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Lucy McGovan

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Department of Transport and Planning
Wurundjeri Country
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via ePortal

Dear Lucy

Response to Request for Further Information

PPA-888 - 103-117 Boundary Road and 59-101 Alfred Street, North Melbourne

1 May 2026

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Tract continues to act on behalf of Alfred and Boundary Pty Ltd with respect to the proposed development of the land at 103-117 Boundary Road and 59-101 Alfred Street, North Melbourne (the 'Site').

We refer to the comments provided in the Request for Further Information (RFI) issued by the Department of Transport and Planning (DTP) dated 20 March 2026, together with the subsequent meeting held on 1 April 2026 and written feedback received on 10 April 2026.

In response to this feedback, a range of design refinements and documentation updates have been undertaken to address the matters raised by DTP.

A holistic Statement of Changes has been prepared to assist DTP officers in its assessment of the amended proposal and should be read in conjunction with this response.

The holistic formal lodgement package relevant to this updated submission should be read alongside the following materials:

- Statement of Changes prepared by Fender Katsalidis (FK) and Cera Stribley (CS) (dated 28 April 2026).
- Revised Town Planning Drawings prepared by FK and CS (dated 29 April 2026).
- Revised Urban Context Report by FK and CS (28 April 2026)
- Revised Landscape Plan by Tract (24 April 2026)
- Revised Planning Report by Tract (1 May 2026)
- Revised Acoustic Report prepared by ADP Consulting (27 April 2026)
- Revised Affordable Housing Report prepared by UrbanXChange (28 April 2026)
- Revised Sustainability Management Plan prepared by ADP Consulting (1 May 2026)
- Revised Wind Impact Assessment prepared by Vipac (29 April 2026)
- Revised Traffic Engineering Assessment, Green Travel Plan and Waste Management Plan prepared by Traffix (1 May 2026)
- Easement Memorandum prepared by Reeds Consulting (17 April 2026)
- Daylight Consultant Advice Notice prepared by ADP (28 April 2026)

We are pleased to provide the following responses to the matters outlined in the following pages. These responses are provided to support DTP's review and assist in progressing the assessment of the formal lodgement documentation.

If for some reason this response does not satisfy DTP's request, we formally request an extension to the RFI lapse date of 22 May 2026 to provide any further information.

Yours sincerely



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1 Response to RFI

Item	Requested Information	Response
Architectural Plans amended to include:		
1	a) Additional floor plan demonstrating layout of upper levels of multi-storey dwellings in Precinct 2, partially shown on TP1000.	Refer to TP1000.5 of the Town Planning Drawings prepared by FK and CS. An additional floor plan has been provided demonstrating the layout of the upper levels of the multi-storey dwellings within Precinct 2.
	b) Any subsequent revisions to development summary, if applicable.	Refer to TP300 – 303 of the Town Planning Drawings prepared by FK and CS. The development summaries have been revised to reflect the changes made.
	c) Precinct 3 west-facing dwellings (adjoining the freeway) to incorporate acoustic design requirements, including combination of non-openable windows, winter garden balconies, reduced bedroom glazing and/or high-performance double glazing, consistent with submitted Acoustic Assessment.	Refer to TP1000 – TP1015 and TP2303 of the Town Planning Drawings prepared by FK and CS. The west-facing dwellings within Precinct 3 have been updated to incorporate the relevant acoustic design requirements, including the provision of winter garden balconies, in accordance with the acoustic report.
	d) Materials and finishes schedule for refurbished Farrell's Stable building.	Refer to TP2400 of the Town Planning Drawings prepared by FK and CS. A material and finishes schedule have been provided for the refurbishment of the Farrell's Stable building. The schedule confirms a sympathetic approach to the existing heritage fabric and includes the retention of existing heritage brickwork, new brickwork selected to match the existing heritage brick, custom orb sheet roofing, timber paling fencing, vision glazing and polycarbonate roofing elements.
	e) Rainwater tank locations identified and volume capacity notated, consistent with submitted Sustainability Management Plan.	Refer to TP0999 and TP1000 of the Town Planning Drawings prepared by FK and CS. The rainwater tanks have clearly been identified within each precinct lower ground (P3) or ground levels (P1 and P2) and is consistent with the SMP.

