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31 July 2024

Department of Transport and Planning
Attn: Julia Smith

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By Online Portal

Dear Julia,

PLANNING PERMIT – PA2000891-1 SECTION 72 AMENDMENT APPLICATION 77-83 SUTTON STREET, NORTH MELBOURNE

Planning & Property Partners Pty Ltd act on behalf of *77-83 Sutton Street Pty Ltd*, a subsidiary company of Blue Earth Group.

We write following our recent meeting on 6 May 2024, in relation to the land at 77-83 Sutton Street, North Melbourne ('Site') and Planning Permit PA2000891-1 ('Planning Permit') which allows:

'Construction of a mixed-use building and a reduction in the statutory car parking requirements'.

The Planning Permit was issued on 12 August 2021 and most recently amended on 18 March 2024, with endorsed town planning material also issued as part of this process.

The Site has a general 'L' shape arrangement with an extended site area in its south-east corner, with the Planning Permit allowing for the construction of a 12 storey building, above two levels of basement car parking with vehicle access provided via the Site's Sutton Street frontage. A six storey streetwall is provided to Sutton Street, with separation provided from the western boundary through the provision of a north-south pedestrian laneway, which extends along the Site's southern boundary. A generously sized lightcourt is provided to the Site's eastern boundary, above a resident communal open space area at Level 1.

Within the current approval development is a food and drink premises fronting Sutton Street, with resident communal amenities provided along the laneway interface including a co-working space, gymnasium and games room area. A total of 214 apartments are provided at ground floor and on the upper levels, with Condition 11 of the Planning Permit requiring a contribution of affordable housing that can be provided through a variety of mechanisms.

The Planning Permit and approved development informs the general direction for the defined Macaulay Urban Renewal Precinct, reflective of its response to the Mixed Use Zone and Design and Development Overlay – Schedule 63 control as it applies to the Site.

PROPOSED AMENDMENTS AND SUPPORTING MATERIAL

This submission proposes an amendment to the Planning Permit and approved development, and the need and demand for additional dwellings across the State of Victoria as informed in the release of the State Government's *Housing Statement*.

Our client has acted in quickly in progressing the development and associated pre-commencement conditions of the Planning Permit, and have entered into an agreement with *Hamilton Marino* builders for the Site's construction. In the current climate the appointment of a builder to this project is a significant milestone and upholds the reputation of Blue Earth Group in delivering and acting on all of

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their projects, however this comes at a significant cost with rising construction and labour since the issuing of the Planning Permit.

A design review process has therefore occurred by the project team to inform a revised design response as now proposed by this amendment application and the evidential need and demand for additional housing in such urban renewal locations.

Through this design review process and ongoing assessment of the Site's planning controls and relevant planning policy, the following changes are proposed to the Planning Permit and approved development by this amendment application:

- Reduction in the size of the building's basement area, by reducing the extent of over-bonnet storage to western car parks and increasing the western setback at Basement Level 2 and Basement Level 1 from 2.83m to 4.3m;
- Replace previously provided food and drink premises use to the northern Sutton Street at ground floor level with a commercial (shop) land use and minor changes to ramp gradients to the adjacent north-south pedestrian laneway;
- Replace previously provided communal yoga studio and gymnasium use towards the building's south-west corner with three studio dwellings and two SOHO dwellings (one being townhouse arrangement) at ground floor level;
- Replace two previous apartments (2-bedroom, Type J apartments) in the south-west corner of the building at Level 1 with the upper-level of the newly provided SOHO townhouse and two new 1-bedroom apartment dwellings;
- Replace three previously 2-bedroom apartments (Type B) along the building's western elevation at Levels 5 and 6 with four new 1-bedroom apartments;
- Provision of a new 3-bedroom apartment in the south-east corner of the building at Level 6, in place of a previously provided communal terrace area;
- Provision of a new 2-bedroom apartment in the south-east corner of the building at Levels 7-9;
- Provision of two new central 1-bedroom apartments (Type L and G) at Level 11, infilling a previous voided space;
- Update to the building façade and materiality to include:
 - Provision of vertical spandrel panelling (Material SP1), providing a more durable materiality to the façade and reducing the load bearing from the previous extent of pre-cast concrete following added structural engineer input.
 - Provision of a grey tint window (Material G2) has also been introduced to assist in providing added depth to the façade within the recessed areas.
 - A lowering of the brick façade treatment to the western and southern elevations to enable a greater appreciation of the design quality and finish at pedestrian level, with an improved material treatment to a recycled red face brick, or similar (Material B2)
 - Balustrade detail at podium level (Level 6) to the north, south and west to now be all glazing.

Appendix A contains a statement of changes prepared by the project architects *Point Architects* with the amended design response able to deliver additional housing in responding to clear planning policy, while continuing to respond to the objectives and built form requirements of DDO63, without transformational design changes or additional off-site amenity impacts arising.

The above changes result in an overall increase in 13 dwellings across the Site, which results in a cumulative increase in affordable housing given the wording of Condition 11 of the Planning Permit

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and percentage contribution stated within. The increase in dwellings requires a further reduction in the statutory car parking requirements, however not requiring an amendment to the Planning Permit preamble given the previous permissions provided.

As part of this amendment, minor changes to the wording of the Planning Permit are also required including the referenced architectural plans at Condition 1 to reflect those now provided by *Point Architecture* and removal of Condition 52, with Melbourne Water notably not a statutory referral authority for this application/approval and the Site is not affected, or proposed to be affected by Amendment C384 to the Melbourne Planning Scheme.

