



Urban Planning Collective

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Planning Submission

Great Design Fast Track
34 George Street, Reservoir
22 December 2025

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1.0 EXECUTIVE SUMMARY

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This submission has been prepared on behalf of YS Housing Ltd (**YS Housing**) in support of an application for a planning permit to redevelop the land at 34 George Street, Reservoir (**the subject site**).

It addresses a '**Great Design Fast Track**' application to develop an exemplar of sensitively designed medium density infill development, comprising the construction of twenty-four (24) townhouses at the subject site, inclusive of the adaptive re-use of the former Methodist Church building.

The proposal is underpinned by a thoughtful design that responds positively to the State Government's 7 design principles for great design that support affordable, well-designed townhouses (and apartments) in Victoria. Importantly, the proposal has the support of the Office of the Victorian Government Architect.

The subject site is located in a General Residential Zone – Schedule 2 (**GRZ2**). It is also affected by the Heritage Overlay (Heritage Place **HO264**) and the Development Contributions Plan Overlay – Schedule 1 (**DCPO1**).

This planning permit application is made pursuant to the provisions of Clause 53.25 (Great Design Fast Track) and is accompanied by:

- Confirmation that the application requirements of Clause 53.25 are met (i.e. in the form of this planning submission and the Great Design Fast Track Principles Response document prepared by YS Housing); and
- Written correspondence from the Department of Transport and Planning confirming that the application can access the Great Design Fast Track pathway, including confirmation that the Office of the Victorian Government Architect is supportive of the project. See **Attachment 1** for further details.

1.1 PROJECT BENEFITS

YS Housing seeks to redevelop the former Methodist Church site in Reservoir, which has most recently been used as a kindergarten.

The proposal unlocks new housing opportunities on a relatively large, infill site of 3,000 square metres. It will make a small but meaningful contribution to the State Government's target of 80,000 new homes per year. More specifically, the proposal directly contributes to the State Government's housing target for the City of Darebin, which is 69,000 new homes by 2051.

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As noted in the Victoria's Housing Statement, the status quo is not an option in responding to the current housing crisis, and there is a need to unlock new sites within existing middle ring suburbs, where infrastructure and community services already exist. The subject site is one of these.

Further, the proposal delivers on one of the key outcomes of the Victoria's Housing Statement, by building homes close to where people have the transport, roads, hospitals and schools they need.

In addition to delivering an infill development in an established suburb, the townhouses are well designed, yet affordable. They will offer a high level of sustainability and adaptability for growing families.

1.2 PLANNING PERMIT TRIGGERS

In summary, the proposal requires a planning permit pursuant to:

- Clause 32.08-7, to construct two or more dwellings on a lot
- Clause 43.01-1, to demolish or remove a building, and to construct a building or construct or carry out works

An assessment of the proposal against the application requirements of Clause 53.25 is provided in **Attachment 2**.

As the application is an application to which Clause 53.25 applies, it is noted that the provisions of Clause 53.25 prevail over any inconsistent provision in the Planning Scheme. Further, the responsible authority may waive or vary any of the following in relation to an application or a proposed use or development:

- A minimum garden area requirement.
- Any building height or setback requirement.
- A condition opposite a use in Section 2 in a zone or a schedule to a zone.

Pursuant to Clause 72.01, the Minister for Planning is the responsible authority for an application under Clause 53.25.

1.3 PRE-APPLICATION CORRESPONDENCE

Extensive pre-application discussions and correspondence have occurred with the Department of Transport and Planning and the Office of the Victorian Government Architect.

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1.4 ACCOMPANYING MATERIAL

This submission should be read in conjunction with the following material:

- Certificate of Title
- Metropolitan Planning Levy Certificate
- Written advice from the Department of Transport and Planning confirming that the application can access the Great Design Fast Track pathway, including confirmation that the Office of the Victorian Government Architect is supportive of the project.
- Urban Context Report prepared by YS Housing
- Great Design Fast Track Principles Response prepared by YS Housing
- Architectural Plans prepared by YS Housing
- Sustainable Design Assessment prepared by YS Housing
- Landscape Design prepared by nohLa
- Arborist Report prepared by Treetec
- Traffic Impact Assessment prepared by One Mile Grid
- Waste Management Plan prepared by One Mile Grid

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2.0 THE SUBJECT SITE AND ITS SURROUNDS **ADVERTISED PLAN**

2.1 SUBJECT SITE

The subject site is located on the eastern side of George Street in Reservoir. George Street is a local street that runs from Edwardes Street in the north to Henty Street in the south. The subject site is located toward the northern end of the street, approximately 85 metres south of Edwardes Street.

The subject site is rectangular in shape with an approximate 40.23 metre frontage to George Street and a depth of approximately 73.92 metres, totalling approximately 3,000 square metres (refer to Figure 1 below). By reference to the survey material, there is a slight fall across the subject site from east to west.

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Figure 1: Subject site and surrounds
(Source: Nearmap Aerial Imagery, 2025)

The subject site is formally known as Lot 1 on Title Plan 620389 (northern lot) and Lot 1 on Title Plan 605715 (southern lot). It is not encumbered by any easements or restrictions on title.

The northern lot contains a 1.8 metre chain and wire mesh front fence, and the southern lot is unfenced.

The southern lot currently comprises the former Reservoir Methodist Church which was constructed in 1934. It is a red brick church with a terracotta tile gable roof. The church is identified as being individually significant pursuant to the Darebin Planning Scheme.

The subject site also contains an 'L' shaped building at the rear of the site that spans across both lots. It was formerly used as a kindergarten. This building, along with various other outbuildings and structures on the

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subject site are not contributory from a heritage perspective and are proposed to be demolished.

Refer to Figures 2 to 4 below.

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Figure 2: Former church on the subject site as viewed from George Street



Figure 3: North elevation of former church on the subject site

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Figure 4: Existing 'L' shaped building on the subject site

2.2 SURROUNDS

To the north, the subject site abuts what appears to be a carriageway easement that links 9/93-97 Edwardes Street to George Street. However, it appears this area is currently utilised as storage for the adjacent properties (refer to Figure 5 below).



Figure 5: Easement adjoining the site to the north (Source: Nearmap Aerial Imagery, 2025)

Further north of this is 36-38 George Street which contains double storey brick and render semi-detached dwellings. Vehicular access provided via a crossover to George Street, central to the site. The dwellings fronting

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George Street have small front garden areas with low lying vegetation (refer to Figure 6 below).

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Figure 6: 36-38 George Street, north of the subject site

The eastern end of the subject site’s northern interface is characterised by the southernmost dwellings at 93-97 Edwardes Street. The dwellings along this interface are double storey, with varying materials and roof forms. Vehicular access is provided via a central crossover to Edwardes Street. The site contains minimal vegetation and is largely hardscaped (refer to Figure 7 below).



Figure 7: 93-97 Edwardes Street, northeast of the subject site (Source: Nearmap Aerial Imagery, 2025)

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To the east of the subject site is 35-37 and 39 Ashley Street. Both sites contain single storey attached dwellings, 9 and 5 respectively, comprising red brick and hipped tiled roofs (refer to Figure 8 below).

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Figure 8: 35-37 and 39 Ashley Street, east of the subject site (Source: Nearmap Aerial Imagery, 2025)



In-between the subject site’s eastern boundary and 35-37 and 39 Ashley Street is a sliver of ‘surplus land’ which is identified as Lot 1 on Title Plan 802028 (refer to Figure 9 below). The sole proprietor, John Henry Brian Armstrong, and subsequent Legal Personal Representative, Ashley Olliver Henty, are now both deceased.

Figure 9: Lot 1 on Title Plan 802028, directly east of the subject site (Source: Nearmap Aerial Imagery, 2025)



It is understood that the larger southern portion of this sliver is ‘fenced in’ with the property at 9/35-37 Ashley Street and is utilised as secluded private open space.

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It is understood the smaller northern portion of this sliver is not fenced in with the adjoining property at 5/39 Ashley Street.

Further, we note 5/39 Ashley Street is not afforded any secluded private open space, as the land surrounding the dwelling is common property (refer to Figure 10 below).

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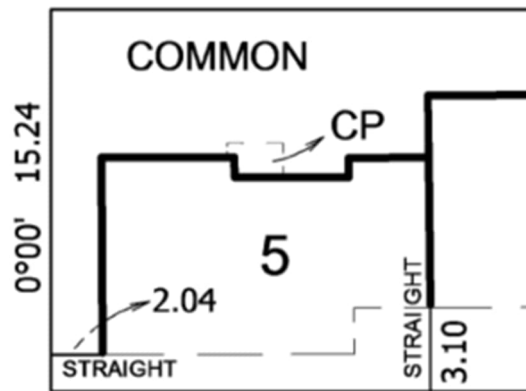


Figure 10: Extract of Registered Plan 006196

To the south of the subject site is 32 George Street. This site contains a single storey weatherboard dwelling with a tiled hipped roof on a larger lot at just over 1,000 square metres. Vehicular access is provided via a single crossover to George Street, and an accessway is located along its shared boundary with the subject site (refer to Figure 11 below).



Figure 11: 32 George Street, south of the subject site

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To the west, on the opposite side of George Street, are numerous sets of medium density dwelling developments. The dwellings are predominantly single storey, comprising red brick with hipped tiled roofs. Off-street car parking is generally provided via a single access point to each lot, and secluded private open space is typically provided to each dwelling. Vegetation is minimal and is typically in the form of smaller canopy trees and / or shrubs (refer to Figure 12 below).

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Figure 12: 35-37 George Street, west of the subject site



Figure 13: 33-35 George Street, west of the subject site

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The surrounding area is largely characterised by medium density housing developments, typically ranging from 4 to 10 dwellings on a lot. Single and double storey dwellings are present in the area with hipped tiled roof forms being most common, though there are examples of flat roofs. Single dwellings on a lot are present, albeit these are atypical for the area.

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3.0 THE PROPOSAL

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The following description of the proposal should be read in conjunction with the Architectural Plans, Urban Context Report and Great Design Fast Track Principles Response prepared by YS Housing.

It is proposed to demolish all structures on the subject site, other than the former church.

Thereafter, it is proposed to construct 23 new townhouses, whilst also converting the church into a 3 bedroom dwelling.

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Figure 14: 3D render of proposed development from George Street

3.1 KEY DESIGN FEATURES

3.1.1. Adaptive Re-use of the Former Church

The church renovations involve demolishing sections of the rear façade at ground floor to accommodate new windows / doors from a combined kitchen, living and dining room to secluded private open space at the rear. Small sections of the roof are also proposed to be removed (noting this has minimal, if any, visibility form the street) to accommodate sky lights.

3.1.2. Layout and Design of the New Built Form

The new built form is unashamedly ‘contemporary’ in its design and includes a mix of 2, 3 and 4 bedroom townhouses (9 x 2 bed dwellings, 1 x 3 bed dwelling i.e. the church, and 14 x 4 bed dwellings).

The buildings are articulated through undulating gable roof forms facing the street (i.e. in reference to former church), sloping roof forms, angled built form (e.g. dwelling 2), ‘raking’ walls (e.g. Building 2’s top floor), varied



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setbacks and use of simple materials that harmonise with the Australian landscape, such as corrugated and timber cladding.

Building 1

There are 4 attached dwellings facing George Street (dwellings 2 – 5, also referred to as Building 1). The built form is principally 3 storeys, but transitions down to 2 storeys at the northern end (dwelling 5).

Building 2

There are 11 dwellings proposed along the northern boundary (dwellings 6 – 16, also referred to as Building 2). The built form is principally 3 storeys, but transitions down to 2 storeys at the eastern end (dwelling 16). These dwellings are located behind Building 1 and extend towards the rear boundary.

Each dwelling will have a minimum setback of 4.1 metres from the northern boundary, within which secluded private open space is provided at the ground level. The rear dwelling in this row (dwelling 16) is sited on the rear eastern boundary, and the wall on boundary has a height ranging from 3.43 metres to 3.6 metres above natural ground level (NGL).

Building 3

There are 8 dwellings proposed along the southern boundary (dwellings 17 – 24, also referred to Building 3). These are 2 storey units that are to be built over an at-grade car park proposed along the southern boundary (i.e. such that the overall built form of Building 3 is 3 storeys / 10.95 metres above NGL, as dimensioned on the southern elevation). The setback of the built form from the southern and eastern boundaries is 3.35 metres and 3.6 metres respectively.

Each of the dwellings in Building 3 has a ‘reverse living’ design, featuring two bedrooms and amenities at Level 1, with kitchen, living area and a north-facing balcony proposed at Level 2 (overlooking a centralised communal area).

The at-grade car park is ‘sleeved’ by walls on its northern and western sides that are punctuated with various openings. It is open on its eastern and southern sides, but is mostly obscured from the view of surrounding properties by boundary fencing.

Buildings 2 and 3 are separated by a centralised communal open space area approximately 8.7 metre wide.

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3.1.3. Pedestrian Access to the Dwellings

Dwellings 1 – 5 are oriented to face George Street and the dwelling entries are obvious from the street.

The dwellings that make up Building 2 are accessed via a pedestrian path that runs adjacent to the central common vehicle accessway and extends down the length of the site, through the communal open space area. The dwelling entries are at grade and face the communal open space area.

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Figure 15: 3D render of Building 2's southern elevation showing the dwelling entries facing onto communal open space



Building 3 contains reverse living units over the at grade car park. Pedestrian access to these units is via external staircases which are accessed from the communal open space area.

Figure 16: 3D render of Building 3's northern elevation showing the external staircases that provide access to the reverse living units



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3.1.4. Building Height

Building 1 has a maximum height of 11.45 metres (south elevation) to dwelling 2's roof ridge.

Building 2 has a maximum building height of 11 metres (west elevation), whilst Building 3 has a maximum building height 10.2 metres (south elevation).

3.1.5. Building Setbacks

Building 1 has a minimum setback of 5.35 metres from George Street. Dwelling 5 which is a 2 storey dwelling at the northern end of Building 1 (and has an interface with the carriageway to the north) has a zero setback. A 2 storey wall on boundary is proposed on the northern boundary which has a height ranging from 7.42 metres to 7.55 metres.

Building 2 has a minimum setback of 4.1 metres from the northern boundary at Levels 1 and 2, noting that these levels cantilever over the ground floor slightly to provide solar protection to the north facing living rooms of dwellings 6 – 16.

Dwelling 16 which is a 2 storey dwelling at the eastern end of Building 2 (and has an interface with the sliver of 'surplus land') has a zero setback. A single storey wall on boundary is proposed on the eastern boundary which has a height ranging from 3.43 metres to 3.6 metres.

Building 3 has a minimum setback of 3.35 metres at Level 1 from the southern boundary (at Level 2 the setback increases slightly). It is noted, however, that there is a single storey wall forming part of the bin enclosure which is proposed to be built on the southern boundary, for a length of 3.7 metres. This wall has a height of 3.2 metres.

Building 3 has a minimum setback of 3.6 metres from the eastern boundary at Levels 1 and 2 (noting that the at-grade car park is open at the ground level along its eastern side).

3.1.6. Materials and Finishes

The design is intended to be a companionship between the new and old, referencing heritage form in contemporary materials. Notably, the undulating gable roof forms of Building 1 reference the gable roof of the former church, yet juxtapose with contemporary materials.

The following high-quality external finishes are to be utilised throughout the proposed development:

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- metal cladding
- fibre cement sheeting
- render
- timber cladding
- blockwork
- aluminium window frames
- clear and obscure glazing
- balustrading
- metal, brick and timber paling fencing.

3.1.7. Landscaping and Trees

The proposal sets aside 1,126 square metres (38%) of the subject site for garden area, complying with the minimum 35% requirement outlined at Clause 32.08-4.

Of this, 966 square metres (32%) of the subject site comprises permeable surfaces.

The proposal also provides 608 square metres (20%) of canopy cover in line with the requirements of Clause 55.02-7 (Standard B3-7), comprising 14 smaller (Type A) trees and 7 larger (Type B) trees.

A comprehensive landscaping plan has been prepared by nohLa. This provides details of the various surface finishes / pavement types, fixtures and furniture (e.g. outdoor dining and play elements), and soft landscaping (comprising a mix of grasses, groundcovers, shrubs, trees and climbers) that is proposed throughout the development.

As detailed in the enclosed Arboricultural Impact Assessment prepared by Treetec, it is proposed to remove the following trees on the subject site to facilitate the development:

- tree 4, 9, 10 and group 3 (low amenity value)
- tree 5, 6 and group 8 (medium amenity value)

We note that trees 5, 6 and 9 are protected under the City of Darebin's local law and will therefore require separate approval for their removal.

Treetec has determined that the proposal has a low impact upon tree 2 (northern street tree), a moderate impact upon tree 1 (central street tree), and a moderate impact upon tree 7b (within common property at 39 Ashley Street).

In summary, the Arboricultural Impact Assessment found:

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- *The proposed crossover modification will result in a major (22%) encroachment into the TPZ of Tree 1 and includes works with the SRZ. Further investigation will be required determine the long-term viability of this tree.*
- *The proposed works are outside of the TPZ of Tree 2, therefore adverse impacts are unlikely, however, if it remains unprotected during construction there is potential that this street tree may be impacted by construction related activities.*
- *The proposed building footprint will result in a minor (9%) encroachment into the TPZ of Tree 7b and includes works within the SRZ where there is the potential for root severance to occur.*
- *Below ground service/utility locations are not shown or accurately detailed on site plans, therefore, assessed impacts may be greater if trenching occurs within TPZs of retained trees.*

No other trees are expected to be impacted by the proposed development.

3.1.8. ESD Features

A roof-top photovoltaic solar system is provided for each dwelling, with an appropriately rated inverter. Each dwelling's system will generate a minimum 3kW.

Water efficient fixtures and appliances will be installed, and hot water will be provided by heat-pump hot water systems, powered by roof-top solar.

Rainwater will also be harvested from the roof of Building C and stored within a large rainwater tank, below the at-grade parking area. Further, each dwelling within Building 1 will be provided with a smaller rainwater tank within their secluded private open space area. Dwellings 2 – 5 and 17 – 24 will utilise the harvested rainwater for toilet flushing.

Double glazed windows and doors are proposed. Skylights are also double glazed and operable where appropriate.