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Item	Requested Information	Response
f)	Location of 'Jellyfish' filters, consistent with submitted Stormwater Management Plan, provided as Appendix B to Sustainability Management Plan.	Refer to TP0999 and TP1000 of the Town Planning Drawings prepared by FK and CS. The Jellyfish filters have been appropriately identified within the ground levels of each precinct and is consistent with the SMP.
g)	Minimum vehicle crossover widths dimensioned.	Refer to TP1000 and TP1001 of the Town Planning Drawings prepared by FK and CS. All minimum vehicle crossover dimensions have been provided for all precincts.
h)	Pedestrian canopy along eastern and northern elevations Precinct 1 dimensioned, demonstrating minimum depth of 2 metres at supermarket entrance, as per Wind Impact Assessment recommendations.	Refer to TP1002 of the Town Planning Drawings prepared by FK and CS. The pedestrian canopy has been dimensioned to clearly identify the minimum depth of 2m, as per Wind Impact Assessment.
i)	Shadow diagrams at revised scale, preferably 1:300 or less, to allow areas of overshadowing impacts on each communal space to be clearly distinguished.	Refer to TP4000 – TP4045 of the Town Planning Drawings prepared by FK and CS. Shadow diagrams have been provided at a scale of 1:300 to clearly show overshadowing impacts.
j)	Amendments to achieve compliance with the following Clause 58 Standards: i. Clause 58.02-3 – Dwelling Diversity Objective (Standard D3) ii. Clause 58.03-3 – Solar Access to Outdoor Open Space Objective (Standard D8) iii. Clause 58.05-3 – Private Open Space Objective (Standard D20) iv. Clause 58.05-4 – Storage Objective (Standard D21) v. Clause 58.07-1 – Functional Layout Objective (Standard D26) vi. Clause 58.07-4 – Natural Ventilation Objective (Standard D29).	Refer to TP4501 – TP5331 of the Town Planning Drawings prepared by FK and CS. Amendments have been made to the apartment configurations to improve compliance with the relevant Clause 58 standards. Further details are addressed below in the preliminary concerns section.

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Item	Requested Information	Response
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Easement Variation Plan, to include all subject parcels, be drawn to scale and demonstrate:

2	a) Location of all easements to be removed.	<p>Refer to the Easement Removal Memorandum prepared by Reeds.</p> <p>The Easement Removal Memorandum confirms that planning approval for the removal of the relevant easements can appropriately be addressed through the subdivision process. This will be supported by an Easement Variation Plan and required consents from beneficiaries and landowners, together with any necessary approvals from the relevant authorities. Accordingly, the presence of any assets within the easements does not present a barrier to the assessment of a variation of the easement.</p> <p>It is also noted that this is consistent with the approach adopted under the existing approvals for the site, as reflected in the relevant permit conditions below:</p> <p>Planning Permit No. PA19006719-1</p> <p>11 Prior to the commencement of the development, including demolition, bulk excavation, site remediation, retention works, footings, ground beams and ground slab and temporary structures, easements E-1, E-2, E-3 and E-4 on the Plan of Subdivision PS343349R must be varied or removed as necessary to facilitate the entitlements under the easements to the satisfaction of the Responsible Authority in consultation with Melbourne City Council.</p> <p>Planning Permit No. PA1900705</p> <p>13 Prior to the commencement of the development, including demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, easement E-1 on PS339485G must be varied and exclude any structures that support the development to the satisfaction of the Responsible Authority in consultation with Melbourne City Council.</p>
b) Notation identifying easement title and dimensions.		As above.

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Written consent of beneficiaries

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Item	Requested Information	Response
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3	Written consent of beneficiaries of easements proposed to be removed under Clause 52.02, including City West Water and Greater Western Water, as outlined in the submitted Easement Report.	As above.
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Acoustic Assessment amended to include:

4	<p>a) Details of nearby industrial noise sources.</p> <hr/> <p>b) Details confirming pre-construction testing has suitably considered noise generated by the industrial operations within the Macaulay precinct, as per the requirements at Clause 2.1, Schedule 26 to the Design and Development Overlay.</p>	<p>Refer to the Acoustic Report prepared by ADP.</p> <p>Section 2.1 of the Report confirms that noise sources include nearby commercial or industrial use (however these are indistinguishable under the noise from traffic).</p> <hr/> <p>Refer to the Acoustic Report prepared by ADP.</p> <p>Section 3.3.4 of the Report confirms that noise measurements already conducted by ADP, detailed in Section 2.2, constitute the preconstruction noise measurement requirement as per below.</p> <p><i>The preconstruction noise measurement contained both attended and unattended noise measurements including sampling during the day, evening and night periods on weekends and weekdays. This includes monitoring for noise impacts from nearby industrial operations in the Laurens St North Melbourne industrial area and industrial operations in Arden-Macaulay. The high traffic and rail noise levels on site exceed noise from these industrial zones".</i></p>
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Sustainability Management Plan updated to include:

5	Revised Spatial Daylight Autonomy assessments which demonstrate complaint scores for each precinct or justification for any variations to minimum requirements.	<p>Refer to the Daylight Consultant Advice Notice prepared by ADP.</p> <p>A revised Spatial Daylight Autonomy assessment has not been undertaken at this stage, as this modelling is more appropriately undertaken as part of the Detailed Design phase when the apartment layouts have been fully resolved.</p>
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Item	Requested Information	Response
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The Consultant Advice Notice confirms that the current design iteration does not introduce changes that would materially decrease daylight access and confirms that the changes proposed will increase daylight access and will ultimately meet the Green Star minimum requirements. Importantly, the development is not seeking to receive the Green Star credit for daylighting.

The previous daylight modelling confirms that the proposal demonstrates strong daylight performance and continues to meet relevant daylight standards. The previous assessment achieved 67% compliance for non-residential areas, exceeding Green Star requirements, and 62% of residential apartments across the entire precinct achieved greater than 60%, exceeding the Green Star minimum requirement threshold when taken as an average.

It is noted that all dwellings comply with the daylight provisions of the National Construction Code for light transmitting areas, with the majority also meeting the BADS in relation to room depths. Accordingly, the proposal satisfies the Green Star daylight 'Minimum Expectations' and maintains a compliant pathway to achieving a 5 Star Green Star rating.

Landscape Plan updated to include:

6	a) Ground Floor & Public Realm plan to show details of proposed planters and seating proposed along Alfred Street façade of Precinct 1.	Refer to Section 4.4 of the Landscape Plan prepared by Tract. The sections provide further detail of the proposed planters and seating along the Alfred Street façade of Precinct 1.
	b) Details of structural greening proposed to soften the visual impact of podium carparking within Precincts 2 and 3.	Refer to Sections 4.3 and 4.7 of the Landscape Plan prepared by Tract. Additional details of structural greening proposed have been provided within the Landscape Plan. This includes an additional section which demonstrates the planters along with climbers and cascading plants to the car park façade.

Planning Report amended to include:

7	a) Proposed hours of operation of café, retail tenancies and office land uses.	Refer to Section 3.1 of the Planning Report prepared by Tract. The planning report confirms the following indicative operating hours:
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Item	Requested Information	Response
		<p>Café</p> <ul style="list-style-type: none"> ○ Operating hours: 6:00am – 10:00pm, seven days per week <p>Retail</p> <ul style="list-style-type: none"> ○ Operating hours: 7:00am – 10:00pm, seven days per week <p>Office</p> <ul style="list-style-type: none"> ○ Operating hours: 7:00am – 10:00pm, seven days per week
	b) Maximum staff capacity associated with proposed gym land use.	<p>Refer to Section 3.1 of the Planning Report prepared by Tract.</p> <p>The planning report confirms maximum staff capacity of up to 10 staff at any given time for the proposed gym land use.</p>
	<u>Waste Management Plan</u> updated to include:	
8	Corrected Figure 4 to include Stage 3, Ground Floor Plan base map.	<p>Refer to the WMP prepared by Traffix.</p> <p>Figure 4 has been updated to include the correct Stage 3 Ground Floor Plan.</p>
	<u>Wind Impact Assessment</u> updated to include:	
9	Corrected Figure 16 to include Precinct 1, Level 12 Floor Plan base map.	<p>Refer to the Wind Impact Assessment prepared by Vipac.</p> <p>Figure 16 has been updated to include the correct Precinct 1 – Level 12 Floor Plan.</p>

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2 Response to Preliminary Concerns