In support of this amendment application, enclosed is the following updated material to supersede current material endorsed under the Planning Permit:

- Updated architectural plans (Revision 9, dated 8 July 2024) prepared by *Point Architects*;
- An updated 'Façade Strategy Report' prepared by *Point Architects* (Revision P9, dated 8 July 2024) as required by Condition 1g) and 7 of the Planning Permit;
- An updated 'Landscape Plan', including landscape maintenance plan, prepared by *Davidson Design Studio* (13 May 2024) as required by Condition 1i) and 18 of the Planning Permit;
- An updated 'Sustainability Management Plan' and 'Climate Adaption Plan' prepared by *Sustainable Development Consultants* (May 2024), as required by Condition 1h) and 15 of the Planning Permit;
- An updated 'Acoustic Assessment' prepared by *Acoustic Logic* (Revision 6, dated 19 April 2024), as required by Condition 1j) and 22 of the Planning Permit;
- An updated 'Pedestrian Level Winds – Wind Tunnel Test' prepared by *Vipac Engineers and Scientists Limited* (15 May 2024) as required by Condition 1k) and 27 of the Planning Permit;
- An updated 'Waste Management Plan' prepared by *Onemilegrid* (12 July 2024) as required by Condition 1l) and 28 of the Planning Permit;
- An updated 'Transport Impact Assessment' prepared by *Onemilegrid* (12 July 2024) as required by Condition 1m) and 31 of the Planning Permit;
- An updated 'Green Travel Plan' prepared by *Onemilegrid* (12 July 2024) as required by Condition 1p) and 58 of the Planning Permit; and
- An updated 'Road Safety Audit' prepared by *Onemilegrid* (12 July 2024) as required by Condition 35 of the Planning Permit.

KEY CONSIDERATIONS

The following informs the key considerations associated with this amendment request:

1. Ground floor land use changes
2. Built form and equitable development
3. Traffic and car parking
4. Apartment layouts and Clause 58 response

Each of the above has been assessed as follows:

Ground Floor Land Use Changes

The proposed office use in place of the endorsed 'food and drink premises' to the Site's Sutton Street frontage remains a 'Section 1 – Permit not required' land use, with its leasable floor area at 130sqm less than the 250sqm conditional requirement of the Mixed Use Zone ('MUZ'). Similarly, the provision

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of the studio dwellings and the SOHO apartments towards the south-west corner of the building and adjacent to the provided laneway are also 'as of right' land uses in the MUZ.

The provision of dwellings and the SOHO apartments continue to be integrated as part of the development and provide activation along this laneway. The location of planter boxes and landscaping at the building edge remain in the same location as the endorsed drawings, with these previously restricting access from the laneway to the previously provided communal yoga studio and gymnasium. Accordingly, there was previously no direct walk up pedestrian activity/opportunities to these spaces, with these previously accessed internally from the building for residents only.

The retention of the planter boxes in these locations where the new uses are proposed, along with the additional landscaping for the length of the laneway, continues to provide a welcoming and attractive pedestrian experience, consistent with DDO63 requirements. This is particularly relevant when considering the laneways and their future role and broader master-planning of the immediate area, likely extending further south to Mark Street and east to Boundary Road. The proposed landscaping also continues to provide appropriate separation between public/private areas along these laneways.

Built Form and Equitable Development

In context of the Site's location within the defined Macaulay Urban Renewal Precinct having no immediate sensitivities, the additional built form to the south-east corner of the building at Levels 6 – 9 does not result in any unreasonable off-site amenity impacts. The additional proposed built form does not challenge the built form requirements of DDO63 noting its focus on the creation of urban streetscapes, which are to be achieved through the provision of mandatory streetwall heights and upper level setback requirements. The proposed built form changes are distanced from the Site's Sutton Street frontage does not impact on this presentation.

The provision of additional built form in the south-east corner of the Site ultimately improves, rather than impacting upon the equitable development opportunity of the eastern property at 71-75 Sutton Street, North Melbourne. The provision of an increased on boundary construction in this location creates the opportunity for this eastern property to readily match the extent of wall on boundary with increased height, rather than having to respond to the previously provided setbacks at a lower level.

The material changes and façade updates continue to provide and present a highly resolved architectural and urban design outcome in this location of the Macaulay Urban Renewal Precinct. The reduction of the brickwork to Level 1 to the southern and western elevations, in concert with the higher quality treatment to a recycled brick or similar, enables a greater appreciation of the design quality to be appreciated at the pedestrian scale. The revised material treatment further improves the visual connection and synergy with the abutting red-brick western heritage building.

Accordingly, the proposed built form changes are considered to only enhance the equitable development opportunity of the eastern property and improve the architectural presentation and appreciation of the development and façade treatments when observed at the pedestrian scale.

Traffic and Car Parking

The revised dwelling styles and new dwellings on the Site, results in a net increase of 13 dwellings. The increase in dwellings triggers a statutory car parking requirement for an additional 16 car parking spaces pursuant to Clause 52.06-5 requirements, given the mix of new dwellings comprise 10 new studio one/two bedroom dwellings and three three-bedroom dwellings (including the two new SOHO dwellings).

The proposal retains the existing 193 endorsed car parking spaces within two levels of basement car parking. As informed in the accompanying 'Transport Impact Assessment' prepared by *Onemilegrid*, the food and drink and shop premises are each to have one allocated car parking space, with the remaining 191 car parking spaces allocated to residents.

The two and three bedroom dwellings within the development are to each be allocated car parking in accordance with Clause 52.06 requirements, with one car space provided to the two bedroom dwellings (123 dwellings) and two spaces to each three bedroom dwelling (11 dwellings, including

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SOHO). Accordingly, the remaining 46 car parking spaces are allocated to one-bedroom dwellings and therefore resulting in a statutory reduction of 47 resident car parking spaces, along with 3 spaces for the shop tenancy and 4 to the coworking space.

The total car parking reduction of 54 spaces proposed by this amendment is an increase from the existing 39 car parking spaces, and which has all been considered and supported in the accompanying 'Transport Impact Assessment' prepared by *Onemilegrid*.

As the proposal retains the existing 193 on-site car parking spaces, the extent of traffic movements is to remain consistent with the current approval.

All matters concerning traffic and car parking are considered in the accompanying 'Transport Impact Assessment' prepared by *Onemilegrid* which lends its support to the amended proposal.

Melbourne Water - Condition 52

As part of this amendment application, Condition 52 of the Planning Permit is proposed to be removed. In proposing its removal we note that the Site is not affected by any flooding overlays, nor is it to be impacted by proposed Amendment C384 to the Planning Scheme which seeks revised flooding controls.

We note that the informed finished floor levels of building are greater than those imposed by Condition 51 of the Planning Permit, however the requirements of Condition 52 are particularly onerous for this project, unjustified and unnecessary given Melbourne Water have no statutory weight or power to enforce such conditions given there are no flooding overlays in place. This includes at the later building permit stage.