Lastly, the development achieves a minimum NatHERS rating of 7.5 stars for each dwelling.

3.1.9. Vehicle Access and Parking

A single crossover and driveway is proposed at the northern end of the subject site's frontage and provides direct access to dwelling 5's open car space.

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The remaining 23 dwellings each have an allocated car space within the at-grade car park located behind the former church, at the base of Building 3.

The car park is accessed via a common driveway which extends from a vehicle crossover to George Street (slightly relocated from its current position) and passes between the former church and Building 1.

The at grade car park includes a communal bike store with space for 22 bikes.

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4.0 DECISION MAKING FRAMEWORK

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4.1 THE PHYSICAL CONTEXT

The subject site is a rectangular-shaped allotment, occupying a total area of approximately 3,000 square metres. It is located on the eastern side of George Street in Reservoir.

The subject site comprises 2 separate land parcels and is formally described as:

- Parcel 1 (northern lot) – Lot 1 on TP620389
- Parcel 2 (southern lot) – Lot 1 on TP605715

There are no restrictive covenants or section 173 agreements registered on Title at the time of preparing this report.

Parcel 2 is affected by the Heritage Overlay and includes the original heritage fabric (former Methodist Church) which is to be retained and adaptively reused as a dwelling. The balance of the site is improved by a vacant kindergarten and associated car parking.

Pedestrian access to the subject site is from the street frontage, and vehicle access is provided via an existing crossover at the centre of the site's frontage to George Street.

There is a slight fall across the site from east to west.

The proximity of the subject site to existing amenities and infrastructure is considered appropriate for encouraging future development of the subject site to accommodate a medium density development. This approach is entirely consistent with the existing pattern of land use development surrounding the subject site, along with the area's existing and evolving residential character. It is supported by State and local planning policies for increased urban densities within established areas that are proximate to existing infrastructure.

4.2 THE STRATEGIC POLICY CONTEXT

4.2.1. Municipal Planning Strategy

The Municipal Planning Strategy (MPS) is outlined at Clause 02 of the Scheme. Of the MPS, the following clauses are relevant to the proposed development:

- Clause 02.03-4 Built environment and heritage
- Clause 02.03-5 Housing
- Clause 02.03-6 Transport

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- Clause 02.04-2 Strategic housing framework plan.

4.2.2. Planning Policy Framework

The Planning Policy Framework (PPF) is outlined at Clauses 10–19 of the Scheme.

The PPF underpins the key objectives of *the Planning and Environment Act 1987* (the Act) and its objectives that require consideration in the administration of land use and development planning across Victoria. It informs the preparation and implementation of local planning policy objectives and the introduction of zone and overlay controls. It is therefore necessary that planning permit applications build on and achieve these important policy objectives. Of the PPF, the following clauses relevant to this proposal are:

- Clause 11.01-1S Settlement
- Clause 11.02-1S Development capacity
- Clause 15.01-1S Urban design
- Clause 15.01-1R Urban design – Metropolitan Melbourne
- Clause 15.01-1L-01 Urban design
- Clause 15.01-1L-02 Safe urban environments
- Clause 15.01-2S Building design
- Clause 15.01-2L Building design
- Clause 15.01-2L-01 Environmentally sustainable development
- Clause 15.01-4R Healthy neighbourhoods – Metropolitan Melbourne
- Clause 15.01-5S Neighbourhood character
- Clause 15.01-5L Neighbourhood character in Darebin
- Clause 15.03-1S Heritage conservation
- Clause 15.03-1L Heritage
- Clause 16.01-1S Housing supply
- Clause 16.01-1R Housing supply – Metropolitan Melbourne
- Clause 16.01-1L-01 – Housing growth
- Clause 16.01-1L-02 – Housing diversity
- Clause 16.01-1L-03 – Dwelling diversity
- Clause 16.01-2S Housing affordability
- Clause 18.01-3L Accessible transport
- Clause 18.02-4L Car parking
- Clause 19.03-2S Infrastructure design and provision
- Clause 19.03-3S Integrated water management

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With regards to the operation of PPF, Clause 71.02-3 of the Scheme states:

Victorians have various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental and social wellbeing affected by land use and development.

The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

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4.2.3. Other Relevant Strategic Documents

Other relevant strategic documents include:

- Darebin Neighbourhood Character Study & Precinct Guidelines (Planisphere, 2007) – ‘Character Type Area E6’
- Darebin Housing Strategy (2013)

A detailed summary of the strategic policy context is provided at **Attachment 2**.

4.2.4. The Planning Controls and Permit Triggers

The subject site is located within a General Residential Zone – Schedule 2 (GRZ2) and is affected by a Heritage Overlay (HO) and a Development Contributions Plan Overlay (DCPO).

Other applicable planning provisions include:

- Clause 52.06 Car parking
- Clause 53.18 Stormwater Management in Urban Development
- **Clause 53.25 Great Design Fast Track**
- Clause 55 Two or More Dwellings on a Lot

A planning permit is required pursuant to the following clauses of the Scheme to:

- Clause 32.08-7, to construct two or more dwellings on a lot
- Clause 43.01-1, to demolish or remove a building, and to construct a building or construct or carry out works



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- Clause 52.06-3, to reduce the number of car parking spaces required.

Pursuant to Clause 72.01, the Minister for Planning is the responsible authority for an application under Clause 53.25.

A detailed summary of the relevant planning controls, including written confirmation that the application is one to which Clause 53.25 applies, is provided at **Attachment 2**.

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5.0 IS AN ACCEPTABLE PLANNING OUTCOME ACHIEVED?

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The proposal has been carefully designed and has evolved from a detailed consideration of the subject site's opportunities and constraints, having regard to the applicable planning controls and policies.

When often conflicting objectives and requirements are appropriately balanced in favour of net community benefit and sustainable development, as required by Clause 71.02-3 of the Scheme, the proposed development achieves the acceptable planning outcomes sought by Clause 65 of the Scheme.

Specifically, the proposed development achieves the objectives and implements the relevant strategies of the Scheme, in that:

- It contributes to the provision of more diverse, sustainable, affordable and compact housing in a location specifically identified by the Scheme as an appropriate location for incremental housing change.
- It retains and adaptively re-uses contributory heritage fabric.
- It is an exemplar of sustainability. The proposed development's ESD outcomes include a minimum 7.5 stars NatHERS rating for each dwelling.
- The proposal's benefits are all delivered without generating any unreasonable impacts upon adjacent properties or the character of the area.
- It is an exemplar of innovative medium density infill development, which will achieve a net community benefit and sustainable development. It epitomises the balancing act required by the integrated decision-making provisions of the Scheme.

This view is formed by the following detailed assessment of the proposal against what are considered to be the key planning considerations:

- Is the proposal consistent with policy?
- Does the proposal comply with the GRZ2?
- Does the proposal comply with the HO?
- Does the proposal comply with the objectives of Clause 55, appropriately address external amenity impacts and provide acceptable on-site amenity?
- Is the car parking, access, waste collection and drainage design appropriate?
- Does the proposal achieve a net community benefit?

Each of these matters is addressed below.

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5.1 IS THE PROPOSAL CONSISTENT POLICY?

The proposed development achieves the objectives and implements the relevant Council strategies and policies of the Scheme, as below.

Urban Consolidation

It facilitates the redevelopment of land located within an established urban area with excellent access to local and neighbourhood centres, local employment, public transport options and a range of retail, entertainment and community facilities. This is consistent with urban consolidation objectives and the specific objectives and strategies. It strengthens the 20-minute neighbourhood outcomes sought by Plan Melbourne, with cycling routes and major public transport links located in close proximity (Clauses 11.01-1S and 11.02-1S).

The scale and intensity of the proposal is consistent with the Council's expectations for residential growth in 'incremental' / moderate change areas, being a medium density housing development that is respectful of neighbourhood character and consistent with other emerging built forms in the area (Clause 16.01-1L-01). Indeed the Darebin Housing Strategy (2013) contemplates that moderate housing change might include infill 2-3 storey townhouses and villas, with the scale and outcome dependant on local character and conditions.

Further, it is arguable that the site is a Strategic Opportunity Site where increased / much higher densities are envisaged, on the basis that it is well over 1,000 square metres, is not constrained by the Heritage Overlay (noting that the former church can be adaptively re-used as part of the proposal), is in a residential zone, and is within 500 metres of Reservoir Railway Station.

Transit Oriented Development

It has reasonable access to public transport, with Reservoir Station being approximately 500 metres from the subject site.

Several bus routes (nos 553 and 561) travel along Edwardes Street and there is a stop approximately 300 metres walking distance from the subject site. This is consistent with Clauses 11.01-1S, 11.02-1S, 16.01-1L and 18.01-3L.

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Built Form and Character

It is in line with the expectations of the GRZ, whereby a diversity of housing types and housing growth is expressly encouraged.

It delivers well-resolved building forms ranging from 2 to 3 storeys, that respond to the retained heritage fabric, as well as the sensitive interfaces to the north, east and south.

Building setbacks ensure that there is ample space for the planting of new landscaping, including canopy trees, that will soften the appearance of the buildings.

Housing Diversity

It will deliver greater housing diversity within an established urban area, in a location that benefits from proximity to public transport, shops, services, schools and parks, consistent with the objectives sought in Victoria's Housing Statement. The intensification of the subject site provides for medium density housing with varying typologies to suit differing housing and lifestyles needs (Clauses 11.01-1S, 16.01-1S and 16.01-1L).

Landscaping and Open Space

It enhances the subject site's offering within the broader urban context compared to the current conditions on the subject site. It proposes a high-quality landscape response, inclusive of a central communal open space for the enjoyment of residents, along with peripheral landscaping including canopy trees that will soften the built form from the street and surrounding properties. This responds directly to Clauses 12.01-1L and 15.01-1L-01.

Architectural Quality

It achieves a high-quality architectural design outcome in keeping with Clause 12.01-1L and 15.01-1L-01 that will make a positive contribution to the streetscape and Darebin's distinct neighbourhood character through:

- Appropriate site layout and setbacks, which ensure the buildings' forms sit comfortably within the existing and immediate urban character. This will be emphasised through meaningful landscaping opportunities, including various canopy tree planting as well as appropriate separation of forms within the site itself and from the residential interfaces.
- The incorporation of landscaping treatments around and within the subject site.

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- Increased opportunity for passive surveillance via habitable room windows that survey the public realm.
- The composition of quality materials and finishes which reference the retained heritage building and the character of the surrounding area, and have been integrated to respond to the subject site's location.
- Lastly, the proposal is underpinned by a thoughtful design that responds positively to the State Government's 7 design principles for great design that support affordable, well-designed townhouses (and apartments) in Victoria, and has the support of the Office of the Victorian Government Architect

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Parking and Transport

It provides an adequate supply of 24 on-site car parking spaces for future residents, as well as promotes sustainable transport modes through the provision of secure bicycle parking spaces. This is consistent with Clause 18.01-3L and 18.02-4L-02.

Summary

Having regard to the above considerations, the scale and intensity of the proposed development is clearly supported by the objectives of the PPF, Plan Melbourne and Victoria's Housing Statement, making an essential and meaningful contribution to both the local area and municipality more broadly.

5.2 DOES THE PROPOSAL COMPLY WITH THE GR22?

The proposed development directly addresses the relevant purpose and decision guidelines of the GR22. This includes the provision of new housing, adding to diversity and choice, and well-designed and located dwellings in an incremental / moderate change precinct where 2-3 storey townhouses are expressly envisaged (dependant on local character and conditions).

In doing so, the proposal is respectful of the existing and emerging neighbourhood character of the area.

It is an accepted planning principle that 'respect' for neighbourhood character does not mean to imitate what already exists. Planning is concerned with managing change in suburbs rather than simply maintaining the status quo. To maintain the status quo and retain the same intensity of

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development that has existed in the past would not allow urban consolidation or housing policy objectives to be met, nor deliver on the GRZ's objectives.

In this instance, it is clear that the design response is founded on consideration of the subject site's opportunities and constraints, as well as the context and characteristics of the area surrounding the subject site and local area – acknowledging that it is both a 'change' area whilst also being at an interface with land in a RGZ (along Edwardes Street) where more intensive housing up to 4 storeys is expected.

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The proposal does not strictly comply with the GRZ's mandatory maximum building height requirement of 11 metres. Building 1 reaches a maximum height of 11.45 metres (south elevation). The greatest height variation of 450mm applies to the roof ridge of dwelling 2, and tapers down to approximately 200mm at the roof ridges of dwellings 3 and 4. In our view, this is a minor breach of the height limit that is unlikely to be perceptible in the streetscape, and it does not result in any external amenity impacts beyond what would be generated by a compliant building. Further, the design purposefully incorporates undulating gable roof forms for Building 1, as this helps to define the building as four distinct dwellings, it breaks the building down to a domestic scale, and it responds to predominate gable form of the church.

None of the proposed buildings provide more than 3 storeys.

The proposal provides the mandatory 35% garden area.

Accordingly, we consider that the proposal demonstrates a very high degree of consistency with the purpose of the zone and its decision guidelines.

5.3 DOES THE PROPOSAL COMPLY WITH THE HO?

It is well documented that the former church at the subject site is significant.

The retention and adaption of the former church building is an important part of the proposal and is a positive planning response to the context and setting of the site.

We understand that the Council's heritage advisor is supportive of the adaptive re-use of the former church in the manner shown on the Architectural Plans.



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5.4 DOES THE PROPOSAL COMPLY WITH CLAUSE 55 AND APPROPRIATELY ADDRESS ON AND OFF-SITE AMENITY IMPACTS?

The proposed development will deliver a high standard of residential amenity for future occupants, whilst avoiding unreasonable impacts on neighbouring residential properties, through a carefully crafted and resolved design response.

The Clause 55 assessment at **Attachment 3** includes a thorough assessment of the proposal, in particular, the high levels of internal amenity provided for future residents and potential for impacts on the reasonable amenity of neighbouring properties.

5.4.1. Off-Site Amenity Impacts

The proposed development has been designed to ensure unreasonable impacts on the amenity of nearby properties are avoided.

The proposal complies with all of the objectives and many of the standards of Clause 55. With regards to Clause 55.04 External Amenity, specifically, the following aspects of the design are addressed below.

Visual Bulk

The proposal has been provided with appropriate setbacks, which consider the subject site's residential interfaces.

The upper-level setbacks provide appropriate transitions to the lower scale adjacent buildings to the north, east and south, and will be substantially softened by periphery landscaping, including canopy trees.

The buildings have been appropriately articulated through the unique building form, use of high-quality materials and landscaping, and it has been designed in a manner sympathetic to the context of the surrounding urban character. The variable form, setbacks and architectural treatments remain in-keeping with the established neighbourhood character. The presentation of the buildings will create an appropriate level of visual interest, recessive scale and expression of form that will enhance the urban setting.

Overshadowing

Overshadowing impacts are generally within acceptable limits, apart from some minor additional overshadowing of the secluded private open space area at 9/35-37 Ashley Street.

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The limited shadow impacts arising from the proposed development, despite the scale and intensity of development proposed (and sought by the planning framework), is a testament to the careful and considered nature of the design response.

Privacy

The proposal avoids opportunities for overlooking (from habitable room windows) into existing habitable room windows or secluded private open space of neighbouring residential properties.

These opportunities are limited by virtue of the proposed building setbacks, and the landscaping that is proposed around the periphery of the site.

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5.4.2. On-Site Amenity

The proposal provides a high level of compliance with Clause 55's standards and, therefore, future residents will be provided with a high level of internal amenity.

The following aspects evidence the achievement of a high level of internal amenity.

Internal Layout

Each dwelling will have a functional internal layout that provides for comfortable and flexible living arrangements for future occupants.

The minimum bedroom and living room dimensions in Standard B3-7 are met in all instances.

2 dwellings (the former church and dwelling 16) have also been designed with accessibility in mind, and include a kitchen, bathroom, bedroom toilet and washbasin on the ground floor.

Open Space

Each dwelling will have appropriately sized and dimensioned private open space in the form of ground-level courtyards or balconies. Extensive outdoor communal open space is also provided centrally within the subject site for the exclusive use of residents.

Solar Access and Ventilation

Each dwelling has secluded provided outdoor open space with a northerly aspect.

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No habitable rooms rely on 'borrowed light', and dwelling layouts facilitate direct access to daylight and natural ventilation as sought by standards B3-9 and B3-10.

Environmental Performance

The dwellings will achieve a high standard of environmental performance, including daylight and thermal comfort.

The proposed development achieves a minimum NatHERS rating of 7.5 stars.

5.4.3. Clause 55 Variations

Each design element of the proposal achieves an acceptable planning outcome. Some of these differ from certain Clause 55 standards, yet still achieve the relevant objectives. The variations are addressed specifically below:

- Standard B2-2 (Building height) – Building 1 breaches the 11m height limit by 450mm. This is limited to the roof forms of dwellings 2, 3 and 4. The design purposefully incorporates undulating gable roof forms; it is a key 'design move'. Despite the minor variation, we consider that Building 1 will sit comfortably within the George Street streetscape, acknowledging that the site is at the transition between the GRZ and the RGZ. Further, the additional height beyond 11m does not result in any off-site amenity impacts.
- Standard B2-3 (Side and rear setbacks) – Buildings 2 and 3 infringe the side and rear setbacks envelope, however the encroachments are considered to be minor on the basis of the emerging and expected (3 to 4 storey) built form in the surrounding area. Further, they do give rise to any unreasonable impacts on the amenity of adjoining properties.
- Standard B2-4 (Walls on boundaries) – there are 2 non-compliant walls on boundaries, however they have been sited in a manner that will not affect the amenity of adjoining properties and, in the case of dwelling 5's 2 storey wall on boundary, this adjoins a carriageway easement that cannot be built over which ensures there is more than adequate separation with 5/36-38 George Street to north.
- Standard B2-6 (Access) – a variation is required because the relocation of the central crossover will result in more than 10% encroachment into the tree protection zone of the nearby street

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tree (tree 1). If required by a root investigation, then the crossover can be modified to ensure the preservation of this tree (or otherwise the tree could be removed and offset by compensatory street tree plantings).