Preliminary Concerns	Response
Voluntary Cultural Heritage Management Plan	
<p>1 The Wurundjeri Woi Wurrung Registered Aboriginal Party requested a voluntary Cultural Heritage Management Plan (CHMP) be undertaken for the site during the pre-application stage.</p> <p>It is recognised advice has been provided by Jem Archaeology confirming the site has undergone significant ground disturbance and the preparation of a CHMP is therefore not a statutory requirement in this instance. However, consideration should be given to preparing a voluntary plan as per the recommendation of the RAP, noting cultural sensitivities associated with large scale developments adjoining waterways.</p>	<p>The project team acknowledges the value of voluntary CHMPs as a best practice heritage management tool. However, having regard to the findings of the archaeological advice prepared by Jem Archaeology (September 2023), the confirmed presence of significant ground disturbance across the site, and the additional complexities associated with known site contamination, it is considered reasonable and proportionate not to progress a voluntary CHMP in this instance.</p> <p>Accordingly, the decision to prepare a voluntary CHMP is supported by the available evidence and is exercised at the discretion of the Applicant's discretion.</p>
Urban Design Improvements	
<p>2 Concerns continue to be held regarding the southern interface of Precinct 1 and implications for future development of the adjoining property at 91-101 Boundary Road. Further consideration should be given to providing a setback to this boundary to a improve air/solar access to the adjoining site and subsequently deliver a pedestrian and cycling connection which is clear to the sky.</p>	<p>Refer to TP1002 – TP1006 and of the Town Planning Drawings prepared by FK and CS.</p> <p>As discussed with DTP, and as supported in principle through correspondence dated 10 April 2026, the scheme has been amended to reduce the footprint of the podium apartments above the Precinct 1 southern accessway, incorporating a setback of approximately 5m.</p> <p>This amendment allows the eastern portion of the accessway to remain clear to the sky, resulting in a more open, visually permeable and legible entry when viewed from Boundary Road. This outcome is considered a positive design response that improves both permeability and passive surveillance.</p> <p>Further alterations to achieve an accessway that is entirely clear to the sky, including the relocation of the lift core and reconfiguration of car parking circulation, were investigated. However, such changes would introduce significant design inefficiencies, require relocation of the car parking circulation areas, result in a loss of dwelling yield and materially impact the overall viability of the development.</p>

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In this context, the adopted setback and podium reduction represents a balanced and reasonable response, addressing DTP's concerns where practicable.

- 3 Further improvements to the public realm through activation of the ground floor interfaces are recommended, particularly through the provision of active frontages on the ground floor of Precinct 1 and area surrounding the amphitheatre.

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Refer to TP1002 – TP1006 and of the Town Planning Drawings prepared by FK and CS and Landscape Plan prepared by Tract.

Precinct 1 has been designed to facilitate the requirements of a supermarket operator, a land use which will greatly benefit the surrounding area particularly given the extent of densification currently being experienced. Cera Stribley has designed Precinct 1 to effectively strike a balance between designing a layout which will accommodate a supermarket while also ensuring that active frontages continue to be provided to key thoroughfares. When considering this in conjunction with the topography of the Site and the need to appropriately accommodate servicing and loading dock requirements, there are limitations on the ability to introduce further active uses in these locations.

In lieu of further tenancies, opportunities for additional passive public spaces within the tiered landscaped area adjoining the amphitheatre steps were explored. Following a further review of the landscape design, the proposal has been amended to incorporate additional passive seating integrated within the amphitheatre steps, as well as a 'notch' within the landscaped planter area to provide further places for rest and informal gathering. These modifications improve the usability of the public realm and contribute to activation and amenity through passive surveillance and increased opportunity for public use.

- 4 The visual impact of exposed carparking within Precincts 2 and 3 remains a concern. The constraints associated with further sleeving of these carparking areas detailed in the Urban Design response prepared by Hansen are noted. However, further design opportunities to reduce visual and amenity impacts should be investigated. Particularly, along the eastern elevation of Precinct 3, with an immediate interface to west-facing dwellings within Precinct 2.

Refer to TP2302 and of the Town Planning Drawings prepared by FK and CS and Landscape Plan prepared by Tract.

It is acknowledged that in correspondence from DTP dated 10 April 2026, a request was made for alternative screening options to be explored in order to achieve a more visually interesting outcome.

It is noted that due to the ventilation requirements associated with the car park interface, the proposed screening treatment has not been updated and continues to include perforated aluminium screen with a bronze finish. This screening has been selected to allow for climbing plants to grow through and around the screen, while also providing air flow.

Additional detail has also been incorporated into the landscape plan and demonstrates that long-term establishment is viable and will ultimately support landscaping that will soften the built form, enhance visual interest and contribute positively to the external outlook from apartments directly opposite.

