <li>The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>Clear of the toilet and basin.</li> </ul> <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.

## Private open space objective

### Clause 55.07-9

#### Objectives

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

#### Standard B43

- A dwelling should have private open space consisting of at least one of the following:
  - An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
  - A balcony with at least the area and dimensions specified in Table B10 and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table B10 should be increased by at least 1.5 square metres.
  - An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
  - An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.

**Table B10 Balcony size**

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

### Assessment

#### Variation required – objective met

- The plans show that air-conditioning condenser units are located on the balconies, requiring all balconies to be provided with an additional 1.5m<sup>2</sup>.
- All balconies are oriented either east or west.
- All one bedroom and two bedrooms dwellings are provided within a balcony of at least 9m<sup>2</sup>. This is a 0.5m<sup>2</sup> shortfall. However, the plans show that the balconies are suitably square (or rectangular) to ensure a high degree of useability.
- It is noted some two bedroom apartments have a 10m<sup>2</sup> balcony.
- Three bedroom apartments are located at the ground level (refer to Standard B28 assessment).

As such, the private open space provision is acceptable.



orientation	bedroom	metres	
	2 bedroom	8 square metres	2 metres
	3 or more bedroom	12 square metres	2.4 metres

## Storage objective

### Clause 55.07-10

#### Objectives

- To provide adequate storage facilities for each dwelling.

#### Standard B44

- Each dwelling should have convenient access to usable and secure storage space.
- The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B11.

**Table B11 Storage**

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

### Assessment

#### Complies – subject to condition

The application states that sufficient storage facilities have been provided to each dwelling. However, no detailed drawings have been provided to demonstrate this.

The apartment layouts of each apartment appear to show sufficient storage for each dwelling.

However, it will be a condition of permit requiring that the plans clearly demonstrate compliance with Clause 55.07-10.

## Waste and recycling objectives

### Clause 55.07-11

#### Objectives

- To ensure dwellings are designed to encourage waste recycling.
- To ensure that waste and recycling facilities are accessible, adequate and attractive.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

#### Standard B45

- Developments should include dedicated areas for:
  - Waste and recycling enclosures which are:
    - Adequate in size, durable, waterproof and blend in with the development.
    - Adequately ventilated.
    - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
  - Adequate facilities for bin washing. These areas should be adequately ventilated.
  - Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
  - Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
  - Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
  - Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.
- Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible

### Assessment

#### Complies

The proposal incorporates a private waste collection service, which will be collected on-site from the secure waste storage room.

As noted above, it will be a condition of permit requiring the installation of door in the western entrance to deter vermin and minimise odour emissions.

authority and:

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

## Functional layout objective

Clause 55.07-12	Assessment																	
<b>Objectives</b> <ul style="list-style-type: none"><li>• To ensure dwellings provide functional areas that meet the needs of residents.</li></ul>	<b>Complies</b> The submitted plans clearly show the dimensions of the bedrooms and living areas are compliant.																	
<b>Standard B46</b> <ul style="list-style-type: none"><li>• Bedrooms should:<ul style="list-style-type: none"><li>○ Meet the minimum internal room dimensions specified in Table B12.</li><li>○ Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</li></ul></li></ul> <p style="text-align: center;"><b>Table B12 Bedroom dimensions</b></p> <table border="1"><thead><tr><th>Bedroom type</th><th>Min. width</th><th>Min. depth</th></tr></thead><tbody><tr><td>Main bedroom</td><td>3 metres</td><td>3.4 metres</td></tr><tr><td>All other bedrooms</td><td>3 metres</td><td>3 metres</td></tr></tbody></table> <ul style="list-style-type: none"><li>• Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.</li></ul> <p style="text-align: center;"><b>Table B13 Living area dimensions</b></p> <table border="1"><thead><tr><th>Dwelling type</th><th>Min. width</th><th>Min. area</th></tr></thead><tbody><tr><td>Studio and 1 bedroom dwelling</td><td>3.3 metres</td><td>10 sqm</td></tr><tr><td>2 or more bedroom dwelling</td><td>3.6 metres</td><td>12 sqm</td></tr></tbody></table> <ul style="list-style-type: none"><li>• Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.</li></ul>		Bedroom type	Min. width	Min. depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Min. width	Min. area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres
Bedroom type	Min. width	Min. depth																
Main bedroom	3 metres	3.4 metres																
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Studio and 1 bedroom dwelling	3.3 metres	10 sqm																
2 or more bedroom dwelling	3.6 metres	12 sqm																