- Standard B3-4 (Entry) – a variation is required because the entries to dwellings 17 – 24 are not at ground level. The dwelling entries are accessed from, and visible to, the central communal open space via open staircases that will be well lit at night. Dwelling 1 is the former church building; an external covered area would be detrimental to the building’s heritage significance.
- Standard B3-11 (Storage) – a variation is required as dwellings 17 – 24 do not have the required external storage noting that they are above the at-grade car park. To offset this, 16 cubic metres of storage is provided internally for each of these dwellings.
- Standard B4-3 (Overshadowing) – a variation is required in respect of the additional overshadowing created by the proposal at 2pm and 3pm on 9/35-37 Ashley Street’s secluded private open space. At these hours, the overall amount of unshaded SPOS remains relatively high for a 2 bed unit at 42sqm (2pm) and 44sqm (3pm), which exceeds the minimum 25sqm (albeit the minimum dimension of 3m is not met). Overall, it is considered that the additional overshadowing created by the proposal is minor.

5.5 IS THE CAR PARKING, ACCESS AND WASTE COLLECTION APPROPRIATE

Each of these important matters is further addressed below.

5.5.1. Access, Traffic and Car and Bicycle Parking

A Transport Engineering Assessment has been prepared by One Mile Grid for the proposed development. This confirms that the design of the car parking areas and accessways is appropriate, having regard to the design standards in Clause 52.06.

The full quantum of car parking (24 spaces) is provided as part of the proposed development, and therefore a permit is not sought for a car parking reduction.

The statutory requirements set out in Clause 52.34-5 of the Scheme do not apply to the proposal. Notwithstanding, the proposal includes 22 secure bicycle parking spaces.

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Overall, the Traffic Engineering Assessment confirms that there are no traffic engineering reasons which would preclude a permit from being issued for this proposal.

5.5.2. Waste Management

A Waste Management Plan has been prepared by One Mile Grid for the proposed development. This confirms that a private contractor will manage the collection and disposal of all waste streams (i.e. garbage, organics, commingled recycling, glass recycling and hard waste) associated with the proposed development.

The plan confirms that the communal bin storage area (at the western end of the at grade car park) can accommodate the required number of bins. It also confirms that the 6.4 metre long mini-loader that will collect the bins can safely and efficiently access the site on the weekly collection day.

5.6 IS A NET COMMUNITY BENEFIT AND SUSTAINABLE DEVELOPMENT DELIVERED?

Any consideration of whether an acceptable planning outcome is achieved is necessarily informed by the notion of net community benefit and sustainable development.

As the Supreme Court has confirmed in *Rozen v Macedon Ranges SC*[23], after referring to the provisions of what is now Clause 10.04[24] and Clause 65, Osborn J said:

[171] The test of acceptable outcomes stated in the clause is informed by the notions of net community benefit and sustainable development. An outcome may be acceptable despite some negative characteristics. An outcome may be acceptable because on balance it results in net community benefit despite achieving some only of potentially relevant planning objectives and impeding or running contrary to the achievement of others.

[172] The weight to be given to the various considerations which may be relevant on the one hand, and to particular facts bearing on those considerations on the other hand, is not fixed by the planning scheme but is essentially a matter for the decision maker.[25]

[173] Furthermore, the potential complexity of issues raised by a particular application renders the question of what would be the optimal form of development for use in a particular case

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fundamentally difficult of resolution and one on which different minds might reasonably differ.

[174] In *Knox City Council v Tulcanly Pty Ltd*, I observed:

The planning scheme does not require an ideal outcome as a prerequisite to a permit. If it did, very few, if any, permits for development would ever be granted and there would be difficult differences of opinion as to whether the outcomes were in fact ideal. The Tribunal is entitled to grant a permit where it is satisfied that the permit will result in a reasonably acceptable outcome having regard to the matters relevant to its decision under the planning controls.[26]

[175] For these reasons I accept the appellants' submission that the test which the Planning Scheme requires to be applied is one of acceptable and not ideal outcomes.

[176] The question in the present case is whether the Tribunal's reasons read in context demonstrate that it has failed to apply the correct test. The underlying task of the Tribunal is after all to reach the 'correct or preferable' decision on the material before it.[27]

[177] In this sense the preferable outcome is not to be equated with the 'ideal' outcome.

In this instance, the proposed development will deliver a range of broad reaching benefits to the present and future Victorian community in the form of:

- A contribution to improving the supply accessibility, diversity and affordability of well-designed housing, in a location where more housing is encouraged.
- ESD features and an exceptionally high energy rating (7.5 stars) across the development.
- Generous private and communal open space, which enhances the amenity of the neighbourhood.
- Architectural design excellence, which integrates with and complements the character of the area, and the heritage building on the subject site.

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These benefits are all delivered without generating any unreasonable off-site amenity impacts upon adjacent properties, nor unreasonably impacting the character of the area.

Accordingly, it is clear that the proposed development will achieve a net community benefit and sustainable development for the benefit of present and future generations.

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6.0 CONCLUSION

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The proposed development seeks approval for the construction of twenty-four (24) townhouses at the subject site, inclusive of the adaptive re-use of the former Methodist Church.

The proposed development will directly fulfill the purpose, and meets the decision guidelines of, the GRZ2. It complies with the GRZ2 requirements, with the exception of the undulating gable roof forms of Building 1, which breach the 11m height limit by between 200mm and 450mm; this is considered minor.

The design and siting of the proposed building is consistent with the existing and emerging built form character of the surrounding area. The design is responsive to its urban context.

The high-quality materials and finishes adopted in the proposal will provide a visually interesting form and an articulated streetscape. The diversity of design that draws on cues from the surrounding area, provides for a development that integrates with the neighbourhood whilst avoiding homogenous expression.

Opportunities have been provided to integrate communal open space and landscaping.

Access arrangements and the provision of on-site parking will adequately meet the needs of the development without compromising the safety or function of surrounding streets.

The proposal achieves environmental design excellence and has incorporated a range of sustainable design initiatives.

It is an innovative medium density infill development, which will achieve a net community benefit and sustainable development. It appropriately encapsulates the balancing act required by the integrated decision-making provisions of the Scheme.

For the above reasons, the proposed development is worthy of a planning permit. It is also requested that the Minister for Planning exercise the discretion afforded to them under Clause 53.25 which allows any building height and setback requirement to be varied.

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Attachment 1: DTP Correspondence

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Ref: PPA-1305

Mr Oscar McLennan
CEO
Ys Housing
34 George Street
RESERVOIR VIC 3073
oscar@yshousing.org.au

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Dear Mr McLennan

DEVELOPMENT FACILITATION PROGRAM PPA -1305 34 & 34A GEORGE STREET, RESERVOIR

Thank you for your pre-application submission to the Development Facilitation Program (DFP) within the Department of Transport and Planning (DTP) regarding the proposed demolition of existing buildings and development of land for the construction of 24 dwellings, including the installation of a solar energy system and reduction to the statutory car parking rate, at the above address.

Project eligibility

Under delegation of the Minister for Planning, I am writing to advise that a planning permit application for the proposal can be made under Clause 53.25 of the Darebin Planning Scheme on the basis that:

- The proposed development is consistent with the purpose of Clause 53.25 – Great Design Fast Track.
- The proposed development has convenient access to jobs, services, infrastructure and community facilities.
- The quality of the design, liveability and sustainability of the proposed development meets the design principles published by the Minister for Planning, as advised by the Office of the Victorian Government Architect (OVGA) on 18 September 2025 (Attachment 1).

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- Information demonstrating the likely feasibility of the proposal has been provided to the satisfaction of the Minister for Planning, including written advice from the Chief Executive Officer (or delegate) of Invest Victoria.

More information on how to submit a planning permit application is available at planning.vic.gov.au.

Preliminary comments

A preliminary assessment of the proposal has been undertaken and the following matters require further consideration or resolution as part of a formal application:

OVGA Great Design Fast Track Advice Report

The OVGA provided a series of recommendations for the proposal on 18 September 2025 (Attachment 2). To assist, the items that are encouraged to be addressed in revised plans are summarised below.

Addressing these refinements will ensure the proposal meets the requirements of Clause 53.25 and aligns with the support provided in the OVGA report. As such, you are encouraged to address each recommendation. Where recommendations are not pursued, written justification should be provided.

- *Consider future proofing the design to accommodate the provision of a lift to access the shared landings in Building 3.*
- *Additional visitor bicycle parking hoops should be included in the landscape to promote active transport use and ensuring adequate space to accommodate multiple bicycles in this family friendly setting.*
- *Additional bicycle parking for residents also should be considered.*
- *Consider alternative species to the Acacia Implexa, to provide more shade, and the Cherry Ballart, noting it is hemi parasitic on the roots of other trees particularly prior to maturity.*
- *Ensure structural soil beneath car parking to southern and eastern edge of development to support proposed tree planting.*
- *Ensure the passive shading strategies are fully tested to ensure maximum benefit to the performance of the dwellings. There may be opportunity to add shading to further windows / doors.*
- *Consider opportunities for including operable, clear glazed windows below the existing stained-glass windows within the habitable rooms in the church to improve outlook and simplify natural ventilation options. There may also be the opportunity to add operable skylights to bring light and air down to these smaller ground floor rooms.*

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- *Consider the inclusion of pergola framing to the elevated north-facing balconies of townhouses 17-24 to provide residents with the opportunity to shade their private open space in summer.*
- *Review planning of bathrooms and powder rooms to allow for future installation of grabrails to toilets*
- *Review the layout and clearances in the bathroom on ground level of townhouse 15 for accessibility.*

Further information addressing these matters may be requested during the application or as a planning permit condition (if a permit is granted) to ensure that the proposed development continues to meet the requirements of Clause 53.25.

Windows on boundary wall

It is noted that the northern boundary wall includes a window/s to the powder room/bathroom of TH05 which Council's Notice of Decision and the VCAT order required be removed. It is understood that this was likely due to non-compliance with building regulations as windows on boundary walls create risk of fire spreading between allotments.

You are encouraged to remove any windows on boundary walls or provide written confirmation from your building surveyor that the proposed outcome is satisfactory under the relevant regulations.

Further information

In addition to the matters above, I advise the following information is required to be submitted with a planning permit application:

- a. Payment of the prescribed application fee.
- b. Metropolitan Planning Levy Certificate.
- c. Recent copies (within three months) of the Certificate of Title and Title Plan for both allotments (34 and 34A George Street, Reservoir).
- d. Architectural plans updated to:
 - i. Address matters raised in the OVGA's Advice Report (18 September 2025).
 - ii. Amend the development summary table dwelling mix (i.e. number of bedrooms) to be consistent with the plans.
 - iii. Notate approach to ventilation and show/dimension breeze paths for all dwellings.
 - iv. Dimension the width of the north facing fixed window shading devices. Note that to comply with Standard B5-4 they must be a minimum horizontal depth of 0.25 times the window height.

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- v. Ensure all plans and elevations are consistent. It is noted that Sheet TP11 shows one north-facing window to TH05, while the elevation on Sheet TP31 shows two north-facing windows to TH05.
 - vi. Include internal dimensions of the waste storage area.
 - vii. Amend the eastern and western title boundary dimensions for clarity, e.g. the full length of the western title boundary along George Street should be clearly dimensioned as 40.23m and if lengths of the individual lots (13.41m and 26.82m) are included they should be differentiated or notated.
- e. Town Planning report updated to include:
- i. Written confirmation that the application is to which Clause 53.25 applies.
 - ii. Updated Clause 55 Assessment.
- f. Written response to the OVGA recommendations outlining:
- i. How recommendations have been incorporated with reference to plans.
 - ii. Explanation and justification where recommendations have not been incorporated.
- g. Urban context report
- h. Landscape plans
- i. Arborist report
- j. Transport impact assessment
- k. Sustainable design assessment
- l. Stormwater management plan
- m. 3D digital model in accordance with DTP's submission guide
- n. Any other document required by the Darebin Planning Scheme.

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All planning permit application materials must be formally submitted for assessment through DTP's planning permit application portal. Documents submitted during the pre-application process will not automatically be included in the application.

To reduce the likelihood of receiving a request for further information, I encourage the project team to ensure that detailed design matters (such as building height and setbacks, finished floor levels, car parking and aisle widths, etc.) are accurately depicted in the application documents.

Please note that a comprehensive assessment against the requirements of the Darebin Planning Scheme and the *Planning and Environment Act 1987* has not yet been undertaken. All commentary is based on preliminary review, provided on a without prejudice basis and may be subject to change once full information is provided and assessed in detail.

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Should you have any further queries in relation to this matter please contact Ella Sutton, Senior Planner on 7040 5777 or ella.sutton@transport.vic.gov.au.

Yours sincerely



Adam Henson

Director, Planning Facilitation

Date: 08/12/2025

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Attachment 1 – OVGA Acceptance Letter

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18 September 2025

The Hon. Sonya Kilkenny MP
Minister for Planning
GPO Box 4356
Melbourne Victoria 3000

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Dear Minister,

**Great Design Fast Track Proposal Reference PPA-1305
34 and 34A George Street, Reservoir
Construction of a three-storey townhouse development (three buildings), and
conversion of an existing church building**

We refer to the above proposal submitted to the Department of Transport and Planning in July 2025 with request for information responses received on September 9, 2025.

The proposal is being considered as an application under Clause 53.25 Great Design Fast Track. The purpose of the clause is to facilitate innovative dwelling, apartment and mixed-use residential development that is of a high quality in its design, liveability and sustainability. The views of the Office of the Victorian Government Architect (OVGA) are required to inform decision making on eligibility for entry into the Great Design Fast Track planning pathway.

The proposal has been reviewed by the OVGA against the Great Design Fast Track design principles as outlined in our report dated 18 September 2025.

The OVGA has determined that the proposal **meets the design principles** and **support this proposal for entry** into the Great Design Fast Track planning pathway.

If you have any queries in relation to this matter, please contact our office at ovga@ovga.vic.gov.au or email Matthew Borg, Principal Adviser Architecture and Urban Design, matthew.borg@ovga.vic.gov.au.

Yours sincerely,

Office of the Victorian Government Architect

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Attachment 2 – OVGA GDFT Advice Report

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Great Design Fast Track Advice Report

Proposal: PPA-1305– '34 *George Street*, 3-storey townhouse development
 Address 34 and 34A George Street, Reservoir
 To The Hon. Sonya Kilkeny MP, Minister for Planning
 From OVGA
 Date 18 September 2025

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The proposal is being considered as an application under Clause 53.25 Great Design Fast Track. The purpose of the clause is to facilitate innovative dwelling, apartment and mixed-use residential development that is of a high quality in its design, liveability and sustainability. The views of the Office of the Victorian Government Architect (OVGA) are required to inform decision making on eligibility for entry into the Great Design Fast Track planning pathway.

The proposal has been reviewed by the OVGA against the Great Design Fast Track design principles. This report provides a summary of the review. The OVGA have not reviewed the proposal for general planning compliance with other parts of the planning scheme.

Recommendation

The OVGA support this proposal for entry into the Great Design Fast Track planning pathway.

Summary

The proposal provides for high amenity dwellings within a shared landscape setting. The site planning and layout of the buildings around a central communal landscaped corridor is effective in minimising impact on the adjacent lots and providing an engaging pedestrian entry experience. The impact of vehicles on the site and neighbourhood is minimised through the design of a consolidated carpark at grade, set below a row of townhouses. A consolidated vehicular crossover provides access to the main carpark and expanses of driveway are minimised, prioritising the landscape.

All dwellings proposed are set across multiple levels, limiting opportunity for some cohorts of residents. Only two of the 24 proposed dwellings provide a bedroom and bathroom on the ground floor with the living, dining and kitchen space. Access to the entry level for eight of the dwellings is provided by stairs only.

OVGA note that DTP's Planning Facilitation team (DFP) have confirmed that from a planning perspective, all dwellings within this proposal, including the townhouses above the carpark, are considered "other dwelling(s)" for the purposes of the planning evaluation, and are not considered as apartments.

Key recommendations to address

- Consider future-proofing the design to allow for provision of a lift to Building 3.
- Include pergola framing to allow for shading of elevated north-facing balconies to Building 3.
- Review bathroom and powder room plans to allow for future installation of grab rails to toilets and adequate clearances.
- Explore opportunity to include operable windows and/or openable skylights to the ground floor bedrooms of the church residence to improve outlook and ventilation.
- Include additional visitor and resident bicycle parking.

Confidentiality

The advice contained in this letter is offered in confidence. The OVGA will use reasonable endeavours to keep information confidential. OVGA staff and panel members are subject to a duty of confidentiality.

The advice contained in this letter is confidential but the OVGA reserves the right to provide its reports, advice and documents relating to panel reviews to other parties, such as the Minister, responsible authority or decision maker. The OVGA also reserves the right to authorise others to distribute its advice and reports more broadly where it deems necessary to do so; for instance, to accord natural justice. When distributed the OVGA request the letter is issued in full in every instance. The OVGA is also subject to the Freedom of Information Act 1982 (Vic) (FOI Act). The OVGA handles Freedom of Information (FOI) requests in accordance with the provisions and object of the FOI Act. Also, when the OVGA provides documents to the relevant local planning authority and other agencies, those bodies may also be subject to the FOI Act and may release documents irrespective of the OVGA's views.

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OVGA Assessment against the Design Principles

Project Documentation reviewed:

Architectural Plans Revision B, prepared by Ys Housing dated 09.2025

Landscape Design Revision C, prepared by Realm Studios

Urban Context Report Revision 03, prepared by Ys Housing dated July 2025

Great Design Fast Track Principles Response Revision 03, prepared by Ys Housing dated July 2025

Sustainable Design Assessment V2, prepared by Ys Housing dated 25 August 2025

Planning Report, prepared by Ys Housing dated 3 July 2024

George Street Visualisations, prepared by Ys Housing dated August 2025

The proposal

The proposed development comprises 24 dwellings set across 3 separate blocks of townhouses and a single dwelling within an existing church building. Carparking is located within the site, accessed via central driveway and set at grade below one of the buildings with townhouses over. Homes include 9 x two-bedroom dwellings, 1 x three-bedroom dwelling, 13 x 4-bedroom dwellings and one three bed (plus two study) dwelling within the church.