Accordingly, Condition 52 should be removed from the Planning Permit.

Apartment Layouts and Clause 58 Response

The proposal continues to provide an excellent response to Clause 58 requirements of the Planning Scheme. **Appendix B** contains an updated assessment to Clause 58 requirements focusing on the replacement dwellings and the net increase of 13 dwellings, with a total of 227 apartments now provided across the Site.

In responding to requirements at Clause 58 (Apartment Developments) of the Planning Scheme, we note that the Planning Permit continues to be afforded the benefit of transitional provisions pursuant to Clause 32.04-6 of the Mixed Use Zone, and thus the requirements of Clause 58 as they apply prior to the gazettal of Amendment VC174 continue to apply.

In relation to these new/replacement dwellings, Drawing Nos. TP155-TP157 have been updated and included to contain detailed apartment layouts for these apartments and in relation to these apartments and the proposal's overall response to Clause 58 requirements we note the following:

- These dwellings are all 'new' dwelling types, except for Townhouse 06 which is a continuation of the existing townhouse typology which Clause 58 does not apply to;
- All of the new apartment typologies satisfy Standard D26 requirements in relation to functional layout and Standard D27 in relation to room depth. This includes for the new studio apartment dwellings with a minimum 3.6m wide and 10sqm living room provided, separate from the dedicated bedroom and kitchen areas.
- The newly introduced Apartments G01, G02, G03 and G04 seek a minor variation to their private open space area, being ground apartments with Standard D19 requiring 25sqm of private open space for such apartments. We note the operation of Standard D19 for ground floor apartments, does not differentiate the size of this open space area by bedroom numbers, unlike it does for balconies. The sizes of these apartments (3 x studio and 1 x two-bedroom) and the size of their private open space areas are appropriate for the apartment they are servicing, only slightly less than the requirements of Standard D19 for a balcony space.

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When considering the size of these apartments and their courtyard areas, as well as the extent of resident and communal open space provided across the development (exceeding minimum requirements as per below), the minor variation to these four new apartments is considered appropriate in this instance and noting the compliance otherwise achieved to the remaining 223 dwellings (98.2%) across the development.

- The amount of communal open space across the development continues to exceed minimum Standard D8 requirements, through the generous Level 1 and Level 6 communal open space areas which total 584sqm of communal outdoor open space, with additional internal communal areas provided at ground floor level through the provision of a resident cinema, games roof, golf simulation and co-working office space. Collectively, the combined areas of these communal areas greatly exceed the minimum 250sqm requirement of Standard D8.
- Satisfies the accessibility requirements of Standard D17, with 52.0% (118 of the 227 dwellings) designed to be 'accessible', as required by Standard D17 and its minimum 50% requirement, through the increase in Apartment 'Type B' typologies and making 'Type F' and 'Type U' apartments now accessible;
- Now satisfies the cross-ventilation requirements of Standard D27, where previously only 30% of apartments were cross-ventilated, with now 47.6% of apartments (108 of 227 apartments) satisfying Standard D27 requirements.

CONCLUSION

The abovementioned amendments are minor and overall supportive of the Site's ongoing significance within this location of the Macaulay Urban Renewal Precinct, and will contribute towards additional housing and diversity in such identified locations as sought by planning policy, and ongoing need and demand for additional dwellings in such locations.

The proposed amendments do not result in any unreasonable off-site amenity impacts beyond the existing approval and continue to provide a welcoming and inviting pedestrian experience which will only continue to be enhanced as the immediate area continues to evolve in responding to clear planning directives.

Please contact the undersigned or Mathew Wilson on 8626 9090 (wilson@pppartners.com.au) should the Department have any queries regarding the correspondence.

Yours faithfully,



Paul Little
Planning & Property Partners Pty Ltd
Encl.

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31/07/2024

77-83 Sutton St, North Melbourne VIC 3051

PA2000891.

Statement of Changes

The below statement of changes sets out the differences between plans dated 21/03/2024_Revision P8 previously lodged to Council and the plans dated 28/03/2024_Revision P9

TP100 – Proposed Basement Level 2 Floor Plan

- GFA decreased, relocating the Western exterior wall from 2830mm to 4300mm off the Title Boundary.
- Relocation of external wall to the Eastern boundary due to existing conditions onsite.
- Reconfigured wall to entry ramp aligning with lift core
- Reduced setback to Southern Boundary from 4000mm to 3500mm due to existing conditions onsite.
- Reconfigured storage cages to accommodate revised external wall location.

TP101 – Proposed Basement Level 1 Floor Plan

- GFA decreased, relocating the Western exterior wall from 2830mm to 4300mm off the Title Boundary.
- Relocation of external wall to the Eastern boundary due to existing conditions onsite.
- Reconfigured wall to entry ramp aligning with lift core
- Reduced setback to Southern Boundary from 4000mm to 3500mm due to existing conditions onsite.
- Reconfigured storage cages to accommodate revised external wall location.

TP102 – Proposed Ground level Floor Plan

- Reconfigured Ground Floor to include 1 x Townhouse, 1 x 2 bedroom + office and 3 x Studio apartments replacing the gym and yoga studio.
- Reconfigured Games room, Co-Working Business Centre and Café.
- Food & Drinks Premise changed to Commercial.
- Cinema relocated and DDA bathroom converted into EOT Shower/WC
- Amendments to the Laneway ramp gradient at the entry to Sutton St.
- Removal of the gas meter to the laneway entry at Sutton Street.
- Removal of the entry do to the Commercial from the Street, encouraging entry from the laneway
- Relocated entry to the building in the laneway, shifting further south
- Bi-fold gate to Co-working Business Centre replaced with fixed vertical blade fencing with gate entry.
- TH01, TH02 & TH03 level raised to R.L 7.40 to allow for capping beam required due to existing conditions.