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Overall, while the screening material has not been updated due to ventilation and landscaping requirements, the combination of the perforated treatment and landscape design is considered to provide an acceptable and balanced response, achieving both functional performance and an improved visual outcome consistent with the intent of DTP's comments.

Consent of Easement Beneficiaries

- 5 Pursuant to Clause 52.02, the Responsible Authority must consider the interests of all affected parties before deciding on an application to remove or vary an easement. Easements E-3 and E-4 on Plan of Subdivision 343349R are identified as being for sewerage, pipelines & ancillary purposes. Consent is required from City West Water and Greater Western Water (where sewer assets are impacted).
- As above.

Objectives of Clause 58

- 6 As specified at Clause 32.04-7, an apartment development of five or more storeys proposed in the Mixed Use Zone, must meet the requirements of Clause 58. Amendments to the design response are required to ensure the development meets the following objectives:

Dwelling Diversity Objective

Concerns are held with the limited variation in dwelling sizes and types provided within the current proposal, noting overall apartment provision includes 21% studio configuration and 41% one-bedroom configuration. It is recommended floor plans are revised where possible to increase the provision of 2- and 3-bedroom dwellings and improve the overall mix of dwelling types.

It is noted the architectural plans identify opportunities for some apartments to be converted into 3-bedroom, 2-bathroom dwellings, which is encouraged.

Refer to TP0300 of the Town Planning Drawings prepared by FK and CS.

The revised scheme provides the following mix

- 199 x studios (21%)
- 382 x one-bedrooms (40%)
- 302 x two-bedrooms (32%)
- 60 x three-bedrooms (6%)

While opportunities to further increase the proportion of two and three-bedroom apartments were considered, the proposal continues to provide approximately 32% two-bedroom and 6% three-bedroom apartments across the precincts.

Current market analysis indicates limited demand for a higher proportion of three-bedroom apartments within this location, with stronger market preference for smaller apartment typologies. This aligns with interest expressed by prospective affordable housing partners, who have indicated a

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preference for studio, one and two-bedrooms apartments to support affordability outcomes and target household needs.

Accordingly, the proposed dwelling mix reflects market conditions and affordable housing delivery considerations while also being suitable for the anticipated demographic.

In addition, adaptability plans have been prepared for each precinct to demonstrate the capacity for selected two-bedroom apartments to be reconfigured into three-bedroom layouts should future market demand arise. This approach ensures the development is flexible and capable of responding to changing household needs over time.

Solar Access to Outdoor Open Space

The proposed communal outdoor open spaces are not provided with solar access which complies with Standard D8, particularly the outdoor terrace on the eastern side of Precinct 2, at Level 3. Opportunities to maximise solar access to this space should be considered.

Refer to TP4000 – TP4045 of the Town Planning Drawings prepared by FK and CS and BADS Assessment prepared by Tract.

It is understood that the provision of an additional north facing open space on Level 6 of Precinct 2 is supported by DTP, which was already contemplated in the initial lodgement package. This open space is intended to supplement the central open space at ground level, which will experience periods of overshadowing due to surrounding built form, particularly from the north and west.

The Level 6 open space benefits from a northern aspect, improved solar access and enhanced amenity, thereby providing a high-quality communal space for residents. When considered alongside the substantial areas of publicly accessible open space proposed immediately adjacent to the precinct, the distribution and function of open spaces across the development is considered appropriate.

Private Open Space

Concerns are held with the number of dwellings which are not provided with the minimum private open space required by the Standard.

- The 4sqm 'Juliette balconies' proposed within Precinct 1 are not considered to meet the objective of the provision and are not supported.
- Ground floor dwellings within Precincts 2 and 3 should be amended to provide larger SPOS, noting 25sqm is required by the standard.

Refer to the BADS Plans prepared by FK and CS and BADS Assessment prepared by Tract.

As discussed with DTP during the meeting held on 10 April 2026, several amendments have been made to the scheme to improve the quality and usability of private open space provision. This following is noted:

- All 4 sqm Juliette balconies at the podium level within Precinct 1 have been removed. This responds directly to concerns regarding the functionality and amenity of these spaces. At the tower levels, a limited number of studio apartments incorporating Juliette balconies have been retained due to circulation constraints and the need to maintain adequate access to sunlight. It is noted that this applies to only seven apartments and given their location and overall design outcome, this is considered appropriate. The studios remain high-amenity dwellings to meet the needs of residents. The studios will benefit from access to several areas of public open space within close proximity to the Site, and extensive communal facilities provided for residents of

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- All 3-bedroom dwellings should be provided within the minimum private open space area of 12sqm.