Principle 01: Neighbourly Homes	
Enhancing local identity by embracing change and generating lasting social value	
Summary of overall performance against principle: High	
Neighbourhood fit and siting – building type, location, local networks, and street interfaces	
<ul style="list-style-type: none"> Location supports access to public transport and services within an established suburb. Proposed row housing typology is appropriate to the neighbourhood and the scale of the buildings sits well within the streetscape. Interface to George Street is considered and responds to the adjoining properties. Individual front gardens with low fences and the provision of trees and landscape within the front setback establish a welcoming street interface. The siting of the various individual building blocks establishes a central communal landscaped space, framing the main access path to the front entries of the majority of the dwellings. 	
Building height, form and relationship with nearby buildings – massing modulation, building separation, setbacks and impacts to amenity	
<ul style="list-style-type: none"> Building height of 3 storeys and a maximum height above NGL of 10950mm is appropriate for the area. Building height steps up towards the centre of the site, with lower two-storey building forms set against the most interfaces with adjacent residences. Front setback from the street echoes the adjacent properties to the north. Side setbacks to the north boundary allow for private gardens to the row of townhouses and minimises impacts on the adjacent properties. 	
Architectural design approach - form, external expression, materials and detailing	
<ul style="list-style-type: none"> Varied roof forms across the block fronting George Street successfully breaks down the perceived scale of the building and creates a finer grain reading of the form. Simple and robust materials are utilised to minimise maintenance and building costs, with timber used at key areas to create contrast and add warmth. Individual dwellings are legible and identified through variation in the building form and materials, and landscape cues, creating a rhythm and breaks in the form. 	



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Note: Ensure the proposed zincalume metal wall cladding and roof sheet does not adversely impact landscaping and neighbouring properties through heat and reflectivity. Considered detailing and resolution of junctions will be essential in delivering the quality of external finish the proposal is striving to deliver and as indicated in the reference imagery.

Heritage Considerations

- Retention of the existing church building with sensitive internal additions to create a unique home that celebrates the interior and spatial qualities of the original building.
- Qualities and expression of the exterior of the original church building are retained and enhanced. Street facing and north elevation of the church building become a critical part of the entry experience of the site.
- The siting and building form of the new Building 1 along the street allows for views to the church when approached from the footpath and street.
- The church building is afforded generous open space and landscape immediately surrounding the built form, allowing the original church to be viewed in the round.

Principle 02: Welcoming Homes

Creating welcoming and safe homes that promote a sense of family and community

Summary of overall performance against principle: satisfactory

Pedestrian entry journey experience from street to home

- The pedestrian entry path from the street into the central landscaped courtyard is separated from the vehicular access and set at the centre of street frontage, identified via the consolidated letterboxes and planting. Differing paving treatments successfully indicate the separate pedestrian and vehicular paths.
- Four townhouses in Building 1 are accessed directly from George Street via individual front gardens, activating the street edge.
- The residence in the existing church is accessed via a dedicated garden path to the front porch through an open landscaped front yard with no front fencing, providing activation and unobstructed views of the church façade.
- Dwellings accessed via the central landscaped garden all have front doors facing the shared garden, creating a safe and welcoming arrival experience.
- Individual entry porches are provided to townhouses in Buildings 1 and 2, creating shelter and a considered threshold at the transition from the public to private space.
- Common stairs and shared landings accessed from the central courtyard provide a welcoming entry experience for the dwellings located in Building 3. The generous landings and balcony spaces to the north face provide opportunity for residents to personalise the individual dwelling entries.

Note: Equal access opportunities are limited for the 8 x 2-bedroom dwellings located in Building 3 above the communal carpark. All these dwellings are accessed via external stairs only, with no lift access provided. This impacts both residents and visitors and will restrict the range of people able to comfortably occupy these homes.

Recommendation: Consider future proofing the design to accommodate the provision of a lift to access the shared landings in Building 3.

Communal space qualities and location

- The central garden between Buildings 2 and 3 provides a generous communal open space for the residents that will provide valuable canopy cover and greenery to the site and neighbourhood.
- The proposed communal dining area with BBQ and pizza oven is well located to service all residents. This area receives sunlight through the morning but becomes shaded in the afternoon.
- Grassed areas, nature play structures and raingardens are provided throughout the central communal garden, activating the space and providing facilities suitable to young families.
- Front doors and habitable room windows of 19 individual dwellings face onto the

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<p>communal space, providing passive surveillance and activation.</p> <ul style="list-style-type: none"> • Landscape areas immediately in front of each dwelling successfully act as a buffer between the communal space and the private homes without the need for fencing.
<p>Bicycle parking amenity</p>
<ul style="list-style-type: none"> • Centralised bicycle parking and storage for 24 bicycles is located below Building 3, adjacent to the carpark. Bicycles can access the store via the shared vehicle access way of the carpark or via separate pathway direct from the central garden. • A single hoop is provided for visitor bicycle parking in the central communal garden. <p>Recommendation: Additional visitor bicycle parking hoops should be included in the landscape to promote active transport use and ensuring adequate space to accommodate multiple bicycles in this family friendly setting.</p> <p>Recommendation: Additional bicycle parking for residents also should be considered.</p>
<p>Carparking arrangements and impact</p>
<ul style="list-style-type: none"> • Carparking is centralised, set below Building 3 and screened, minimising visibility from the street and from within the site. • Townhouse 05 at the northern edge of Building 1 is afforded a single off street parking space, accessed directly from the street via a cross over. • Vehicular cross overs to the site have been minimised, and extent of driveway and hard surface reduced via implementing the communal carparking.
<p>Principle 03: Landscaped Homes</p>
<p>Enhancing local biodiversity, natural systems and connections to nature</p>
<p>Summary of overall performance against principle: high</p>
<p>Landscape quality and experience - aesthetics, spatial, shading, amenity, wind and sensory</p>
<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 breaches any edge right.</p> <ul style="list-style-type: none"> • Generally, a well-considered and good quality landscape proposal which offers significant landscape contribution to the site. • Front gardens to George Street create a welcoming entry and provide landscape amenity along the streetscape. • Communal space between Building 2 and 3 balances, privacy, amenity and function. • Integrated driveway and pedestrian treatment create a cohesive design outcome with flexibility of use. • Inclusion of swale garden simultaneously manages water and provides visual interest. • Private open spaces to the north of Building 2 offer substantial amenity.
<p>Viability of landscape and planting – maintenance, resilience, climate and longevity</p>
<ul style="list-style-type: none"> • A generally robust selection of native and exotic species. • Heat and reflectivity need to be considered for plantings and irrigation / watering approach alongside building edges and in the central area. • Permeable pavement to private open space (POS) supported for on-site water flow. • Some concern over the proposed Acacia Implexa planted to the northern POS as it may not offer much shade or heat mitigation from the reflecting metal cladding. Another native species or exotic with denser canopy may better. • Note that the Cherry Ballart is a hemi parasitic on the roots of other trees in the early stages of development. This may not be the most appropriate species here. <p>Recommendation: Ensure structural soil beneath car parking to southern and eastern edge of development to support proposed tree planting.</p>
<p>Deep soil and canopy cover</p>
<ul style="list-style-type: none"> • Canopy cover at 35% provides appropriate shade and amenity on site. • Significant deep soil provided across the site and connecting to soil beyond the site.

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Contribution to existing natural systems and neighbourhood – biodiversity, habitat creation and integration with public realm
<ul style="list-style-type: none"> • Central landscaped garden spine links into the wider network of natural systems. • The approach to water is managed on site to enable natural flows. • A selection of native plantings adds biodiversity to the neighbourhood, generally in keeping with the predominantly native trees on street verges throughout the suburb.
Principle 04: Sustainable Homes
Enduring and high-performing, embedding climate resilience and minimising environmental impacts
Summary of overall performance against principle: high
Compliance with NatHERS requirements
<ul style="list-style-type: none"> • All townhouses achieve minimum 7.5 stars NatHERS rating as indicated in the Sustainable Design Assessment Report. <p>Note: This result will need to be achieved across all dwellings in the final development to comply with Clause 53.25.</p>
Sustainability targets and outcomes
<ul style="list-style-type: none"> • BESS 'Best Practice' score of 68% achieved, as provided in the BESS assessment within the Sustainable Design Assessment Report. • STORM rating of 109% is achieved in the STORM report. <p>Note: These performance goals, outcomes and strategies are important to maintain through the delivery of the project.</p>
Commitments and approaches integrated into the design
<ul style="list-style-type: none"> • Development committed to 100% electric services and fossil fuel free. • Rooftop solar to be provided to all individual townhouses. • Considered approach to onsite rainwater detention with raingarden embedded in the communal landscape. • Shared 10,000L rainwater tank proposed to be housed under Building 3. • Rainwater tanks provided to rear private gardens of some townhouses. • Fixed external shading is provided to north-facing windows and glazed doors. • Operable shading is provided to the west-facing windows, providing flexible shading opportunities to suit occupant's needs. • Durable, robust external materials reduce future maintenance costs. • Timber structure to be pursued for the townhouses, with minimal concrete to be utilised only where required in the carpark zone. <p>Note: These initiatives are important to maintain through the delivery of the project.</p> <p>Recommendation: Ensure the passive shading strategies are fully tested to ensure maximum benefit to the performance of the dwellings. There may be opportunity to add shading to further windows / doors.</p>
Principle 05: Healthy Homes
Enhancing health and wellbeing through integrating the natural and built environment
Summary of overall performance against principle: high
Compliance with ventilation requirements
<ul style="list-style-type: none"> • Operable windows and dual aspect layouts of the townhouses provide effective natural cross ventilation. • Bedrooms and the flexible room on the ground floor of the church residence will require mechanical ventilation strategies as indicated in the plans and Sustainability Design Assessment Report, to allow for the retention of the fixed stained-glass windows and minimise new openings to the church exterior. <p>Note: Ventilation approach and / or breeze paths are to be notated for all dwellings.</p>

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<p>Compliance with the 100% of dwellings to achieve effective natural ventilation if required to progress through the Great Design Fast Track pathway.</p> <p>Recommendation: Consider opportunities for including operable, clear glazed windows below the existing stained-glass windows within the habitable rooms in the church to improve outlook and simplify natural ventilation options. There may also be the opportunity to add operable skylights to bring light and air down to these smaller ground floor rooms.</p>
<p>Orientation and outlook of individual dwellings</p> <ul style="list-style-type: none"> Northern orientation has been prioritised in the layout of the buildings. All but six of the dwellings have north facing living areas. Dwellings have been planned to provide considered outlook and natural light to all habitable rooms. Overlooking screening strategies used on elevated balconies adjacent to neighbouring lots effectively manage privacy whilst allowing light and outlook across the neighbourhood.
<p>Amenity and comfort of dwellings</p> <ul style="list-style-type: none"> Internal amenity to all townhouses is of a high standard with the layouts providing generous room sizes, outlook and good daylight. Internal planning of all dwellings is efficient and considered, prioritising open living, dining and kitchen spaces to maximise the sense of space.
<p>Quality of private outdoor spaces</p> <ul style="list-style-type: none"> North facing private gardens provide high amenity outdoor space directly accessed from the living rooms of townhouses 6-16. Private gardens provide flexible outdoor space directly accessed from the living rooms of townhouses 12-15. While these gardens are overshadowed in the afternoon, these dwellings are also afforded a north facing garden space that will receive sun. North facing private terraces located on the top floor and directly accessed from the living spaces of townhouses 12-16 provide quality private outdoor space. Townhouse 1 in the existing church building provides a generous private garden to the rear of the building, directly accessed from the main living space. <p>Recommendation: Consider the inclusion of pergola framing to the elevated north-facing balconies of townhouses 17-24 to provide residents with the opportunity to shade their private open space in summer.</p>
<p>Principle 06: Adaptable Homes</p> <p>Housing that meets the diverse and changing needs of households and families</p>
<p>Summary of overall performance against principle: satisfactory</p>
<p>Mix of dwelling types and sizes</p> <ul style="list-style-type: none"> A mix of 2,3 and 4-bedroom townhouses are included in the proposal; there is minimal variation in dwelling type. The sizes of the townhouses vary, providing a range of options for different households. Townhouse 1 set within the original church building provides a different dwelling type with a larger private garden.
<p>Quality and convenience achieved through dwelling planning and fit out</p> <ul style="list-style-type: none"> Simple layouts that prioritise outlook and access to natural light are utilised for all townhouses. Direct access and view to the private open space of each dwelling are prioritised in the planning of the main living spaces. Public and private zoning is effectively managed through internal planning and across the multiple floors of the townhouses.
<p>Flexibility and adaptability of dwelling layouts</p>

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- The townhouse typology with dwellings set across multiple floors limits support for aging in place, families with very young children, and changing needs.
- Only one townhouse (no. 16) and the church residence (no. 1) provide a bedroom, bathroom, living, dining and kitchen space on the ground floor.
- The larger dwellings provide multiple generously sized bedrooms which can be used flexibly for differing uses.
- Central bathrooms accessed from the hall, rather than ensuites, allow for changing needs and flexible use of all bedrooms.

Recommendation: Review planning of bathrooms and powder rooms to allow for future installation of grabrails to toilets.

Recommendation: Review the layout and clearances in the bathroom on ground level of townhouse 15 for accessibility.

Note: The proposal seeks to provide a performance solution to allow the access to townhouses 17-24 via stairs only, with no provision of a lift.

Note: The proposal is seeking to be assessed under 2019 NCC standards as advised by the proponent and supported by documentation from their building surveyor.

Principle 07: Good Value Homes

Supporting more affordable housing through innovative housing development delivery models that respond to changing housing markets

Summary of overall performance against principle: satisfactory

Proposed development model and target market

- Build to sell model proposed. No Affordable Housing opportunity proposed.
- Suburban location and modest development are likely to support an attainable price point for prospective buyers.
- Proponent is an integrated business, bringing together small-scale development and architecture in one company.

Construction approach – waste strategies, MMC, repetition

- Pared back material palette and repetition of townhouse modules introduce efficiencies in construction.
- Timber structure and framing is proposed for the townhouses, with minimal use of concrete where required for the carpark.

Minimisation of ongoing maintenance and operational costs

- Robust material palette has been informed by consideration of longevity and low ongoing maintenance costs.

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Artist impression of George Street elevation



Proposed Ground Floor plan

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Attachment 2: Relevant Planning Controls and Policies

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PLANNING POLICIES

MUNICIPAL PLANNING STRATEGY (MPS)

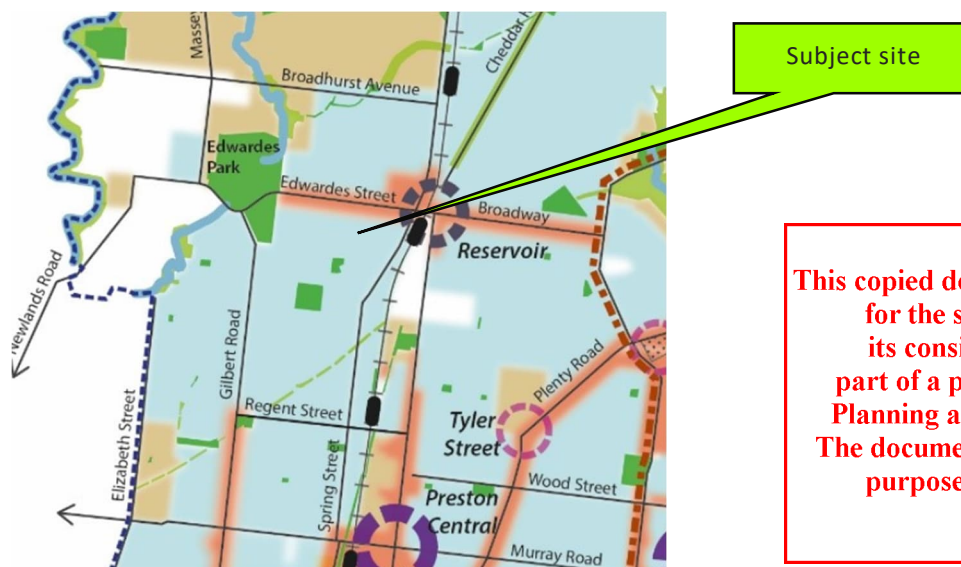
The MPS is outlined at Clause 02 of the Scheme. Of the MPS, the following clauses are relevant to the proposed development:

- **Clause 02.03-4 Built environment and heritage** identifies residential development as needing to respond to the existing or preferred neighbourhood character while still allowing for housing change. Further, this clause identifies older buildings as providing opportunities for redevelopment that demonstrates principles of cultural and ecological sustainability, possibly through adaptive reuse, urban design and architectural excellence. Council’s strategic directions include, as relevant:
 - *Promote high-quality design in development, including activity centres and industrial/employment precincts.*
 - *Protect and enhance places of heritage significance.*
 - *Encourage development that is environmentally sustainable through urban form and design.*

- **Clause 02.03-5 Housing** encourages housing development and diversity in Incremental Housing Change Areas that is generally consistent with the character of the area and responsive to varying local conditions, allowing for moderate housing growth and diversification over time.

- **Clause 02.03-6 Transport** supports integrated land use and transport planning to encourage sustainable transport use including walking and cycling, public transport and reduce car dependency and the associated road congestion and parking pressures.

- **Clause 02.04-2 Strategic housing framework plan** identifies the subject site as being in an ‘Incremental Housing Change Area’ (refer to Figure 1 below).



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Figure 1: Strategic Housing Framework Plan (Source: the Scheme)

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PLANNING POLICY FRAMEWORK (PPF)

The PPF is outlined at Clauses 10–19 of the Scheme.