- TH04 level raised to R.L7.0.
- Reconfigured bike parking.
- Redesigned Landscape (Refer Landscape Architects drawings)

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TP103 – Proposed Level 1 Floor Plan

- Level 1 apartment reconfigured, - TH06, Apt 105 & Apt 106
- Redesigned Landscape (Refer Landscape Architects drawings)

TP107 – Proposed Level 5 Floor Plan

- Reconfigured apartments on Level 5 - Apt 513, Apt 514, Apt 515 and Apt 516, replacing 3 x 2 bedroom apartments with 4 x 1 bedroom apartments

TP108 – Proposed Level 6 Floor Plan

- Reconfigured apartments on Level 6 - Apt 611, Apt 612, Apt 613 and Apt 614, replacing 3 x 2 bedroom apartments with 4 x 1 bedroom apartments
- Additional 3 Bedroom apartment on Level 6, - Apt 605 replacing Outdoor Communal Space in the South-East corner.
- Redesigned Landscape (Refer Landscape Architects drawings)

TP109 – Proposed Level 7 Floor Plan

- Additional 2 Bedroom in the South-East corner (Apt 705).

TP110 – Proposed Level 8 Floor Plan

Additional 2 Bedroom in the South-East corner (Apt 805).

TP111 – Proposed Level 9 Floor Plan

- Additional 2 Bedroom in the South-East corner (Apt 905).

TP113 – Proposed Level 11 Floor Plan

- 2 additional apartments on Level 11 – Apt 1102 and Apt 1109 replacing Outdoor Communal Space.

TP114 – Proposed Roof Plan

- Reconfigured roof plan to reflect the new apartments to the South-East and at Level 11 and including covering level 11 balconies as required by the ESD Consultant

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TP150 – Typical Floor Plans

- Type B reduced from 43 instances to 37 instances
- Type B shown to be cross ventilated.
- Type F shown to be accessible compliant

TP152 – Typical Floor Plans

- Window on Boundary removed from apartment Type N

TP152 – Typical Floor Plans

- Window on Boundary removed from apartment Type N

TP152 – Typical Floor Plans

- Type U shown to be accessible compliant.

TP155 – Typical Floor Plans

- Additional apartment types (G01, G02, G03, & G04)

TP156 – Typical Floor Plans

- Additional apartment types (Apt 105, Apt 106, Apt513/610, Apt 514/611, Apt 515/612, Apt524/617)

TP157 – Typical Floor Plans

- Additional apartment types (Apt 605, Apt705/805/905)

TP200 – Proposed Elevations sheet 1

- Reconfigured façade detailing above Level 2 inclusive of reducing vertical external columns and the addition of spandrel panels.
- South elevation updated to reflect changes to ground floor layout.
- Removal of textured concrete to level 6 open space, only now showing glass balustrading.
- Vertical elements to tower pushed back to now be in line with slab
- Brickwork to Southern laneway reduced to 1 storey.
- Precast cap to top of building removed, replaced with 150mm hob.
- Balustrading to Southern level 6 changed to be glass balustrade

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TP201 – Proposed Elevations sheet 2

- Reconfigured façade detailing above Level 2 inclusive of reducing vertical external columns and the addition of spandrel panels.
- West elevation updated to reflect changes to ground floor layout.
- Brickwork to Southern laneway reduced to 1 storey.
- Vertical elements to tower pushed back to now be in line with slab
- Wall on boundary Precast concrete revised to flat natural concrete.

TP202-TP205 – Streetscape Elevations

- Streetscape Elevations updated to reflect changes to ground floor layout.

TP300-TP301 – Proposed Sections

- Sections updated to reflect the changes on Ground floor and the addition apartments.

TP400-TP402 – Shadow Diagrams

- Shadow diagrams updated to include shadows from the new mass to the South-East of the site (shown in green).

TP800 – Material Schedule

- Revised Material schedule reflecting changes to elevations including SP1 & G2

TP900 – Development Summary

- Apartment Numbers increased from 214 to 227
- Revised Area Analysis to incorporate revised design.
- Revised number of storage cages.
- Revised Accessibility Apartments numbers.
- Revised Cross ventilation numbers.

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Any queries please call

Sean Dugdale

9329 5988

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Clause 58 Assessment – Section 72 Amendment – July 2024

77-83 Sutton Street, North Melbourne

Objectives and summary of standards <ul style="list-style-type: none"> A development <u>must</u> meet all objectives A development <u>should</u> meet all standards 	Applicant's Assessment
<p>Clause 58.01-1:</p> <p>Urban Context Report and Design Response</p> <p>An application must be accompanied by:</p> <ul style="list-style-type: none"> An urban context report. A design response. 	<p>Complies</p> <p>The original application material namely the architectural package prepared by <i>Point Architects</i> provided a detailed urban context report and design response in accordance with this requirement.</p>
<p>Clause 58.01-2:</p> <p>Urban context report</p> <p>The urban context report may use a site plan, photographs or other techniques and must include:</p> <p>An accurate description of:</p> <ul style="list-style-type: none"> Site shape, size, orientation and easements. Levels and contours of the site and the difference in levels between the site and surrounding properties. The location and height of existing buildings on the site and surrounding properties. The use of surrounding buildings. The location of private open space of surrounding properties and the location of trees, fences and other landscape elements. Solar access to the site and to surrounding properties. Views to and from the site. Street frontage features such as poles, street trees and kerb crossovers. The location of local shops, public transport services and public open spaces within walking distance. Movement systems through and around the site. Any other notable feature or characteristic of the site. An assessment of the characteristics of the area including: <p>Any environmental features such as vegetation, topography and significant views.</p> <ul style="list-style-type: none"> The pattern of subdivision. Street design and landscape. The pattern of development. Building form, scale and rhythm. Connection to the public realm. Architectural style, building details and materials. Off-site noise sources. The relevant NatHERS climate zones (as identified in Clause 58.03-1). 	<p>Complies</p> <p>The original application material namely architectural package prepared by <i>Point Architects</i> provided details of the site by way of a site plan, photographs, and written description in accordance with this requirement.</p> <div data-bbox="1046 1032 1592 1368" style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <p style="text-align: center; color: red; font-weight: bold; font-size: 24px;"> ADVERTISED PLAN </p>