## Room depth objective

Clause 55.07-13	Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>• To allow adequate daylight into single aspect habitable rooms.</li></ul>	<b>Complies</b> All single aspect apartments do not have depth greater than 9m.
<b>Standard B47</b> <ul style="list-style-type: none"><li>• Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</li><li>• The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:<ul style="list-style-type: none"><li>○ The room combines the living area, dining area and kitchen.</li><li>○ The kitchen is located furthest from the window.</li><li>○ 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.</li></ul></li><li>• The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</li></ul>	

## Windows objective

Clause 55.07-14	Assessment
<b>Objective</b> <ul style="list-style-type: none"><li>• To allow adequate daylight into new habitable room windows.</li></ul>	<b>Complies</b> All habitable rooms are provided with new room





**Standard B48**

- *Habitable rooms should have a window in an external wall of the building.*
- *A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.*
- *The secondary area should be:*
  - *A minimum width of 1.2 metres.*
  - *A maximum depth of 1.5 times the width, measured from the external surface of the window.*

windows.

**Natural ventilation objectives**

**Clause 55.07-15**

**Objectives**

- *To encourage natural ventilation of dwellings.*
- *To allow occupants to effectively manage natural ventilation of dwellings.*

**Assessment**

**Complies**

At least 40% of apartments are capable of natural ventilation.

**Standard B49**

- *The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.*
- *At least 40 per cent of dwellings should provide effective cross ventilation that has:*
  - *A maximum breeze path through the dwelling of 18 metres.*
  - *A minimum breeze path through the dwelling of 5 metres.*
  - *Ventilation openings with approximately the same area.*
- *The breeze path is measured between the ventilation openings on different orientations of the dwelling.*

**Building entry and circulation objectives**

**Clause 55.07-16**

**Objectives**

- *To provide each dwelling and building with its own sense of identity.*
- *To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.*
- *To ensure internal communal areas provide adequate access to daylight and natural ventilation.*

**Assessment**

**Complies**

The building has been designed with a clear entry and lobby which will ensure a good sense of identity.  
The internal layout is logical and avoids excessively long corridors with access of a lobby on each level that has an outlook towards Plunkett Street.

**Standard B50**

- *Entries to dwellings and buildings should:*
  - *Be visible and easily identifiable.*
  - *Provide shelter, a sense of personal address and a transitional space around the entry.*
- *The layout and design of buildings should:*
  - *Clearly distinguish entrances to residential and non-residential areas.*
  - *Provide windows to building entrances and lift areas.*
  - *Provide visible, safe and attractive stairs from the entry level to encourage use by residents.*
  - *Provide common areas and corridors that:*
    - *Include at least one source of natural light and natural ventilation.*
    - *Avoid obstruction from building services.*
    - *Maintain clear sight lines.*

**Integration with the street objective**

**Clause 55.07-17**

**Objectives**

- *To integrate the layout of development with the street.*
- *To support development that activates street frontages.*

**Assessment**

**Complies**

The proposed development has been designed to



**Standard B51**

- *Development should be oriented to front existing and proposed streets.*
- *Along street frontages, development should:*
  - *Incorporate pedestrian entries, windows, balconies or other active spaces.*
  - *Limit blank walls.*
  - *Limit high front fencing, unless consistent with the existing urban context.*
  - *Provide low and visually permeable front fences, where proposed.*
  - *Conceal car parking and internal waste collection areas from the street.*
- *Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.*

appropriately integrate with the street.

A 1.5m front fence is proposed, however, it is visually permeable.

**Site services objective**

**Clause 55.07-18**

**Objectives**

- *To ensure that site services are accessible and can be easily installed and maintained.*
- *To ensure that site services and facilities are visually integrated into the building design or landscape.*

**Standard B52**

- *Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.*
- *Meters and utility services should be designed as an integrated component of the building or landscape.*
- *Mailboxes and other site facilities should be adequate in size, durable, weather-protected, located for convenient access and integrated into the overall design of the development.*

**Assessment**

**Complies**

The development provides adequate space for mailboxes.

As noted above, the development necessarily locates a substation and booster cabinets within the frontage. However, these will be designed to have face brick and will be integrated within the overall design the building.

**External walls and materials objective**

**Clause 55.07-19**

**Objectives**

- *To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.*
- *To ensure external walls endure and retain their attractiveness.*

**Standard B53**

- *External walls should be finished with materials that:*
  - *Do not easily deteriorate or stain.*
  - *Weather well over time.*
  - *Are resilient to the wear and tear from their intended use.*
- *External wall design should facilitate safe and convenient access for maintenance.*

**Assessment**

**Complies**

The external walls include materials that have been informed by the surrounding context, as noted above.