Of the PPF, the following clauses relevant to this proposal are:

- **Clause 11.01-1S Settlement** seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- **Clause 11.02-1S Supply of urban land** seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- **Clause 15.01-1S Urban design** seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. Relevant strategies include:
 - *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
 - *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
 - *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
 - *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- **Clause 15.01-1R Urban design – Metropolitan Melbourne** seeks to create a distinctive and liveable city with quality design and amenity. In particular, this clause supports the creation of well-designed places that are memorable, distinctive and liveable.
- **Clause 15.01-1L-01 Urban design** encourages distinctive, attractive and engaging places to live visit or work, as well as efficient design outcomes that consider the development potential of adjoining sites. Relevant strategies include:
 - *Minimise impacts of large-scale development on streetscape amenity and pedestrian experience.*
 - *Ensure the design of new developments responds to interfaces with the public realm (including parks and open spaces).*
 - *Support location of building mass to facilitate street and rear facing dwellings to promote internal amenity and reduce negative offsite impacts of development.*
 - *Support the design and artistic enhancement of public spaces and the built environment.*

Relevant design and materials strategies include:

- *Encourage development that responds to the predominant rhythm of the streetscape.*
- *Encourage facade design that provides passive surveillance of public spaces and internal passageways.*
- *Ensure development retains the development potential of adjoining sites so that equitable access to sunlight is achieved.*



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- *Encourage design that avoids, or reduces the visual impact of, blank walls to upper levels of buildings.*

Regarding building height, the relevant objective seeks to ensure that new development responds to open spaces and the scale of buildings on nearby streets. Building height strategies seek to ensure building height has regard to:

- *site context, including the scale and character of surrounding development and the nature and sensitivity of surrounding land uses;*
- *site characteristics, including area, dimensions, topography, orientation and outlook; and*
- *the impact on public spaces such as footpaths, squares and parks.*

Regarding street address, the relevant objectives seek to:

- *Promote active building frontages at ground level.*
- *Enhance streetscapes by maximising opportunities for substantial landscaping within front setbacks.*
- *Minimise the impact of vehicle access on the pedestrian realm.*
- *Promote safe neighbourhoods that ensure developments achieve a sense of address.*

Relevant street address strategies include:

- *Ensure the ground level frontage of a building facing the street provides an active frontage with good visibility and accessibility.*
 - *Encourage building design that faces adjacent streets and public open spaces.*
 - *Ensure external public and communal spaces provide adequate lighting for safety and visibility from adjacent buildings.*
 - *Ensure mail boxes are located close to the pedestrian entry.*
 - *Encourage deep root planning within front setbacks.*
- **Clause 15.01-1L-02 Safe urban environments** promotes safety through well-designed urban environments. This clause encourages use and development that incorporates elements that promote safety, such as (inter alia):
 - *Clear sightlines.*
 - *Safer movement.*
 - *Passive surveillance.*
 - *Good connectivity and access.*
 - *Uncluttered public spaces and access routes.*
 - *Activities that promote public use.*
 - **Clause 15.01-2S Building design** seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
 - **Clause 15.01-2L Building design** facilitates residential and mixed-use developments that display a high standard of design, limit off-site amenity impacts and provide appropriate internal amenity for residents. Relevant strategies include:

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- *Ensure buildings provide active frontages at ground level and a high level of pedestrian amenity.*
- *Ensure that land use and development is compatible and appropriately integrated with areas of natural heritage and environmental significance.*
- *Ensure that multi-level development minimises unreasonable overshadowing and overlooking of residential development.*
- *Ensure adequate provision for ventilation and natural light to habitable rooms and bedrooms, including through light wells.*
- *Encourage weather protection to private open space and integrate these elements to be visually cohesive elements of the building design.*
- *Encourage communal open spaces be provided for multi dwelling apartments and mixed-use developments to allow for recreational uses such as a garden, courtyard, tables and seating, BBQ facilities and utility uses such as open-air clothes drying.*
- *Support communication devices, cabling, antennas and plant equipment to be integrated into the building design, consolidated and rationalised wherever possible and not visible from the surrounding streets.*

Relevant design and materials strategies include:

- *Encourage design that uses structural elements to modulate facades, such as porticos, balconies, verandahs and sun shade devices.*
- *Ensure the use of low maintenance and durable building materials that will minimise the potential for graffiti.*
- *Ensure a domestic design approach in residential areas that provides articulation and visual interest.*
- *Ensure communication equipment and site services, such as utility metres, substations, fire booster and the like be located and designed to minimise visibility from public spaces.*

The relevant street address objective promotes active building frontages at ground level and visual and functional interaction between the footpath and new buildings.

The relevant street address strategy seeks to ensure a direct line of sight is created between access ways and internal communal spaces.

- **Clause 15.01-2L-01 Environmentally sustainable development** seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.
- **Clause 15.01-4R Healthy neighbourhoods – Metropolitan Melbourne** seeks to create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.
- **Clause 15.01-5S Neighbourhood character** seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-5L Neighbourhood character in Darebin seeks to retain and enhance the identified elements that contribute to the character of a precinct.



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This clause identifies the subject site as being within Character Type Area 6 – ‘Interwar / Post-War Mix’ (refer to Figure 2 below).

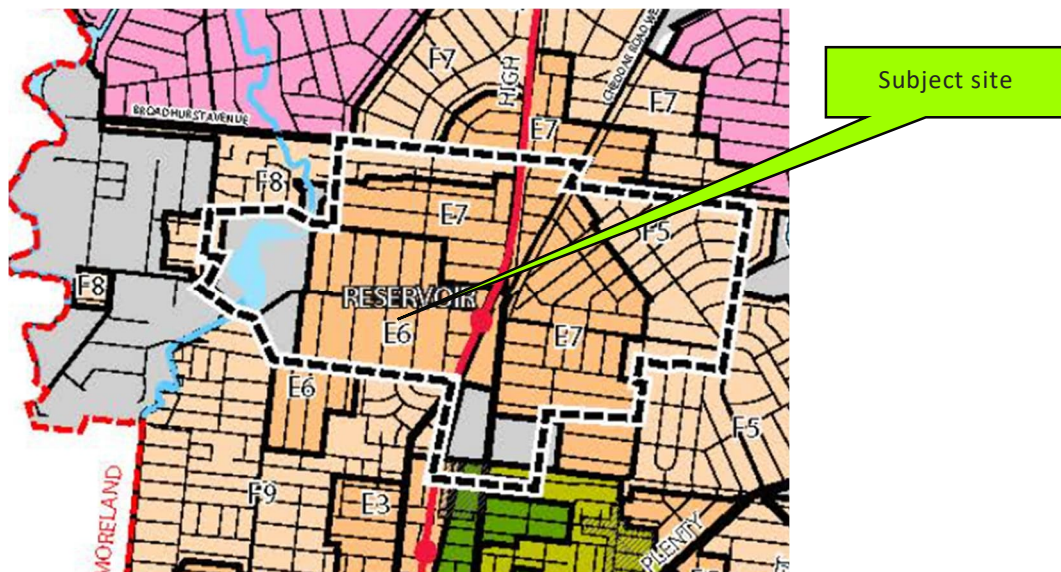


Figure 2: Neighbourhood Character Precincts Plan (Source: the Scheme)

As set out in the Darebin Neighbourhood Character Study & Precinct Guidelines (Planisphere, 2007), the listed design responses for the E6 precinct include:

- Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and provides for the planting of new vegetation.
- Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites.
- Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.
- Set new development back from the side or rear boundaries so that a generous space is maintained for landscaping.
- Planting of canopy trees and shrubs is encouraged.
- Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street.
- Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings.
- Locate garages and carports behind the line of the dwelling.
- Minimise paving in front garden areas including driveways and crossovers.
- Use permeable driveway materials.
- Provide a maximum of one vehicular crossover per frontage.
- Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces.
- New development should maintain the appearance of the predominant frontage widths in the street.
- Subdivisions and multi-dwelling developments should be designed to maintain, when viewed from the street, the predominant scale and form of a single dwelling.

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- Lengthways subdivisions may be allowed, provided all other siting and design requirements are met.
- Articulate the form and facades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces.
- In streets with many Interwar and Postwar dwellings, new development should interpret the defining elements of these styles in a contemporary way.
- Cultural expression through colour, building details and architectural reinterpretation may be included in the design.
- Font fences should be appropriate to the building era (e.g. picket, low brick or wire), or reflect the typical fencing height and style of the street.
- Provide a front fence that allows views through or over the fence into the front garden and to the dwelling.

- **Clause 15.03-1S Heritage conservation** seeks to ensure the conservation of places of heritage significance.

- **Clause 15.03-1L Heritage** includes the following strategies, as relevant:
 - *Encourage the retention of any significant original fabric in heritage places.*
 - *Discourage demolition or relocation of significant heritage buildings.*
 - *Encourage uses of heritage places which respect the heritage significance.*
 - *Encourage designs that are sensitive to heritage character.*

- **Clause 16.01-1S Housing supply** seeks to facilitate well-located, integrated and diverse housing that meets community needs.

- **Clause 16.01-1R Housing supply – Metropolitan Melbourne** includes the following strategies, as relevant:
 - *Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are neighbourhood activity centres – especially those with good public transport connections.*
 - *Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*
 - *Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.*
 - *Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.*
 - *Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.*
 - *Create mixed-use neighbourhoods at varying densities that offer more choice in housing.*

- **Clause 16.01-1L-01 – Housing growth** seeks to facilitate housing development that meets the needs of Darebin’s projected population at an appropriate scale and intensity. Relevant strategies include:
 - *Support low scale medium density housing development that respects existing neighbourhood character in Incremental Housing Change Areas, particularly in areas that are in proximity to shops, facilities, services and transport.*

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- *Ensure new housing is located to facilitate pedestrian access to local services and employment.*

As set out in the Darebin Housing Strategy (2013), the Incremental Change areas are:

- *Areas that promote moderate housing growth and diversification due to reasonable level of access to public transport, services and a lack of constraints. A moderate level of housing change over time is encouraged which may include a mixture of single and semi-detached dwellings as well as infill development including 2-3 storey town houses and villas, with scale and outcome dependent on local character and conditions. Medium density housing may be encouraged in selected locations. Within these areas, there are varying local conditions that necessitate a different scale and built form outcome, such as lot dimensions, lot consolidation and strategic corridor frontage*
- **Clause 16.01-1L-02 – Housing diversity** seeks to ensure that housing diversity is increased to meet the needs of the local community and reflect demographic changes. The relevant strategy encourages a variety of medium density housing types, including villa style housing, townhouses and low scale apartment developments.
- **Clause 16.01-1L-03 – Dwelling diversity** seeks to provide a range of dwelling sizes and types, including 3 bedroom units. The relevant strategy encourages a proportion of dwellings to be designed to include a living room or bedroom, kitchen, bath or shower, a toilet and wash basin at one level where practicable.
- **Clause 16.01-2S Housing affordability** seeks to deliver more affordable housing closer to jobs, transport and services.
- **Clause 18.01-3L Accessible transport** lists the following strategies, as relevant:
 - *Encourage pedestrian and cycle priority over motor vehicles within activity centres and along local streets.*
 - *Design developments to contribute to a safe, attractive and comfortable pedestrian environment in streets and public open spaces through:*
 - *Wide footpaths.*
 - *Verandas on street frontages.*
 - *Minimal footpath interruptions by vehicle crossings.*
 - *Effective traffic management and signage.*
 - *Designated pedestrian routes through car parks.*
 - *Connections to public transport.*
 - *Balance pedestrian and cycling needs with freight vehicle access needs in the design of streets in activity centres.*
- **Clause 18.02-4L Car parking** includes the following strategies, as relevant:
 - *Consider requiring Travel Plans as a condition of approval for new uses and developments where there is a substantial reduction in car parking from Clause 52.06 requirements.*
 - *Manage car parking at a precinct level to facilitate a coordinated localised response.*

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- Provide for pedestrian amenity by minimising vehicle crossovers and providing a single point of access for multi-dwelling developments, where possible.
 - Provide a high amount of conveniently accessible bicycle parking.
 - Encourage undercroft car parking to be sleeved by development to support active street interfaces.
 - Accommodate access requirements for emergency services.
 - Locate convenient and accessible parking spaces at ground level or first basement level.
- **Clause 19.03-2S Infrastructure design and provision** seeks to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.
 - **Clause 19.03-3S Integrated water management** seeks to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

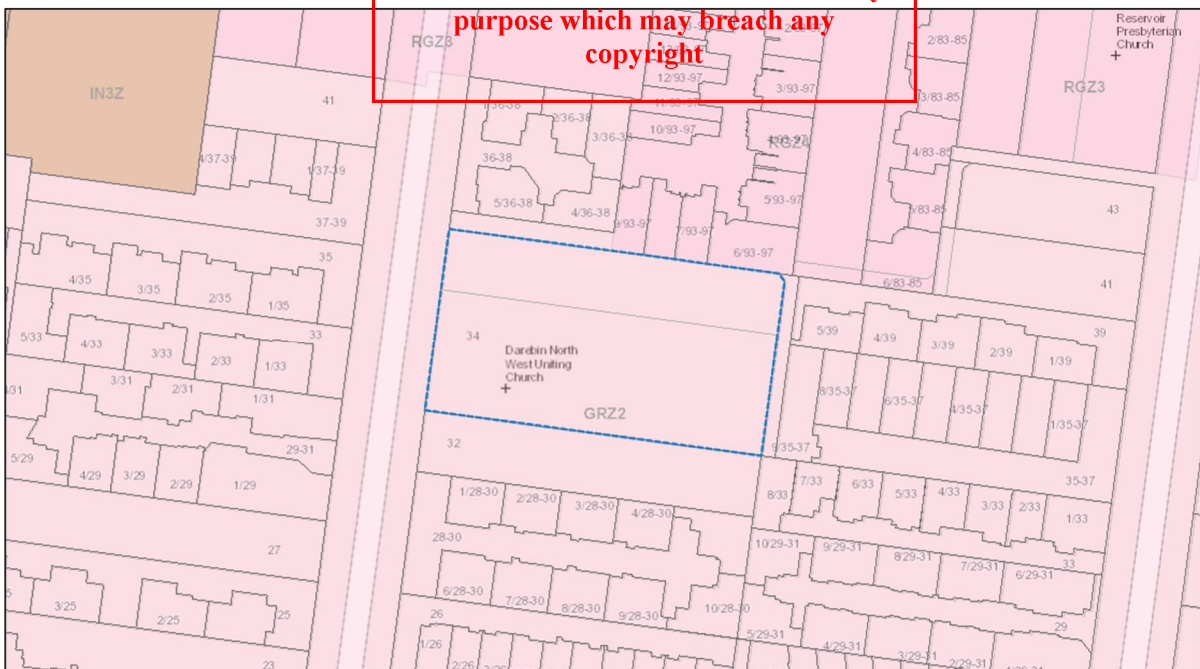
ZONE AND OVERLAY CONTROLS

The subject site is in a General Residential Zone – Schedule 2 (**GR22**) and is affected by the Heritage Overlay (**HO**, Heritage Place 264) and a Development Contributions Plan Overlay – Schedule 1 (**DCPO1**), pursuant to the Scheme.

GENERAL RESIDENTIAL ZONE

The subject site is in a GR22, pursuant to Clause 22.08 of the Scheme.

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The purpose of the GR22 is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.

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- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.08 -2, the use of the land for a 'dwelling' is an as of right use and does not require a planning permit.

Pursuant to Clause 32.08 -7, a planning permit is required to construct two or more dwellings on a lot. A development must meet the requirements of Clause 55.

Pursuant to Clause 32.08-4, a mandatory minimum amount of 35% of the lot area needs to be set aside as garden area. The proposal complies with this requirement.

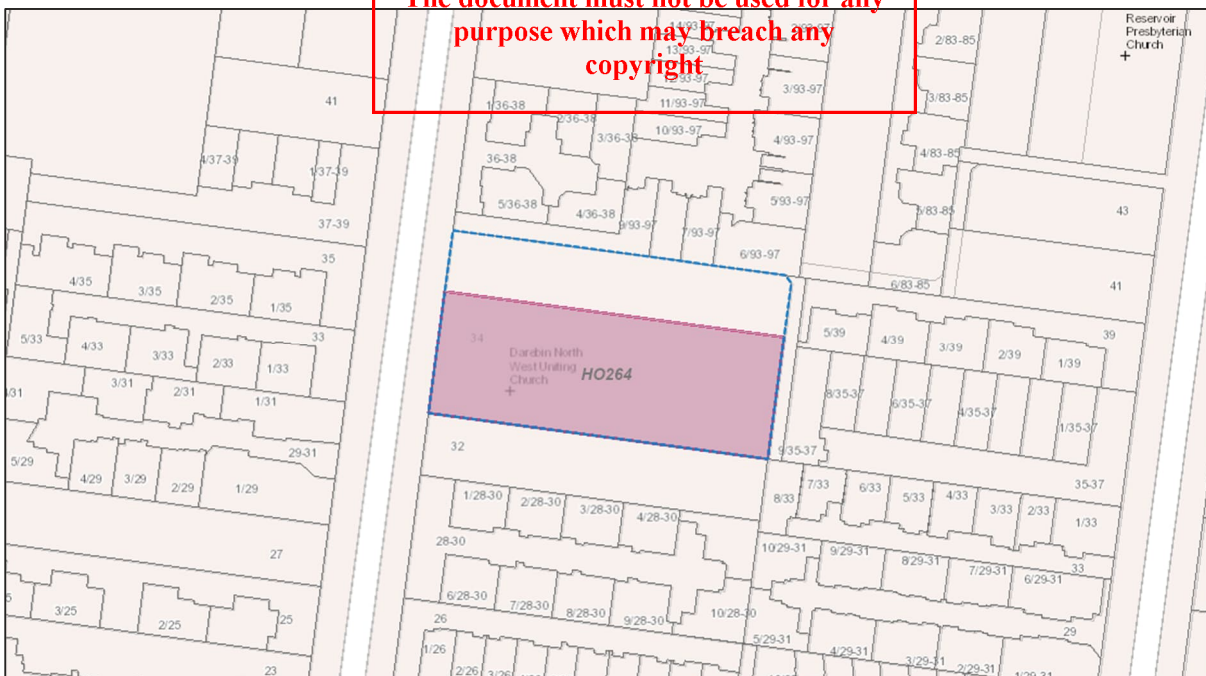
Pursuant to Clause 32.08-11, the mandatory maximum building height at the site is 11 metres and no more than 3 storeys. The proposal does not strictly comply with this requirement (as dwelling 2's roof has a maximum height of 11.45 metres), however it is noted that the Responsible Authority has discretion to approve this minor variation, as the application is an application to which Clause 53.25 applies.

Schedule 2 does not set out any character objectives, and nor does it set out any variations to the maximum building and / or Clause 55 Standards.

HERITAGE OVERLAY

The subject site is affected by the HO (Heritage Place HO264) pursuant to Clause 43.01 of the Scheme.

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The purpose of the HO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.

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- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

According to the Schedule, Heritage Place HO264 is identified as *Methodist Church 34 George Street Reservoir*. External paint controls, internal alteration controls and tree controls do not apply to the site.