<ul style="list-style-type: none"> • Social and economic activity. • Any other notable or cultural characteristics of the area. 	
<p>Clause 58.01-3: Design Response</p> <p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> • Responds to any relevant planning provision that applies to the land. • Meets the objectives of Clause 58. • Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme. • Derives from and responds to the urban context report. <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.</p>	<p>Complies</p> <p>Material included within the original and accompanying architectural package and earlier town planning report clearly articulated how the proposed development derived from, and responded to, the historic industrial character of the area and planning controls in particular DDO63 applying to the 'Arden-Macaulay Urban Renewal Precinct' and the Structure Plan.</p>
<p>Clause 58.02-1 – Urban Context Objectives</p> <ul style="list-style-type: none"> • To ensure that the design respects the existing urban context or contributes to the preferred future development of the area. • To ensure the development responds to the features of the site and surrounding area. <p>Standard D1 (cannot be varied)</p> <ul style="list-style-type: none"> • The design response <u>must</u> be appropriate to the urban context and the site. • The proposed design <u>must</u> respect the existing or preferred urban context and respond to the features of the site. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant urban design objective, policy or statement set out in this scheme. • The urban context report. • The design response. 	<p>Complies</p> <p>The original application material namely the earlier town planning report and the accompanying architectural package prepared by <i>Point Architects</i> contained a detailed assessment of the Site's urban context and surrounding area and how the proposal has appropriately responded to this.</p>
<p>Clause 58.02-2 – Residential Policy Objectives</p> <ul style="list-style-type: none"> • To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies. • To support higher density residential development where development can take advantage of public and community infrastructure and services. <p>Standard D2 (cannot be varied)</p> <p>An application <u>must</u> be accompanied by a written statement that describes how the development is consistent with any relevant policy for housing in:</p> <ul style="list-style-type: none"> • the SPPF; and • the LPPF including the MSS; and • Local Planning Policies (<i>i.e. Clause 22.01 – Urban Design within the Capital City Zone</i>). <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies. 	<p>Complies</p> <p>The design and siting of the proposal is considered appropriate in the context of the Site and surrounding area and as reflected in the issuing of the Planning Permit.</p> <p>The earlier architectural material and various consultant reports that accompany the application includes a detailed study of surrounding land uses and development, including its location, scale and intensity particularly that destined to evolve to this strategic precinct.</p> <p>The approved development enables a mixed-use development that is extremely well located to take advantage of the various retail, community and service amenities in the Urban Renewal Precinct and convenient connections to the Melbourne CBD, other nearby activity centres and existing and planned public transport infrastructure.</p> <p>The amended proposal provides for additional housing and diversity in an area extremely close</p>

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- *The design response.*

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to existing jobs, services and public transportation and clearly identified for change in State and local planning policy. The high quality architectural design ensures the development will provide a positive contribution to the surrounding area.

This is entirely consistent with the directives of *Plan Melbourne* and State and Local Planning Policy Framework policies of the Planning Scheme on the basis that the proposal remains entirely respectful of nearby developments, approvals and aspirations within this evolving precinct.

Clause 58.02-3 – Dwelling Diversity Objective

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

Standard D3 (can be varied)

Developments of 10 or more dwellings should provide a range of dwelling sizes and types including dwellings with a different number of bedrooms.

There are no decision guidelines for this objective and standard.

Complies

The proposal and approved/endorsed development incorporates a variety of apartments of one-bedroom, two-bedroom and three-bedroom options, that display a range of sizes, types and layouts.

Clause 58.02-4 – Infrastructure Objectives

- To ensure development is provided with appropriate utility services and infrastructure.
- To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standard D4 (can be varied)

- Development should be connected to reticulated services including reticulated sewerage, drainage, electricity and gas if available.
- Developments should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.
- In areas where utility services or infrastructure have little or no space capacity, developments should provide for the upgrading or mitigation of the impact on services or infrastructure.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- *The capacity of the existing infrastructure.*
- *In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
- *If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.*

Complies

The proposal and approved development is able to be connected to all services required for the residential, commercial and public uses of the land.

A total storage volume of 60KL rainwater tanks continue to be provided, consistent with the current endorsed material with rainwater collected from the building roof and terraces and to be filtered and treated for re-use in toilet flushing and irrigation.

The proposal will not result in unsustainable demands upon existing and planned infrastructure.

Clause 58.02-5 – Integration with the Street Objective

- To integrate the layout of development with the street.

Standard D5

- Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Complies / No Change

The endorsed and proposed amended development is oriented toward Sutton Street, and overall improves the appearance and pedestrianisation of the streetscape through the location of the building entrance and added pedestrian link from Sutton Street which can be

- Development should be orientated to front existing and proposed streets.
- High fencing in front of dwellings should be avoided if practicable.
- Development next to existing public open space should be laid out to complement the open space.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.

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continued/expanded as the area continues to develop.

The endorsed development and proposed changes are well integrated with the street including concentrated activity at ground floor level and apartments on the upper level.

The endorsed development and proposed changes are orientated towards a future east-west and north-south laneway, which are able to be expanded/widened as the area continues to develop.

Passive surveillance to these areas and the public realm will be improved through the provision of balconies and windows orientated toward these spaces as well as provision of walk-up apartments towards the rear.

The walkable areas, consisting of the pedestrian links, Sutton Street footpath will be activated with a variety of uses with internal communal outdoor areas spaces also provided and improving the pedestrian/cyclist permeability within and adjacent to the Site.

Clause 58.03-1 – Energy Efficiency Objective

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

Standard D6 (Can be varied)

- 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.
- Living areas and private open space should be located on the north side of the development, if practicable.
- Developments should be designed so that solar access to north-facing windows is optimised.
- Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in Table D1:

Table D1 – Cooling Load	
NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum
Climate zone 62 Moorabbin	21
Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).	

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and layout of the site.
- The existing amount of solar access to abutting properties.

Complies

The Site is strategically located on a large site with the building designed in a 'L' shape in responding to the Site's area which opens up to enhance natural, northern sunlight.

Balconies and windows are orientated to the existing and future public realm and the communal open space areas.

The commitments and requirements within the current endorsed 'Sustainability Management Plan' prepared by *Sustainable Development Consultants* are retained in the proposed, amended development.