Precinct 1. On balance this is considered to provide for the recreational needs of residents and meets the objective.

- All ground floor private open space areas meet the definition of a balcony, which the Macquarie dictionary defines as 'a balustraded or raised and railed platform projecting from the wall of a building.' Accordingly, no changes are considered warranted. The Clause 58 Assessment reflects this.
- In relation to the three-bedroom apartments, all apartments now provide a minimum private open space area of either 8sqm (when facing north and south) or 12 sqm, ensuring adequate outdoor amenity.

Collectively, these amendments and variations are considered appropriate and result in a meaningful improvement to the standard, functionality and overall quality of private open space across the development. The BADS assessment has been updated to include further justification to the variations proposed.

Storage

Variations to reduce the minimum storage provision are not supported. Amendments are required to ensure all dwellings are provided with sufficient storage, particularly within Precinct 1 where provision of external storage is very minimal.

Refer to the BADS Plans prepared by FK and CS and BADS Assessment prepared by Tract.

Amendments have been made to ensure that all apartments comply with the total minimum storage requirements through an appropriate combination of internal and external storage provision, as summarised below.

- Precinct 1: All apartments provide the required total minimum internal storage volume. In addition, a further 78 apartments are supplemented with external storage where internal provision alone is insufficient. As a result, all apartments within Precinct 1 achieve the total minimum storage requirement.
- Precinct 2: All apartments include the minimum internal storage volume, with 301 apartments also provided with external storage facilities to supplement where internal provision is insufficient. Accordingly, all dwellings within Precinct 2 meet the total minimum storage requirement.
- Precinct 3: All apartments are provided with the minimum internal storage, supplemented by external storage for 295 apartments, ensuring full compliance with the total minimum storage requirements across the precinct.

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Functional Layout

A significant number of apartments propose variations to the minimum internal dimensions for bedrooms and living rooms. Amendments are required to ensure the functional needs of residents are suitably met.

Refer to the BADS Plans prepared by FK and CS and BADS Assessment prepared by Tract.

Minor refinements have been made to the apartment layouts to ensure that all one, two and three-bedroom apartments comply with the minimum room width and minimum area requirements for habitable rooms and living areas under BADS.

Where there are still a number of non-compliant apartments, these generally relate to studios, primarily within Precincts 2 and 3 and are due to overlapping functional areas within compact layouts. Notwithstanding this, the affected studios are functional and well designed, with clear circulation, adequate storage and efficient use of space in accordance with the objectives.

The BADS assessment has been updated to include further justification to the variations proposed.

Natural Ventilation

Each of the development precincts fail to achieve natural ventilation of 40% of dwellings as required by the standard. An increase in natural ventilation is encouraged throughout the development to allow occupants to effectively manage natural ventilation of dwellings.

Refer to the BADS Plans prepared by FK and CS.

A number of amendments have been made to the apartment layouts to increase the proportion of naturally ventilated apartments across the development. These changes include targeted reconfiguration of internal layouts, the addition of operable windows and the incorporation of skylights, particularly within Precinct 1, where a substantial improvement has been achieved.

As a result of these design refinements, the proportion of naturally ventilated dwellings within each precinct has increased or been maintained, as detailed below:

Precinct 1

- Previous scheme: 75/307 dwellings (24.4%)
- Updated scheme: 92/303 dwellings (30%)

Precinct 2

- Previous scheme: 116/336 dwellings (34.5%)
- Updated scheme: 118/336 dwellings (35%)

Precinct 3

- Previous scheme: 114/300 dwellings (38%)
- Updated scheme: 114/300 dwellings (38%)

While none of the precincts achieve compliance with the natural ventilation standard, the outcomes should be considered in the broader context of the development's overall environmental sustainability and internal amenity performance. The proposal delivers a strong ESD response, including daylight

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access, enhanced thermal performance, opportunities for passive heating and cooling and energy efficiency measures.

Although the natural ventilation percentages fall below the standard, the proposal's wider sustainability credentials ensure that apartment amenity remains high. Accordingly, when assessed holistically, the natural ventilation performance is considered reasonable and appropriate for the scale and context of the development.

The BADS assessment has been updated to include further justification to the variation proposed.

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