The Statement of Significant for Heritage Place HO264 is as follows:

What is significant?

The Reservoir Methodist Church at 34 George Street, Reservoir, constructed in 1934 to a design by Raymond G. Wilson, is significant. It is a modest inter-war Gothic Revival church set back from George Street by a lawn. The church has a gable roof clad in terracotta tiles. The walls of the church are red brick and the street facing elevation has a red brick porch projecting towards the street. The porch is entered from its sides, and it is flanked by pointed arched windows on the wall of the main part of the church. The wall of the porch facing the street has a four-centred arched stained glass window. On the wall of the church above the porch is a smaller four-centred arched window. The side walls of the church are divided into bays by piers/buttresses, with each bay having a pointed arched window. Later alterations and additions and other buildings on the site are not significant.

How is it significant?

The former Reservoir Methodist Church at 34 George Street, Reservoir is of local historic, architectural and social significance to Darebin.

Why is it significant?

Historically, the former Reservoir Methodist Church is significant as a representative example of a simple interwar Gothic Revival church, which is associated with the first phase of suburban development in Reservoir during the inter-war period. The architectural and historic significance of the church is enhanced by its high level of intactness and its rarity value as the only surviving inter-war church in Reservoir. (AHC criteria A.4, B.2, D.2)

Socially, the former Reservoir Methodist Church is significant as a building that is known, used and valued by the local community over 70 years. It illustrates the continuing strength of the Methodist faith as an important denomination in Darebin in the twentieth century. (AHC criterion G.1).

Pursuant to Clause 43.01-1, a permit is required to:

- Demolish or remove a building.
- Construct a building or construct or carry out works (including a fence visible from a street and roadworks which change the appearance of a heritage place.

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

The subject site is subject to the DCPO1 pursuant to Clause 45.06 of the Scheme.

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The subject site is in a 'Category 2' area, where a minimum of 1 car parking space is to be provided to each dwelling.

The proposal includes 24 resident car spaces, which meets the statutory requirement.

No visitor car parking spaces are required under Clause 52.06.

The Traffic Impact Assessment prepared by One Mile Grid provides further details in respect of the proposal's car parking and access arrangements.

CLAUSE 52.34 – BICYCLE FACILITIES

A new use requires the provision of bicycle facilities in accordance with Clause 52.34 of the Scheme.

The statutory bicycle facility requirements do not apply to a development of less than 4 storeys.

Notwithstanding, the proposal includes 22 secure bicycle parking spaces for residents.

GENERAL REQUIREMENTS AND PERFORMANCE STANDARDS

CLAUSE 53.18 STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

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

Stormwater management has been considered as part of the proposal. The Sustainable Design Assessment prepared by YS deals with stormwater management for the proposal, inclusive of a Blue Factor report. The stormwater strategy for the site includes the use of a large (10,000L) underground rainwater tank, a large raingarden (within the common driveway) and permeable surfaces.

CLAUSE 53.25 GREAT DESIGN FAST TRACK

The purpose of Clause 53.25 is:

- To facilitate innovative dwelling, apartment and mixed-use residential development.
- To facilitate development that increases the density and diversity of dwellings to respond to Victoria's population growth.
- To facilitate the development of dwellings with convenient access to public transport, and community, retail and other services.
- To facilitate development that is of a high quality in its design, liveability and sustainability.

The provisions of this clause prevail over any inconsistent provision in this planning scheme.

This clause applies to an application under any provision of this planning scheme for the development of land, or the use and development of land, (other than the subdivision of land), if all of the following are met:

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Application Requirement under Clause 53.25	Comment
The applicant submits written confirmation that the application is an application to which this clause applies.	The requirement is met – refer to Planning Submission by Urban Planning Collective and the Great Design Fast Track Principles Response by YS.
The application includes the construction of at least eight dwellings.	The requirement is met – the proposal involves the construction of 23 dwellings and the adaptive re-use of the former church as a dwelling
Any proposed building contains at least two storeys and not more than eight storeys.	The requirement is met – Buildings 1, 2 and 3 range in height from 2 to 3 storeys.
<p>The proposed development achieves a minimum NatHERS rating of:</p> <ul style="list-style-type: none"> • 8.0 stars average, with no individual dwelling less than 6.5 stars for apartment developments. • 7.5 stars for all other dwellings. 	The requirement is met – all townhouses have a NatHERS rating in the range of 7.5 to 8.3 stars.
Each proposed dwelling provides effective natural ventilation, which includes cross ventilation, single sided ventilation or mechanically assisted ventilation.	The requirement is met – refer to the Architectural Plans and Great Design Fast Track Principles Response by YS for details of the cross ventilation provided to each dwelling
<p>The Minister for Planning has advised in writing that they are satisfied the proposed use or development of land for accommodation (other than camping and caravan park, group accommodation, residential hotel and small second dwelling) is of significance having regard to:</p> <ul style="list-style-type: none"> • The purpose of clause 53.25. • Whether the quality of the design, liveability and sustainability of the proposed development meets the design principles published by the Minister for Planning on the Department's Internet site for the purposes of clause 53.25 ('the design principles'). • The location of the proposed development and whether it has convenient access to jobs, services, infrastructure and community facilities. 	<p>The requirement is met – see written correspondence at Attachment 1.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin-top: 20px;"> <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>
Information demonstrating that the proposed development meets the design principles is provided to the satisfaction of the Minister for Planning. This must include written advice from the Office of the	The requirement is met – see written correspondence at Attachment 1 .



Victorian Government Architect to the satisfaction of the Minister for Planning.

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Pursuant to Clause 53.25-4, an application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of section 82(1) of the Act.

CLAUSE 55 TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

The purpose of Clause 55 is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that responds to the site and the surrounding area.

The provisions of this clause contain:

- Objectives. An objective describes the outcome to be achieved in the completed development.
- Standards. A standard contains the requirements to meet the corresponding objective.

A development must meet all of the applicable objectives contained in this clause.

If a development meets a standard:

- The corresponding objective is deemed to be met;
- The responsible authority is not required to consider the corresponding decision guidelines.

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If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Despite any other provision of this planning scheme, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider:

- The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.
- The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.
- The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

An application to which this clause applies is exempt from the requirements of:

- Section 60(1)(b), (e), (f), (1A) and (1B) of the Act; and
- Section 84B(2)(b) to (jb) of the Act.

A detailed assessment of the proposal against the Clause 55 objectives and standards is included at **Attachment 3**.



OPERATIONAL PROVISIONS

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CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

Clause 72.01 makes the Minister for Planning the Responsible Authority for applications to which Clause 53.25 applies.

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Attachment 3: Clause 55 Assessment

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34 GEORGE STREET, RESERVOIR

ASSESSMENT AGAINST CLAUSE 55 – CITY OF DAREBIN Townhouse and Low-rise Code

55.01 Application Requirements

An application to which this clause applies must be accompanied by the following:

- A site description.
- A design response.
- A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

55.01-1 Site Description	<p>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe the following:</p> <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> <ul style="list-style-type: none">• The built form, scale and character of surrounding development including front fencing, site shape, size, orientation and easements.• Levels of the site and the difference in levels between the site and surrounding properties.• The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.• The use of surrounding buildings.• The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.• Solar access to the site and to surrounding properties.• Location of existing trees 5 metres in height or greater, with a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, on the site.• Any cut and filled areas of soil, where known.• Street frontage features such as poles, services, street trees and kerb crossovers.• The location of any existing domestic solar energy system on the roof of a dwelling, apartment development or residential building on surrounding properties.• If in the opinion of the responsible authority a requirement of the site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.
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Is the standard fully met? Yes

The Architectural Plans prepared by YS Housing includes a site description at drawing No. TP03. This should be read in conjunction with the 'Subject Site and Surrounds' section of this Planning Submission, as well as the Urban Context Report prepared by YS Housing.

55.01-2 Design Response

The design response must explain how the proposed design derives from and responds to the site description.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.

The design response must include a landscape plan that details the proposed:

- Retention and planting of canopy trees.
- Planting of other vegetation including location, species, number and size at maturity of vegetation.
- Where required, areas of deep soil and root barriers.
- Irrigation system to support existing and planted vegetation including details of any alternative water supply sources.
- Selection of vegetation that responds to the site's environment and geographic factors.
- A plan showing the location of site services, clothes drying and storage.

If in the opinion of the responsible authority a design response requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

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Is the standard fully met? Yes

The Architectural Plans, Urban Context Report and Great Design Fast Track Principles Response prepared by YS Housing includes detailed plans and elevations, depicting the design language and how it responds to the site description. This should be read in conjunction with the 'Proposal' section of the Planning Submission.

55.02 Neighbourhood Character

55.02-1 Street Setback Objective

To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.

Standard B2-1

Walls of buildings are set back from streets:



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- at least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1
- or**
- if no distance is specified in a schedule to the zone, the distance specified in Table B2-1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Is the standard fully met?

Yes

The existing dwelling at 5/36-38 George Street is set back 5.04m from George Street, and the existing dwelling at 32 George Street is set back 9.07m from George Street.

Taking the lesser of the 2 setbacks, the proposal complies as the front walls of dwellings 2 – 5 are to be set back 5.35m from George Street.

The former church building is proposed to be retained and has a front setback of approx. 6m. This also exceeds the lesser of the 2 setbacks.

The development complies with Standard B2-1.

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55.02-2 Building Height Objective

To ensure that the height of buildings is respectful to the existing or preferred neighbourhood character.

Standard B2-2

The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.

Is the standard fully met?

No

The proposal reaches a maximum building height of 11.45m, requiring a 450mm variation to the maximum building height outlined at Clause 32.08-11. It does not exceed 3 storeys.

The greatest height variation of 450mm applies to the roof ridge of dwelling 2, and tapers down to approx. 200mm at roof ridges of dwellings 3 and 4.

The proposed height variation is considered minor and limited to the roof forms of dwellings 2, 3 and 4. The design purposefully incorporates undulating gable roof



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forms for Building 1, as this helps to define the building as four distinct dwellings, it breaks the building down to a domestic scale and it responds to predominate gable form of the church. Moreover, Building 1 will sit comfortably within the George Street streetscape, acknowledging that the site is at the transition between the General Residential Zone (3 storeys) and the Residential Growth Zone (4 storeys).

The additional height beyond 11m does not result in any off-site amenity impacts.

<p>55.02-3 Side and Rear Setbacks Objective</p>	<p>To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p>
<p>Standard B2-3</p>	<p>A new building not on or within 200 millimetres of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.</p> <p>Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:</p> <ul style="list-style-type: none"> • B2-3.1 The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. • B2-3.2 If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. <p>Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.</p> <p>Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.</p>

Is the standard fully met?

No

The proposal has been designed and sited to mostly comply with Standard B2-3 (refer to Tables 1 and 2 below).

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Building 1 sits comfortably within the setback 'envelope' when the datum point is taken from 5/36-38 George Street's southern boundary, as is the correct approach when sites are separated by an easement or laneway.

Building 2 infringes the setback envelope at Level 2 when it is applied to the northern boundary. At the rear / eastern end, the building complies. However, natural ground falls towards the street which results in a minor non-compliance at the front / western end of the building. The variation is considered acceptable because the existing dwelling to the north at 4/36-38 is well separated from the subject site by the existing carriageway easement.

Building 2 also infringes the setback envelope at Level 1 when it is applied to the rear / eastern boundary. The non-compliance is mostly created by the sloping roof form of dwelling 16 (2 storey). It is considered minor on the basis that it is sited opposite existing common property / surplus land. The building complies at Level 2.

Table 1: Building 2 side and rear setback analysis

		North (side)	East (rear)
Ground Floor Level	Wall Height	N/A	N/A – WOB
	Setback Required	N/A	N/A – WOB
	Setback Proposed	N/A	N/A – WOB
First Floor Level	Wall Height	7.04m (dwelling 16)	7.1m to 8.0m (dwelling 16)
	Setback Required	2.14m	2.2m to 3.1m
	Setback Proposed	4.1m	<u>1.45m – variation (750mm to 1.65m) required</u>
Second Floor Level	Wall Height	9.7m to 10.20m	10.40m
	Setback Required	4.8m to 5.3m	5.5m
	Setback Proposed	<u>4.1m – variation (700mm to 1.2m) required</u>	5.6m

Building 3 infringes the setback envelope at Level 2 when it is applied to the southern boundary. As with Building 2, due to natural ground falling towards the street, the extent of non-compliance is slightly worse at the western end of the building. The variation is considered acceptable because the site to the south (32



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George Street) is a single dwelling on a very large lot where the main area of secluded private open space appears to be at the very back of the property, from which a north-easterly outlook is preserved (noting that Building 3 is set back 3.6m from the eastern boundary).

Building 3 also infringes the setback envelope when it is applied to the rear / eastern boundary. The variation is considered acceptable because the secluded private open space associated with the dwelling to the east (9/35-37 Ashley Street) will retain a 9m wide landscaped view corridor (i.e. between Buildings 2 and 3) which breaks up the built form and provides relief to the occupants utilising this space.

Table 2: Building 3 side and rear setback analysis

		East (rear)	South (side)
First Floor Level	Wall Height	N/A	N/A
	Setback Required	N/A	N/A
	Setback Proposed	N/A	N/A
Second Floor Level	Wall Height	9.72m to 9.96m	9.75m to 10.20m
	Setback Required	4.82m to 5.06m	4.85m to 5.3m
	Setback Proposed	<u>3.60m – variation (1.22m to 1.46m) required</u>	<u>3.35m – variation (1.5m to 1.95m) required</u>

55.02-4 Walls on Boundaries Objective	To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.
Standard B2-4	<p>A new wall constructed on or within 200 millimetres of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none"> • 10 metres plus 25% of the remaining length of the boundary of an adjoining lot <p style="text-align: center;">or</p>

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- the length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200 millimetres from a boundary.

The height of a new wall constructed on or within 200 millimetres of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Is the standard fully met? No

There is a wall on boundary proposed on southern boundary (enclosing the bin store) which is proposed to be 3.7m long with an average height of approx. 3.15m, with no part higher than 3.2m, which complies with Standard B2-4.

Dwelling 5's northern wall is set back approx. 165mm from the northern boundary. This wall is proposed to be 11.25m long, has a maximum height of 7.55m and an average height of 7.49m. The wall's maximum height and average height do not comply with the standard.

Dwelling 16's eastern wall is proposed to be within 200mm of the eastern rear boundary. This wall is proposed to be 11.1m long, has a maximum height of 3.6m and an average height of 3.51m. The wall's average height does not comply with the standard.

The above variations are appropriate for the following reasons:

- The wall on the northern boundary directly abuts a concrete driveway / carriageway easement (approx. 4m wide), providing separation between the subject site and the existing dwelling at 5/36-38 St George Street. Given the separation, and the fact the wall is to the south of this dwelling, it will not give rise to any unacceptable amenity impacts.
- The wall on the eastern boundary complies with both the length and maximum wall height requirements, and only requires a 310mm variation to the average height requirement. This is considered acceptable, as the wall faces surplus land and common property, rather than secluded private open space.

Does an objector have a right of appeal? Yes, standard is not met

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Note: in this instance, the application is exempt from notice and third party review rights, as it is an application made under Clause 53.25 (Great Design Fast Track).

55.02-5 Site Coverage Objective	To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.
Standard B2-5	<p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> • the maximum site coverage specified in a schedule to the zone <li style="text-align: center;">or • if no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5. <p>If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.</p>
Is the standard fully met?	<p>Yes</p> <p>The proposal has a site coverage of 51%, complying with Standard B2-5.</p>
Does an objector have a right of appeal?	No, standard is met
55.02-6 Access Objective	To ensure the number and design of vehicle crossovers responds to the neighbourhood character.
Standard B2-6	<p>The width of accessways or car spaces (other than to a rear lane) does not exceed:</p> <ul style="list-style-type: none"> • 33% of the street frontage <li style="text-align: center;">or • 40% of the street frontage if the width of the street frontage is less than 20 metres. <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.</p> <p>The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10%.</p>
Is the standard fully met?	No

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The 2 crossovers proposed at the George Street frontage will measure a total of 7.7m, equating to 19.1% of the street frontage.

The southernmost crossover results in a 22% encroachment into the TPZ of tree 1, requiring a variation to the Standard.

The enclosed Arboricultural Impact Assessment prepared by Treetec states that further investigation (i.e. a root investigation) will be required determine the long-term viability of this tree.

If root investigation requires it, then the crossover can be modified to ensure the preservation of this tree (or otherwise it be removed and suitably replaced by compensatory street tree plantings).

Does an objector have a right of appeal?	Yes, standard is not met Note: in this instance, the application is exempt from notice and third party review rights, as it is an application made under Clause 53.25 (Great Design Fast Track).
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55.02-7 Tree Canopy Objectives	To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.
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Standard B2-7	Provide a minimum canopy cover as specified in Table B2-7.1. Existing trees to be retained meet all of the following: <ul style="list-style-type: none"> • Has a height of at least 5 metres. • Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level. • Has a trunk that is located at least 4 metres from proposed buildings. <p>The minimum canopy cover is met using any combination of trees specified in Table B2-7.2. Existing trees that are retained can be used in calculating canopy cover.</p> <p>Provide at least one new or retained tree in the front setback and the rear setback. Trees are located in either:</p> <ul style="list-style-type: none"> • an area of deep soil as specified in Table B2-7.2 <li style="text-align: center;">or • a planter as specified in Table B2-7.2.
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Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

Is the standard fully met?

Yes

The Architectural Plans prepared by YS Housing includes a tree canopy and deep soil plan at drawing No. TP44. The proposal provides 608 square metres (20%) of canopy cover, comprising 14 smaller (Type A) trees and 7 larger (Type B) trees, inclusive of the requisite deep soil area.

Does an objector have a right of appeal?

No, standard is met

**55.02-8
Front Fences
Objective**

To encourage front fence design that responds to the existing or preferred neighbourhood character.

Standard B2-8

A front fence within 3 metres of a street is:

- the maximum height specified in a schedule to the zone
- or
- if no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.

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Is the standard fully met?

Yes

The northern portion of the street frontage (enclosing the front yards of dwellings 2 – 5) is characterised by an approx. 1m high metal fence, and the southern portion of the street frontage (adjacent to the former church) is characterised by a 1m high metal corten fence.