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<ul style="list-style-type: none"> • The availability of solar access to north-facing windows on the site. • The annual cooling load for each dwelling. 	
<p>Clause 58.03-2 – Communal Open Space Objective</p> <ul style="list-style-type: none"> • To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development. <p>Standard D7 (Can be varied)</p> <p>Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.</p> <p>Communal open space <u>should</u>:</p> <ul style="list-style-type: none"> • Be located to: <ul style="list-style-type: none"> ▫ Provide passive surveillance opportunities, where appropriate. ▫ Provide outlook for as many dwellings as practicable. ▫ Avoid overlooking into habitable rooms and private open space of new dwellings. ▫ Minimise noise impacts to new and existing dwellings. • Be designed to protect any natural features on the site. • Maximise landscaping opportunities. • Be accessible, useable and capable of efficient management. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant design objective, policy or statement set out in this scheme. • The design response. • The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents. • The availability of and access to public open space. 	<p>Complies</p> <p>The proposed amendment continues to provide generous communal open space area at Level 1 and Level 6, totalling 584sqm, which are not impacted on by the amendments, including their solar receipt.</p> <p>Additional internal resident amenities are provided at ground floor including a resident cinema, games room and co-working space.</p> <p>Collectively, the communal open space areas satisfy Standard D7 requirements.</p> <div style="border: 2px solid red; padding: 5px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> <p>ADVERTISED PLAN</p> </div>
<p>Clause 58.03-3 – Solar access to communal outdoor open space objective</p> <ul style="list-style-type: none"> • To allow solar access into communal outdoor open space. <p>Standard D8 (Can be varied)</p> <ul style="list-style-type: none"> • The communal outdoor open space <u>should</u> be located on the north side of a building, if appropriate. • At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space <u>should</u> receive a minimum of two hours of sunlight between 9am and 3pm on 21 June. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive. 	<p>Complies / No Change</p> <p>The communal open space areas at Level 1 and Level 6 are not impacted by the proposed amendments, continuing to will receive excellent solar access on the 21 June given their size and orientation.</p>
<p>Clause 58.03-4 – Safety Objectives</p> <ul style="list-style-type: none"> • To ensure the layout of development provides for the safety and security of residents and property. <p>Standard D9 (Can be varied)</p>	<p>Complies / No change</p> <p>Pedestrian and vehicle accessways are clearly recognised, acknowledging the immediate hierarchy of the street network to ensure the</p>

<ul style="list-style-type: none"> Entrances to dwellings <u>should</u> not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways <u>should</u> be avoided. Developments <u>should</u> be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments <u>should</u> be protected from inappropriate use as public thoroughfares. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider the design response.</p>	<p>safety of pedestrians and vehicles accessing the Site.</p> <p>Both the pedestrian and vehicle entrances as well as walkable areas within the Site will be adequately lit at night to ensure an appropriate level of safety, while providing a sense of place and identity to the Boundary Road frontage and its significance in the Arden/Macaulay Urban Renewal Precinct and other proposed connections in the Structure Plan and adjacent to the Site.</p> <p>Courtyard fencing is provided to private public open space areas at lower ground floor, to ensure the privacy and amenity of residents of these apartments/townhouses is maintained.</p>
<p>Clause 58.03-5 – Landscaping Objectives</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the area. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect. <p>Standard D10 (Can be varied)</p> <p>The landscape layout and design <u>should</u>:</p> <ul style="list-style-type: none"> Be responsive to the site context. Protect any predominant landscape features of the area. Take into account the soil type and drainage patterns of the site and integrate planting and water management. 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. Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration. Maximise deep soil areas for planting of canopy trees. <p>Development <u>should</u> provide for the retention or planting of trees, where these are part of the urban context.</p> <p>Development <u>should</u> provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design <u>should</u> specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development <u>should</u> provide the deep soil areas and canopy trees specified in Table D2.</p>	<p>Complies / No Change</p> <p>The Site's land size area at approximately 3,452 square metres requires 15% of the site area to be allocated for deep soil area or approximately 517.8 square metres, with one (1) large tree to be planted or two (2) medium trees per 90 square metres.</p> <p>Given the anticipated change of the area as a recognised Major Urban Renewal Precinct, the endorsed development/landscape plan and proposed amendment do not provide for the minimum dimension width for 'deep-root planting', however continues to provide excellent deep soil areas across the Site, with planting opportunities including canopy trees to the public realm provided in the north, south and west; with additional planting provided in the communal open space areas at Levels 1 and 6.</p> <p>The landscaping overall provides a sustainable and pleasant environment for future residents of the proposal as detailed in the 'Landscape Plan' prepared by Davidson Design Studio.</p> <p>Importantly, Standard D10 also states '<i>[i]f the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:</i></p> <ul style="list-style-type: none"> * <i>Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</i> * <i>Vegetated planters, green roofs or green facades.'</i> <p>Accordingly, with the discretion contained within Standard D10 and the extent of green landscaping provided across the Site, the endorsed development and proposed amendment continues to comply with the Standard and Objective.</p>

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<p>If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:</p> <ul style="list-style-type: none"> • Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. • Vegetated planters, green roofs or green facades. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant plan or policy for landscape character and environmental sustainability in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • The design response. • The location and size of gardens and the predominant plant types in the area. • The health of any trees to be removed. • The suitability of the proposed location and soil volume for canopy trees. • The ongoing management of landscaping within the development. • The soil type and drainage patterns of the site 	<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 58.03-6 – Access Objective</p> <ul style="list-style-type: none"> • To ensure the number and design of vehicle crossovers respects the urban context. <p>Standard D11 (Can be varied)</p> <p>The width of accessways or car spaces <u>should not</u> exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover <u>should</u> be provided for each dwelling fronting a street.</p> <p>The location of crossovers <u>should</u> maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone <u>should</u> be minimised.</p> <p>Developments <u>must</u> provide for access for service, emergency and delivery vehicles.</p> <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The impact on the streetscape. • The reduction of on-street car parking spaces. • The effect on any significant vegetation on the site and footpath. 	<p>Complies / No Change</p> <p>The endorsed accessway to Sutton Street is not proposed to be altered through this proposed amendment, and therefore continues to comply with relevant Standard D11 requirements.</p> <div style="text-align: center; font-size: 2em; font-weight: bold; color: red; margin-top: 20px;"> <p>ADVERTISED PLAN</p> </div>
<p>Clause 58.03-7 – Parking Location Objective</p> <ul style="list-style-type: none"> • To provide convenient parking for resident and visitor vehicles. • To protect residents from vehicular noise within developments. <p>Standard D12 (Can be varied)</p> <p>Car parking facilities <u>should</u>:</p>	<p>Complies / No Change</p> <p>On-site car parking is provided within two (2) dedicated basement levels, consistent with the current endorsed material.</p>

<ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings <u>should</u> be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> <p>Decision Guideline</p> <ul style="list-style-type: none"> • Before deciding on an application, the responsible authority must consider the design response. 	
<p>Clause 58.03-8 – Integrated Water And Stormwater Management Objective</p> <ul style="list-style-type: none"> • 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 runoff on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. <p>Standard D13 (Can be varied)</p> <p>Buildings <u>should</u> be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings <u>should</u> be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system <u>should</u> be:</p> <ul style="list-style-type: none"> • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant water and stormwater management objective, policy or statement set out in this scheme. • The design response. • Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design. • Whether discharge from the site to the stormwater will adversely affect water quality entering the drainage system. • The capacity of the drainage network to accommodate additional stormwater. • Whether the stormwater treatment areas can be effectively maintained. 	<p>Complies</p> <p>A total storage volume of 60KL rainwater tanks continues to be provided consistent with the endorsed treatment, with rainwater collected from all building roofs and terrace area and to be filtered and treated for re-use in toilet flushing and irrigation.</p> <p>Further information with regards to the proposal's water use is contained in the accompanying, updated 'Sustainability Management Plan' prepared by Sustainable Development Consultants.</p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <div style="text-align: center; color: red; font-weight: bold; font-size: 2em;"> <p>ADVERTISED PLAN</p> </div>
<p>Clause 58.04-1 – Building Setback Objective</p> <ul style="list-style-type: none"> • To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. • To allow adequate daylight into new dwellings. 	<p>Complies</p> <p>As informed in the body of this submission, the additional built form in the south-east corner of the Site is considered to only enhance the equitable development opportunity of the abutting property at 71-75 Sutton Street, and</p>

<ul style="list-style-type: none"> To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. <p>Standard D14 (Can be varied)</p> <p>The built form of the development <u>must</u> respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings <u>should</u> be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> Ensure adequate daylight into new habitable room windows. Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. Ensure the dwellings are designed to meet the objectives of Clause 58. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> The purpose of the zone and/or overlay that applies to the land. Any relevant urban design objective, policy or statement set out in this scheme. The urban context report. The design response. The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways. The extent to which the proposed dwellings are provided with reasonable daylight access through the layout of rooms and the number, size, location and orientation of windows. The impact of overlooking on the amenity of existing and proposed dwellings. The existing extent of overlooking into existing dwellings and private open space. Whether the development meets the objectives of Clause 58. 	<p>will not impact on the amenity/daylight receipt of dwellings already endorsed.</p> <p style="text-align: center;">ADVERTISED PLAN</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 58.04-2 – Internal Views Objective</p> <ul style="list-style-type: none"> To limit views into the private open space and habitable room windows of dwellings within a development. <p>Standard D15 (Can be varied)</p> <p>Windows and balconies <u>should</u> be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</p> <p>Decision Guidelines</p> <ul style="list-style-type: none"> <i>Before deciding on an application, the responsible authority must consider the design response.</i> 	<p>Complies</p> <p>The endorsed material and proposed amendment continues to be designed to avoid any unreasonable overlooking to private open space areas of dwellings within the development to ensure that no unreasonable internal views will occur.</p>
<p>Clause 58.04-3 – Noise Impacts Objective</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources. 	<p>Complies</p> <p>The proposed development includes services provided in the core of the building, with a main services room located in the lower ground floor.</p>

Standard D16 (Can be varied)

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

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

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

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

Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- *The design response.*
- *Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified consultant submitted with the application.*
- *Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.*
- *Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.*
- *Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.*

Feature glazing and insulation has been equipped and will provide noise attenuation from any on or off-site noise sources as detailed in the updated 'Acoustic Assessment' prepared by *Acoustic Logic Pty Ltd* and in response to requirements of DDO26.

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58.05-1 Accessibility objective

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

Standard D17

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.

Complies

118 of the 227 dwellings (52%) are designed to be 'accessible' thus exceeding the Standard and Objective of clause 58.05-1.

Table D4 - Bathroom Design		
	Design Option A	Design Option B

Door Opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door Design	Either: * A slide door, or * A door that opens outwards, or * A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: * A slide door, or * A door that opens outwards, or * A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: * A minimum area of 1.2 metres by 1.2 metres. * Located in front of the shower and the toilet. * Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: * A minimum width of 1 metre. * The full length of the bathroom and a minimum length of 2.7 metres. * Clear of the toilet and basin. The circulation area can include a shower area.
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.

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There are no decision guidelines for this objective and standard

58.05-2 Building entry and circulation objective

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

Standard D18 (can be varied)

Entries to dwellings and residential 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.

Complies / No Change

The Site contains frontage to Sutton Street, which is identified as a 'renewal street' and to be significantly enhanced through the provided activation in the proposal and future developments as well as the added pedestrian connections/links to be widening of the public realm and associated enhancements and provision of active uses at ground floor along this front.

The residential entrance from the north-south pedestrian link promotes activity, movement and interest along this connection and the Sutton Street frontage, providing a sense of address to the streetscape, successfully integrating with the public realm.

- 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.

Decision Guidelines

Before deciding on an application, the responsible authority must consider

- The design response.
- The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.

The vehicle entrance from Sutton Street is separated from the pedestrian connections/access.

The residential entrances are further afforded with a generous lobby area and mailroom for the added convenience of future residents.

Corridors of the building upper levels maintain a minimum width of 1600mm and contain a minimum of one natural light source.

Clause 58.05-3 – Private Open Space Objective

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

Standard D19 (can be varied)

A dwelling should have private open space consisting of:

- An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or
- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

Complies with Objective

Each dwelling is provided with a balcony or courtyard area with convenient access from a living room, which range in size from 9.3 to 21.1 square metres, depending on the size of the apartment, and complying with the minimum dimension sizes.

A minor variation is sought to the size and dimensions of the courtyard areas associated with the new ground floor apartments (G01, G02, G03 and G04), which are required to provide 25sqm of private open space with a minimum dimension of 3 metres.

Variation to this requirement continues to be appropriate when considering:

- The majority of these apartments being for studios which are typically of a smaller size with the balconies providing a convenient space and arrangement for these new layouts.
- The blanketing of ground floor private open space areas, regardless of apartment sizes/types.
- Across the Site the generous communal open space areas provided, at ground floor, Level 1 and Level 6 in excess of Standard D7 requirements; and
- The reasonable recreation and service needs of residents given the minor variation sought to the Standard and ability to use the larger, provided communal spaces where necessary.

Table D5 Balcony Size		
Dwelling Type	Minimum Area	Minimum Dimension
Studio or 1 bedroom dwelling	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- the design response.
- The useability and functionality of the private open space, including its size and accessibility.
- The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.
- The availability of and access to public or communal open space.

Accordingly, when considering the size of these areas and the excellent communal amenity features of the design response a minor variation to this requirement is appropriate.

The ability for the balance of apartments otherwise complying with Standard D19 requirements, highlights the excellent internal amenity of the proposed apartments.

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<p>Clause 58.05-4 – Storage Objective</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling <p>Standard D20 (can be varied)</p> <ul style="list-style-type: none"> 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 D6. <table border="1" data-bbox="103 459 954 743"> <thead> <tr> <th colspan="3">Table D6 - Storage</th> </tr> <tr> <th>Dwelling Type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table> <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> the design response. The useability, functionality and location of storage facilities provided for the dwelling. 	Table D6 - 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 or more bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	<p>Complies</p> <p>Each dwelling is provided with storage that meets or exceeds with the requirements of Table D6. This includes storage provided both within the dwelling and lockable storage located in the basement level as detailed at Drawing Nos. TP150 – TP157 prepared by <i>Point Architects</i>.</p> <p>The basement storage areas are easily accessible for future residents via the lift or stairs.</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 24px;">ADVERTISED PLAN</p>
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<p>Clause 58.06-1 – Common Property Objective</p> <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. <p>Standard D21 (can be varied)</p> <ul style="list-style-type: none"> Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management. <p>Decision Guidelines</p> <ul style="list-style-type: none"> There are no decision guidelines for this objective and standard. 	<p>Complies / No Change</p> <p>The common property areas include the residential and vehicle entrances; associated services, including the residential lobbies, circulation areas, stair and lift facilities; basement and car parking area; communal landscaped areas; resident communal amenities. These area are practical for future occupants and are able to be appropriately managed in the future through the Owners Corporation.</p>																		
<p>Clause 58.06-2 – Site Services Objective</p> <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. <p>Standard D22 (can be varied)</p> <ul style="list-style-type: none"> The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Mailboxes should be provided and located for convenient access as required by Australia Post. <p>Decision Guidelines</p> <ul style="list-style-type: none"> Before deciding on an application, the responsible authority must consider the design response. 	<p>Complies / No Change</p> <p>The approved development and proposed amendment complies with these requirements, enabling appropriate access to building services for required maintenance works.</p> <p>The mail rooms are located on the ground floor, forming part of the building lobby areas, for easy access by residents and Australia Post.</p>																		

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<p>Clause 58.06-3 – Waste and Recycling Objective</p> <ul style="list-style-type: none"> 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. <p>Standard D23 (Can be varied)</p> <p>Developments <u>should</u> include dedicated areas for:</p> <ul style="list-style-type: none"> Waste and recycling enclosures which are: <ul style="list-style-type: none"> Adequate in size, durable, waterproof and blend in with the development. Adequately ventilated. Located and designed for convenient access by residents and made easily accessible to people with limited mobility. Adequate facilities for bin washing. These areas should be adequately ventilated. Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities <u>should</u> be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> The design response. Any relevant waste and recycling objective, policy or statement set out in this scheme. 	<p>Complies</p> <p>The bin storage area is appropriate for the residential operations of the Site as detailed in the 'Waste Management Plan' prepared by <i>One Mile Grid</i>.</p> <p style="text-align: center;">ADVERTISED PLAN</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 58.07-1- Functional Layout Objective</p> <ul style="list-style-type: none"> To ensure dwellings provide functional areas that meet the needs of residents. <p>Standard D24 (Can be varied)</p> <p>Bedrooms <u>should</u>:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table D7. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <p>Table D7 Bedroom Dimension</p>	<p>Complies</p> <p>As detailed in Drawing Nos TP155-TP157 all of the bedrooms for each respective apartment and all of the living areas, have been designed to meet the minimum requirements contained in Tables D7 and D8.</p>

Bedroom Type	Minimum Width	Minimum Depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.

Table D8 Living Area Dimension		
Bedroom Type	Minimum Width	Minimum Area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and amenity of habitable rooms.

Clause 58.07-2 – Room Depth Objectives

* To allow adequate daylight into single aspect habitable rooms.

Standard D25 (Can be varied)

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

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

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

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

Decision Guideline

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.
- Any overhang above habitable room windows that limits daylight access.

Complies

All habitable rooms, including the open plan layout of living areas, comply with the standard when measuring the depth from the glazing line of the habitable room windows.

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<p>Clause 58.07-3 – Windows Objectives</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows <p>Standard D26 (Can be varied)</p> <p>Habitable rooms <u>should</u> have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area <u>should</u> be:</p> <ul style="list-style-type: none"> A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window. <p>Decision Guideline</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> The design response. The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms. 	<p>Complies</p> <p>All habitable rooms have a window with an external wall of the building, with Apartment Type A, D, F, K and Z containing the 'snorkel bedrooms are designed in accordance with Standard D26 requirements, with no change to these apartments proposed by this amendment.</p> <p>Accordingly, both the Standard and Objective of Clause 58.07-3 are satisfied in the design response.</p>
<p>Clause 58.07-4 – Natural Ventilation Objectives</p> <ul style="list-style-type: none"> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. <p>Standard D27 (Can be varied)</p> <p>The design and layout of dwellings <u>should</u> maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings <u>should</u> provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p>Decision Guideline</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> The design response. The size, orientation, slope and wind exposure of the site. The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation. Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context. 	<p>Complies</p> <p>108 of the 227 apartments (47.6%) are effectively cross ventilated, satisfying the requirements of Standard D27.</p>

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