The development complies with Standard B2-8.

Does an objector have a right of appeal?

No, standard is met

55.03 Liveability

**55.03-1
Dwelling Diversity
Objective**

To encourage a range of dwelling sizes and types in developments of 10 or more dwellings.

Standard B3-1

Developments include at least:



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- One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.
- One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.
- One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.

Is the standard fully met? Yes

Of the 24 dwellings proposed, dwelling typologies include:

- 9 x 2-bedroom dwellings
- 1 x 3-bedroom dwellings
- 14 x 4-bedroom dwellings.

2 dwellings contain a kitchen, bath or shower, and at least one bedroom and toilet and wash basin at ground floor.

The development complies with Standard B3-1.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met.

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**55.03-2
Parking Location
Objective**

To minimise the impact of vehicular noise within developments on residents.

Standard B3-2

Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:

- 1.5 metres
- or**
- if there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre
- or**
- 1 metre where window sills are at least 1.5 metres above ground level.

This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.



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Is the standard fully met? Yes

The only habitable room windows with sill heights of less than 3m proximate to the shared accessway are dwelling 1's ground floor windows. These north-facing windows are set back more than 1.5m from the shared accessway.

The development complies with Standard B3-2.

Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.03-3 Street Integration Objective

To integrate the layout of development with the street to support the safety and amenity of residents.

Standard B3-3

Where a development fronts a street, a vehicle accessway or abuts public open space:

- Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.
- The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20% of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25% transparency.

Lighting is provided to all external accessways and paths.

Mailboxes are provided for each dwelling and can be communally located.

Is the standard fully met? Yes

The development complies with Standard B3-3, as follows:

- passive surveillance of George Street is provided by direct views from the west-facing habitable room windows within dwellings 1 – 5
- the electricity pillar, water meter and letter boxes do not exceed 20% of the width of the George Street frontage and are suitably integrated and considered in the overall design of the front setback.
- automatic external lighting controlled by motion sensors will be located at all dwelling entries, car parks and pedestrian walkways.
- dwellings 1 – 5 are afforded a mailbox at the street frontage, whilst a mailboxes for the remaining dwellings are located adjacent to the common pedestrian path close to the subject site's frontage.

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Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.03-4 Entry Objectives

To provide each dwelling, apartment development or residential building with its own sense of identity.

To provide entries with weather protection, safe design, natural light and ventilation.

Standard B3-4 Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings

Each dwelling and each residential building has a ground level entry door that:

- Has a direct line of sight from a street, accessway or shared walkway.
- Is not accessed through a garage.
- Has an external covered area of at least 1.44 square metres with a minimum dimension of at least 1.2 metres over the entry door.

Is the standard fully met? No

Dwellings 1 – 16 are provided with a ground level entry door that either has a direct line of sight from a street, accessway or shared walkway, that is not accessed via a garage.

Dwellings 2 – 5 and 17 – 24 have external covered areas of at least 1.44sqm, with a minimum dimension of at least 1m.

A variation to Standard B3-4 is required for the following reasons:

- dwellings 17 – 24 are accessed via a staircase to their respective entries at the conventional first floor level, given their positioning atop the shared car park
- dwellings 1 and 6 – 16 do not have an external covered area of at least 1.44sqm with a minimum dimension of at least 1.2m over the entry door (noting dwellings 6 – 16 non-compliance is limited to the minimum dimension).

The above variations are minor and considered acceptable, as follows:

- The entries to dwellings 17 – 24 are clearly visible from the shared pedestrian pathway through the subject site and are easily identifiable by

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their respective staircase entrances from ground level (refer below snip). Each dwelling therefore has its own sense of identity.



Figure 1: Building 3 dwelling entries

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- The former church building will be renovated as dwelling 1. It is of local heritage significance, and therefore, it is necessary to retain the external façades. As illustrated in the image below, the church's entrance does not provide for an external covered area.



Figure 2: Image of the former church

Circumstances such as this call for a balance between ResCode compliance and heritage considerations. In this instance, we consider that retaining the existing front façade of the building is of greater importance than providing an external covered area.

Notwithstanding, dwelling 1 very clearly has a sense of address, and the internal entrance provides a transition space before entering the dwelling's hallway (refer to below snip).



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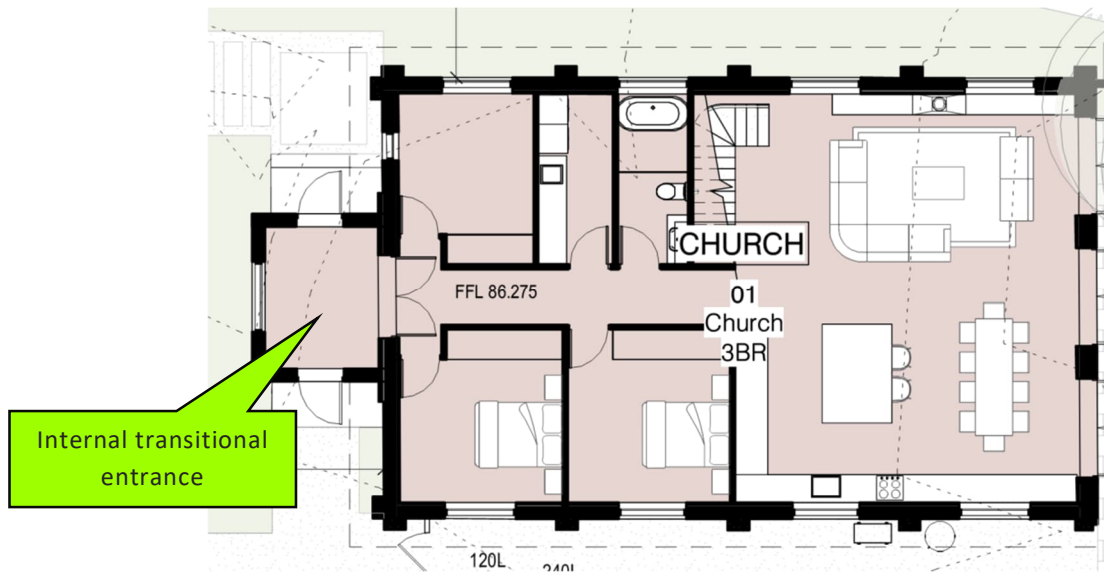


Figure 3: Extract of ground level plan

The development evidently achieves the objective of Standard B3-4.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

55.03-5 Private Open Space Objective

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

Standard B3-5

A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:

- an area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width
- or**
- a balcony with at least the area and dimensions specified in Table B3-5
- or**
- an area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width
- or**

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- an area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.

If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone:

- The area and dimensions specified in the schedule must be 25 square metres or less.
- The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard.

If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.

Where ground level private open space is provided an area for clothes drying is provided.

Is the standard fully met?

Yes

Dwellings 16 – 25sqm secluded private open space (SPOS) with a minimum width of 3m, and convenient access from a living room. An area for clothes drying is also provided.

Dwellings 17 – 24 have a north-facing balcony with a minimum area of 8sqm, and minimum dimension of 1.7m

The development complies with Standard B3-5.

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Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

55.03-6 Solar Access to Open Space Objective

To allow solar access into the secluded private open space of new dwellings and residential buildings.

Standard B3-6

The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Is the standard fully met?

Yes

Dwelling 1 – 12 and 15 – 24's SPOS areas do not have an immediate interface with any walls to the north of these spaces.

There is a single storey garage wall north of dwelling 13 and part of dwelling 14's SPOS areas. The height of this wall is not expected to exceed 3.6m high, and the depth of dwelling 13 and 14's SPOS areas are setback approx. 5.3m from the wall.



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On this basis, the development complies with Standard B3-6.

Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.03-7 Functional Layout Objective	To ensure dwellings provide functional areas that meet the needs of residents.
Standard B3-7	Bedrooms should: <ul style="list-style-type: none"> • Meet the minimum internal room dimensions specified in Table B3-7.1. • Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. <p>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</p>
Is the standard fully met?	Yes All living rooms and bedrooms across the development comply with Standard B3-7.
Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.03-8 Room Depth Objective	To allow adequate daylight into single aspect habitable rooms.
Standard B3-8	The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen. • An overhang extends no more than 2 metres beyond the window of the single aspect habitable room.

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In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.

Is the standard fully met?

Yes

The proposal complies with Standard B3-8. All single aspect habitable rooms comfortably meet the maximum depth requirement of Standard B3-8, noting that all living rooms are up to 3m ceiling height, all bedrooms are 2.7m ceiling height, with the exception of dwellings 6 – 15 Level 2 northern bedrooms which have a ceiling height of 2.5 raking up to 2.8m.

Dwelling 1 (former church building) is the only dwelling with a single aspect living / kitchen / meals area, which is 7.33m deep. The floor to ceiling height of this room is 3.35m and therefore the standard is comfortably met.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

**55.03-9
Daylight to New
Windows Objective**

To allow adequate daylight into new habitable room windows.

Standard B3-9

Dwelling (other than a dwelling in or forming part of an apartment development)

A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces:

- an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot
- or**
- a verandah provided it is open for at least one third of its perimeter
- or**
- a carport provided it has 2 or more open sides and is open for at least one third of its perimeter.

Dwelling in or forming part of an apartment development

A window in an external wall of the building is provided to all habitable rooms.

Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:

- A minimum width of 1.2 metres.

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- A maximum depth of 1.5 times the width, measured from the external surface of the window.
- A window clear to the sky.

Is the standard fully met?

Yes

The entrance / landing area and balcony associated with dwellings 17 – 24 (Type F dwellings) are both open for at least one third of their respective perimeters, and therefore, the windows facing these spaces comply with Standard B3-9.

All other new habitable room windows are afforded an outdoor space with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, complying with Standard B3-9.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

**55.03-10
Natural Ventilation
Objectives**

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

Standard B3-10

Dwelling (other than a dwelling in or forming part of an apartment development)

Dwellings have operable windows, doors or other ventilation devices in external walls of the building that provide:

- 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 size.

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

Dwelling in or forming part of an apartment development

At least 40% of dwellings have operable windows, doors or other ventilation devices in external walls of the building that provide:

- 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 size.

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

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Is the standard fully met? Yes

Passive breeze paths are shown at drawing nos. TP20 – TP26. Each dwelling achieves sufficient natural ventilation.

The development complies with Standard B3-10.

Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.03-11 Storage Objective To provide adequate storage facilities for each dwelling.

Standard B3-11 Dwelling (other than a dwelling in or forming part of an apartment development)

Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.

Dwelling in or forming part of an apartment development

Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.

Is the standard fully met? No

Dwellings 1 – 16 all have at least 6 cubic metres of externally accessible storage space in sheds, complying with Standard B3-11.

Dwellings 17 – 24 (Building 3) are provided 1 cubic metre of externally accessible storage, requiring a variation to Standard B3-11. This variation is considered acceptable, as follows:

- Given Type F dwellings are situated above the car park, providing externally accessible storage was challenging. To offset this, 16 cubic metres of internal storage is provided.
- While the total minimum storage volume at Table B3-11 isn't technically relevant to this application, it is important to acknowledge that the amount of internal storage provided within the Type F dwellings would be acceptable in an apartment development. The proposed storage outcome is therefore considered acceptable.

Given dwellings 17 – 24 are provided with adequate storage facilities, the development complies with the objective of Standard B3-11.

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Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.03-12 Accessibility for Apartment Development Objective	To ensure the design of dwellings meets the needs of people with limited mobility.	
Standard B3-12	<p>At least 50% of dwellings in or forming part of an apartment development have:</p> <ul style="list-style-type: none"> • A clear opening width of at least 850 millimetres 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 B3-12. 	
Is the standard fully met?	N/A	
55.04 External Amenity	<p style="text-align: center;">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>	
55.04-1 Daylight to Existing Windows Objective	To allow adequate daylight into existing habitable room windows.	
Standard B4-1	<p>Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	
Is the standard fully met?	Yes	



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All existing habitable room windows on adjoining lots are afforded a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.

The development has been designed to ensure all new walls are comfortably set back from existing habitable room windows on adjoining lots, complying with Standard B4-1. In this regard, we note the proposed 7.55m high wall on the northern boundary does not face any habitable room windows.

Does an objector have a right of appeal? No, standard is met

55.04-2 Existing North-facing Windows Objective To allow adequate solar access to existing north-facing habitable room windows.

Standard B4-2 Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:

- A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
- For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.

For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.

Is the standard fully met?

N/A

While 32 George Street contains north-facing habitable room windows within 3m of the subject site, these windows are opposite the existing church.

Standard B4-2 protects north-facing habitable room windows from new buildings. Given the existing church is proposed to be retained and renovated, the existing siting and external built form on the southern façade will be retained.

Therefore, Standard B4-2 does not apply in this instance.

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Does an objector have a right of appeal? No, standard is met

**55.04-3
Overshadowing
Secluded Open Space
Objective**

To ensure buildings do not significantly overshadow existing secluded private open space.

Standard B4-3

The area of secluded private open space that is not overshadowed by the new development is greater than:

- 50%
- or**
- 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of 5 hours between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.

Is the standard fully met?

No

As shown on the shadow drawings contained in the Architectural Plans prepared by YS Housing, 32 George Street (to the south) continues to receive sunlight to at least 25 square metres of SPOS with a minimum dimension of 3m, for a minimum of 5 hours between 9am and 3pm on 22 September.

9/35-37 Ashley Street (to the east) does not receive a minimum of 25sqm of unshaded SPOS with a minimum dimension of 3m at any time between 9am and 3pm on 22 September.

As such, the amount of sunlight should not be reduced further.

The proposal does result in some minor additional overshadowing of 9/35-37's SPOS at 2pm (19sqm) and 3pm (34sqm), and a variation is required.

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The non-compliance with the Standard is considered acceptable for the following reasons:

- 9/35-37 Ashley Street’s SPOS receives 17– 44sqm of sunlight from 9am to 1pm (noting no additional overshadowing is caused by the proposal during these hours).
- Whilst the proposal does create additional overshadowing at 2pm and 3pm, the overall amount of unshaded SPOS remains relatively high for a 2 bed unit at 42sqm and 44sqm at these respective hours (i.e. in excess of the minimum 25sqm, albeit not with a minimum dimension of 3m).

Based on the above, it is considered that the proposal achieves the objective of Standard B4-3.

<p>Does an objector have a right of appeal?</p>	<p>Yes, standard is not met</p> <p>Note: in this instance, the application is exempt from notice and third party review rights, as it is an application made under Clause 53.25 (Great Design Fast Track).</p>
<p>55.04-4 Overlooking Objective</p>	<p>To limit views of existing secluded private open space and habitable room windows.</p>
<p>Standard B4-4</p>	<p>In Clause 55.04-4, the objective does not apply to a bedroom.</p> <p>A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:</p> <ul style="list-style-type: none"> • is offset a minimum of 1.5 metres from the edge of one window to the edge of the other or • has sill heights of at least 1.7 metres above floor level or • has fixed, obscure glazing in any part of the window below 1.7 metres above floor level

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or

- has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25% transparent

or

- has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view are:

- Perforated panels or trellis with a maximum of 25% openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Is the standard fully met?

Yes

At ground floor, boundary fence heights ensure all windows do not result in overlooking. In addition, Standard B4-4 does not apply to a new habitable room window which faces a property boundary where there is a visual barrier at least 1.8m high and the floor level of the habitable room is less than 0.8m above NGL at the boundary.

Noting bedrooms are not classified as habitable room windows for the purpose of B4-4, there is no potential for overlooking from the first, second and third floors of dwellings 1 – 15, or the conventional first floor level of dwellings 17 – 24.

At conventional second floor level, there are no SPOS areas or habitable room windows within 9m of the south-facing living room windows of dwellings 17 – 22. However, the south-facing living room windows of dwellings 23 and 24 have fixed, obscure glazing with no more than 25% transparency to manage overlooking to the adjacent SPOS area at 32 St George Street.

The development complies with Standard B4-4.

Does an objector have a right of appeal?

No, standard is met

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**55.04-5
Internal Views
Objective** To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

Standard B4-5 In Clause 55.04-5 a habitable room does not include a bedroom.

Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:

- is offset a minimum of 1.5 metres from the edge of the secluded private open space
- or
- has a sill height of at least 1.7 metres above floor level
- or
- has a fixed, visually obscure balustrade to at least 1.7 metres above floor level
- or
- has permanently fixed external screens to at least 1.7 metres above floor level
- or
- has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Direct views are measured at a height of 1.7 metres above floor level and within:

- A 45 degree horizontal angle from the edge of the new window or balcony.
- A 45 degree angle in the downward direction.

Screens provided for overlooking are no more than 25% transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.

Is the standard fully met?

Yes

Noting bedroom windows are not habitable rooms for the purposes of Standard B4-5, the development has been designed to ensure there are no direct views into the SPOS areas of other dwellings.

The development complies with Standard B4-5.

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Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.05	Sustainability
55.05-1 Permeability and Stormwater Management Objectives	<p>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To contribute to urban cooling.</p>
Standard B5-1	<p>The site area covered by the pervious surfaces is at least 20% of the site.</p> <p>The development includes a stormwater management system designed to:</p> <ul style="list-style-type: none"> • Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban Stormwater Management guidance (EPA Publication 789/01/001) as part of the planning process under the Planning and Environment Act 1987. – Suspended solids: 80% reduction in mean annual load. – Total phosphorus and total nitrogen: 45% reduction in mean annual load. – Litter: 70% reduction of mean annual load. <div style="border: 2px solid red; padding: 5px; margin: 10px 0;"> <p style="text-align: center; color: red; font-weight: bold;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of the 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>Note:</p> <p>A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.</p> <ul style="list-style-type: none"> • Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.

Is the standard fully met? Yes

The enclosed Architectural Plans prepared by YS Housing confirms that the subject site is covered by 32% permeable surfaces, complying with Standard B5-1.

A combined rainwater tank is provided beneath the car park for dwellings 17 – 24, and private water tanks are provided for dwelling 2 to 5. No rainwater tank is provided for dwelling 1 (i.e. the former church), as it has existing infrastructure



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connected to stormwater. Where a dwelling has rainwater harvesting, they will be connected toilets for flushing.

The Sustainable Design Assessment prepared by YS Housing deals with stormwater management for the proposal, inclusive of a Blue Factor report, as well as Drawing No. TP41 in the Architectural Plans.

Notably:

- Building 1 and 3's roof runoff will be treated by rainwater tanks
- Building 2's roof runoff will be treated by raingarden
- The only untreated roofs are the dwelling 1 (former church building) and the portion of the bin store which is not underneath Building 3.

The proposed development complies with Standard B5-1.

Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.05-2 Overshadowing Domestic Solar Energy Systems Objective	<p>To ensure that the height of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</p> <p style="text-align: center; border: 2px solid red; padding: 5px;">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>
Standard B5-2	<p>Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>
Is the standard fully met?	<p>N/A</p> <p>The proposal does not reduce the sunlight to the existing solar energy system at 32 George Street.</p>
55.05-3 Rooftop Solar Energy	To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.



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Generation Area Objective

Standard B5-3 In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:

- Has a minimum dimension of 1.7 metres.
- Has a minimum area in accordance with Table B5-3.
- Is oriented to the north, west or east.
- Is positioned on the top two thirds of a pitched roof.
- Can be a contiguous area or multiple smaller areas.
- Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

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

This standard does not apply to apartments and residential buildings.

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Is the standard fully met?

Yes

Each dwelling (including the former church building) provides an area on the roof which is capable of hosting a rooftop solar energy system in accordance with Standard B5-3.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

55.05-4 Solar Protection to New North-facing Windows Objective

To encourage external shading of north facing windows to minimise summer heat gain.

Standard B5-4

North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.

Is the standard fully met?

Yes

All north-facing windows are either shaded by eaves or fitted with fixed sunshades to minimise summer heat gain within the dwellings, complying with Standard B5-4.



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Refer to detail on Drawing No. TP43 in the Architectural Plans prepared by YS Housing.

Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.05-5 Waste and Recycling Objectives	<p>To ensure dwellings are designed to facilitate waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</p>
Standard B5-5	<p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.</p> <p>If the development includes a shared bin storage area:</p> <ul style="list-style-type: none">• The shared bin storage area:<ul style="list-style-type: none">– Is located within 40 metres of a kerbside collection point.– Includes a tap for bin washing.• There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area. <p>Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</p> <p>Dwelling in or forming part of an apartment development</p> <p>The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.</p> <p>Enclosed bin storage areas are ventilated by:</p> <ul style="list-style-type: none">• natural ventilation openings to the external air with an area of at least 5% of the area for bin storage area <p>or</p>

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- a mechanical exhaust ventilation system.

A tap and drain are provided to wash bins.

A continuous path of travel is provided from each dwelling to bin storage areas.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

Is the standard fully met?

Yes

Dwelling 1 has an individual bin storage area located to the south of the dwelling. It totals at least 1.8 square metres, has a minimum depth of at least 0.8 metres and a minimum height of 1.8 metres. Dwelling 1's bin storage area complies with Standard B5-5.

A communal bin storage area will service dwellings 2 – 24, which will be located approximately 30 metres from the kerbside collection point. Each dwelling will likely include an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

A continuous path of travel is provided from dwellings 2 – 24 to the communal bin room.

A tap and drain will be provided for bin washing within dwelling 1's service yard and within the communal bin storage area.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

**55.05-6
Noise Impacts
Objective**

To minimise the impact of mechanical plant noise located in the development.

Standard B5-6

Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.

Is the standard fully met?

Yes

Mechanical plant will not be located immediately adjacent to bedrooms of new or existing dwellings

The development complies with Standard B5-6.

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Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

<p>55.05-7 Energy Efficiency for Apartment Developments Objectives</p>	<p>To achieve energy efficient dwellings and buildings.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</p>
<p>Standard B5-7</p>	<p>Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.</p> <p>Note:</p> <p>Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</p>

Is the standard fully met? N/A

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23rd December, 2025

Department of Transport and Planning
Planning Facilitation
GPO Box 2392
Melbourne VIC 3001

Sent

Via: Planning permit application portal

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Dear Mr Henson,

Development Facilitation Program PPA-1305 34 & 34A George Street, Reservoir

Thank you for your letter dated 8 December 2025 confirming that the proposed development at 34 & 34A George Street, Reservoir is eligible to be lodged under Clause 53.25 (Great Design Fast Track) of the Darebin Planning Scheme.

This letter provides:

1. our response to the Office of the Victorian Government Architect (OVGA) Great Design Fast Track advice report recommendations dated 18 September 2025 (Attachment A); and
2. our response to the further information items identified in your letter (Attachment B).

We have lodged the complete planning permit application package via DTP's planning permit application portal.

We thank you again for the opportunity to progress this project through the Great Design Fast Track pathway and to continue working with DTP as the application proceeds. Please contact me on 0417 376 639 or oscar@yshousing.org.au to discuss any aspect of the updated material.

Yours sincerely,



Oscar McLennan
CEO
Ys Housing

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Attachment A OVGA Report Recommendation Response

Item	Response
<p><i>Consider future proofing the design to accommodate the provision of a lift to access the shared landings in Building 3.</i></p>	<p>Building 3 comprises mirrored townhouse pairs with a shared stair per pair. Incorporating future lift provision within the current configuration would require space for multiple lift cores and materially impact the central garden layout and the intended shared-porch entry experience for each townhouse.</p> <p>A single lift option servicing all eight dwellings would require a fundamental redesign to a single-breezeway configuration, which would diminish entry amenity and the semi-public threshold provided by the shared porches. The current arrangement also supports clear egress and avoids residents needing to pass other dwellings when exiting, reducing risk of harm in case of fire.</p> <p>For these reasons, we do not propose to update the design to incorporate lift provision at this time.</p>
<p><i>Additional visitor bicycle parking hoops should be included in the landscape to promote active transport use and ensuring adequate space to accommodate multiple bicycles in this family friendly setting.</i></p>	<p>The front porches for each of the 15 townhouses in Building A and Building C have been designed so visitor bikes can be securely attached to the vertical pole, which holds up the awning structure. One visitor bike can be attached per dwelling. This effectively provides space for an additional 15 visitor bikes. The benefit of this solution is that the visitor bikes are undercover and proximate to the dwelling that the person is visiting.</p> <p>The 8 townhouses in Building C also have generous front porches, which can accommodate additional visitor bike parking, with the bikes secured to the balustrade, noting that access to these porches is via a single flight of stairs.</p> <p>The church itself has significant space within the entry area of 2.4m x 3.0m which can accommodate visitor bike parking for that residence.</p>

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We note that a common area visitor bike parking hoop is already provided in front of TH06.

Additional bicycle parking for residents also should be considered.

We note that the design provides for 24 bike parking spaces in total.

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The centralised bike parking area provides 22 secure bike parking spaces for TH03-TH23. A notation has been added to the plan showing the number of bike parks in this location.

TH02 has direct access off the central driveway through their rear gate. They will conveniently park their bike in their rear storage area. A notation has been added to the plan showing the bike parking location.

The church can securely park bikes in their large front entry area (2.4m x 3.0m) or in the side shed to the south of the building. A notation has been added to the plan showing the shed location.

Consider alternative species to the Acacia Implexa, to provide more shade, and the Cherry Ballart, noting it is hemi parasitic on the roots of other trees particularly prior to maturity.

Cherry Ballart has been removed from the project and replaced with alternative species, including *Hymenosporum flavum* (native frangipani).

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Image: Hymenosporum flavum. Merri-bek tree list.

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Acacia implexa (hickory wattle) has been retained, with the numbers increased. This locally native species is resilient, fast growing, and relatively long-lived compared with many acacias. Its light canopy is considered an advantage, allowing winter sunlight to filter through from the north while providing shade when the sun is higher during warmer months. Its fast-growing nature will also provide earlier screening to neighbouring properties than many alternative species. The planting has also been increased to two trees per courtyard. Together, these measures will modestly increase overall canopy density, addressing shade concerns while maintaining seasonal solar access and effective neighbour screening.

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Image: *Acacia implexa* (hickory wattle)

These changes are reflected on the updated landscape plan.

Ensure structural soil beneath car parking to southern and eastern edge of development to support proposed tree planting.

The use of structure soil beneath the car park to the southern and eastern edge of the development has been noted on the Architectural Plans.

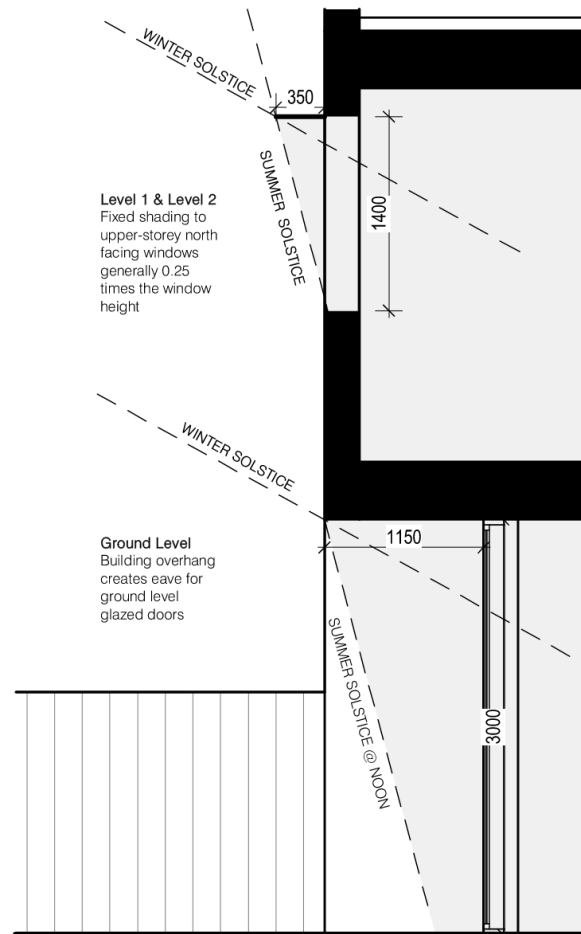
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Ensure the passive shading strategies are fully tested to ensure maximum benefit to the performance of the dwellings. There may be an opportunity to add shading to further windows / doors.

Passive shading strategies have been fully tested to ensure maximum benefit to the energy performance of the dwellings.

Fixed external sun shading to north windows and north balconies are generally provided. Refer to specific tags on the architectural elevations.

TH06 - TH16



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NORTH FIXED SHADING

SCALE 1 : 50

Operable external sun shading is western windows generally. Refer to the specific tags on the architectural drawings.

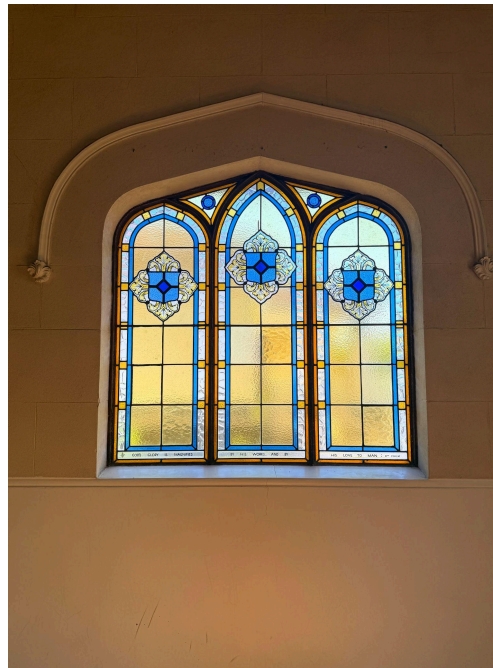
We also note the proposed tree canopy will provide

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Consider opportunities for including operable, clear glazed windows below the existing stained-glass windows within the habitable rooms in the church to improve outlook and simplify natural ventilation options. There may also be the opportunity to add operable skylights to bring light and air down to these smaller ground floor rooms.

additional passive shading with time.

The existing stained glass windows are an important heritage element of the church. As noted, they provide the primary outlook for the downstairs bedrooms. We currently have access to the church and have tested the light transparency. The windows provide sufficient light and connection with the outside, as shown in the photographs below. Adding additional clear glass below each stained glass window will disturb the fenestration pattern, harming the heritage value.



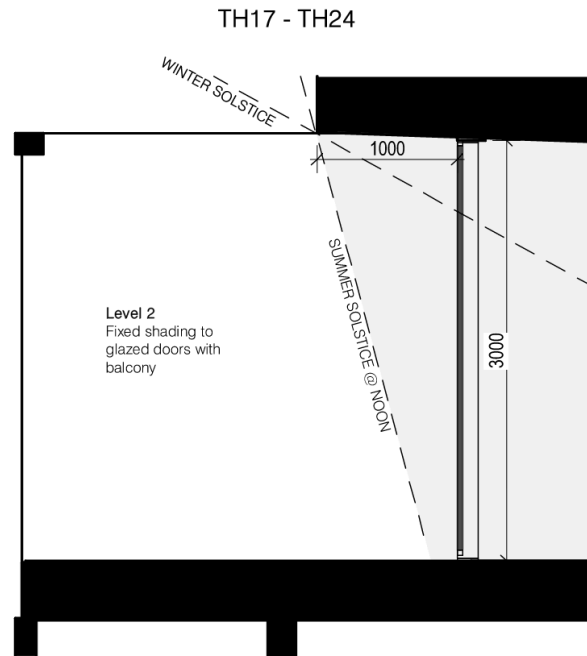
Consider the inclusion of pergola framing to the elevated north-facing balconies of townhouses 17-24 to provide residents with the opportunity to shade their private open space in summer.

To provide additional shading to the north-facing balconies we have extended the roof by 1.1m above the glass sliding doors, improving both the solar shading in summer and weather protection when wet.

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BALCONY NORTH FIXED SHADING SCALE 1 : 50

We note that a further extension of the roof past 1m was also tested, however that began to reduce the winter sun entering the living space, without blocking any more summer sun.

A pergola arrangement was also tested, however it did not provide the additional weather protection and so was viewed as less desirable in this context.

Review planning of bathrooms and powder rooms to allow for future installation of grab rails to toilets.

All bathroom plans have been updated to ensure sufficient space for grab rails. A note has also been added to the Architectural Plans.

Plywood boards will be added to the wall cavities during construction to allow for easy future installation of grab rails if needed.

Review the layout and clearances in the bathroom on ground level of townhouse 15 for accessibility.

The layout and clearances for the ground level bathroom in TH15 has been reviewed. The access

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It is noted that the northern boundary wall includes a window/s to the powder room/bathroom of TH05 which Council's Notice of Decision and the VCAT order required to be removed. It is understood that this was likely due to non-compliance with building regulations as windows on boundary walls create risk of fire spreading between allotments.

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door has been increased to 870 mm clear opening. The bathroom layout is generally compliant with National Construction Code (NCC, 2019).

Council and VCAT appear to have proceeded on an incorrect understanding of the National Construction Code (NCC 2019) requirements for Class 1 buildings where openings are proposed at or near a side/rear boundary. Under NCC 2019, a boundary-facing opening is permissible where the relevant fire separation requirements are satisfied. In this instance, the proposed openings are fixed, fire-rated windows achieving a 60/60/60 FRL, and therefore constitute a Deemed-to-Satisfy (DTS) solution for this condition. This interpretation is confirmed by the registered building surveyor (refer attached correspondence).

Further, the land directly adjoining the relevant boundary is burdened by an easement that prohibits construction within 4 metres of the boundary, which materially reduces any realistic prospect of future development encroaching into the separation area.

Finally, the adjoining development comprises a two-storey brick and render wall with no windows facing the subject site.



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Attachment B Request for Further Information Response

Item	Response
<i>Payment of the prescribed application fee.</i>	The prescribed application fee will be paid at the time of lodgement.
<i>Metropolitan Planning Levy Certificate.</i>	Attached.
<i>Recent copies (within three months) of the Certificate of Title and Title Plan for both allotments (34 and 34A George Street, Reservoir).</i>	Attached.
<i>Address matters raised in the OVGA's Advice Report (18 September 2025).</i>	See Attachment A above for detailed response.
<i>Amend the development summary table dwelling mix (i.e. number of bedrooms) to be consistent with the plans.</i>	The development summary has been checked and amended to be consistent with the plans.
<i>Notate approach to ventilation and show dimensions breeze paths for all dwellings.</i>	Breeze paths have been added to each 1:50 plan with dimensions.
<i>Dimension the width of the north facing window shading devices. Note that to comply with Standard B5-4 they must be a minimum horizontal depth of 0.25 times the window height.</i>	Dimensions have been added as a 1:50 section showing the horizontal depth of the north-facing window shading devices.
<i>Ensure all plans and elevations are consistent. It is noted that Sheet TP11 shows one north-facing window to TH05, while the elevation on Sheet TP31 shows two north-facing windows to TH05.</i>	The plans have been checked for consistency and updated as requested.
<i>Include internal dimensions of the waste storage area.</i>	The waste storage area has shifted to sit within the building form of Building C. This allows the church backyard to become larger and makes for a clearer overall form. Dimensions have been added to the waste storage area as requested.
<i>Amend the eastern and western title boundary dimensions for clarity, e.g. the full length of the western title boundary along George Street should be clearly dimensioned as 40.23m and if lengths of the individual lots (13.41m and 26.82m) are included they should be differentiated or notated.</i>	Dimensions have been added for clarity as requested.

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ADVERTISED PLAN

<i>Town Planning report updated to include: i. Written confirmation that the application is to which Clause 53.25 applies. ii. Updated Clause 55 Assessment.</i>	A town planning report has been prepared by UpCo, including written confirmation that the application is one to which Clause 53.25 applies and an updated Clause 55 assessment.
<i>Written response to the OVGA recommendations outlining: i. How recommendations have been incorporated with reference to plans. ii. Explanation and justification where recommendations have not been incorporated.</i>	A written response to the OVGA recommendations is provided as Attachment A of this letter.
<i>Urban context report.</i>	Updated and attached.
<i>Landscape plans.</i>	Updated and attached.
<i>Arborist report.</i>	Attached.
<i>Transport impact assessment.</i>	Updated and attached.
<i>Sustainable design assessment.</i>	Updated and attached.
<i>Stormwater management plan.</i>	Updated and attached.
<i>3D digital model in accordance with DTP's submission guide.</i>	We understand a 3D digital model is not required. If needed, one can be provided on request.
<i>Any other document required by the Darebin Planning Scheme.</i>	Updated waste management plan is provided.

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