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Planning Report

123-125 Erskine Street, Middle Park

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Planning Report

123-125 Erskine Street, Middle Park

Prepared for: LGH Landholdings 20 Pty Ltd

Version Number	Date of Report	Prepared by:
01	14 April 2026	
02	21 July 2026	

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Contents

Executive Summary	5
1 Introduction	6
1.1 Site Overview	6
1.2 Proposal Overview	6
1.3 Permit Requirements	7
1.4 Project Team	7
2 Subject Site and Surrounds	8
2.1 Subject Site	8
2.2 Immediate Interfaces	13
2.3 Surrounding Area	14
3 Proposal	15
4 Planning Controls	19
4.1 Commercial 1 Zone (C1Z)	19
4.2 Heritage Overlay, Schedule 445 (HO445)	21
4.3 Particular Provisions	23
5 Planning Policy Framework	27
5.1 Municipal Planning Strategy	27
5.2 Planning Policy Framework	27
6 Planning Assessment	29
6.1 Preamble	29
6.2 Strategic Planning Policy	29
6.3 Design and amenity considerations	37
6.4 Heritage and Aboriginal Cultural Heritage Sensitivity	43
6.5 Landscaping and Trees	47
6.6 Environmentally sustainable design	50
6.7 Car parking, traffic, access and bicycle parking considerations	50
6.8 Waste considerations	52
7 Great Design Fast Track Principles	53
7.1 Principle 01: Neighbourly Homes	53
7.2 Principle 02: Welcoming Homes	55
7.3 Principle 03: Landscaped Homes	57
7.4 Principle 04: Sustainable Homes	58

**ADVERTISED
PLAN**

7.5	Principle 05: Healthy Homes	59
7.6	Principle 06: Adaptable Homes	60
7.7	Principle 07: Good Value Homes.....	60
8	Conclusion	61
Appendix A.....		63

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Executive Summary

This Planning Report has been prepared by Contour Consultants Australia Pty Ltd on behalf of LGH Landholdings 20 Pty Ltd to accompany an application for planning permit for the partial demolition of the existing building on site and redevelopment of land at 123–125 Erskine Street, Middle Park.

This application is made pursuant to Clause 53.25 'Great Design Fast Track' of the Port Phillip Planning Scheme, following the proposal's confirmation of eligibility received from the Minister for Planning. Eligibility was supported by the Office of the Victorian Government Architect (**OVGA**), which concluded that the proposal demonstrates consistency with the Great Design Fast Track Design Principles of *Neighbourly Homes, Welcoming Homes, Landscaped Homes, Sustainable Homes, Healthy Homes, Adaptable Homes* and *Good Value Homes*.

This report and the accompanying application material responds to majority of the recommendations contained in DTP's eligibility letter dated 9 July 2026 and the OVGA Advice Report dated 1 June 2026. Financial feasibility of the development has also been independently confirmed by Invest Victoria in its letter dated 28 June 2026.

The proposal seeks approval for a five-storey residential development over two basement levels. The building includes eight apartments and includes the retention and adaptive reuse of contributory heritage elements of the existing heritage place. The subject site has dual frontage to Erskine Street and Canterbury Place and is located within the Armstrong Street Neighbourhood Activity Centre. The site is zoned Commercial 1 and is subject to a Heritage Overlay (Schedule 445, a precinct heritage overlay); the building on site is graded as a contributory heritage place. Its highly accessible inner-urban location, proximity to public transport, services and employment, and activity centre context make it well suited to increased residential development.

The proposal has been carefully designed to respond to its urban and heritage setting. Key heritage façades to Erskine Street, including the retained front portion of the former bakehouse and elements of the former stable, are conserved and integrated into the development to ensure the ongoing legibility and prominence of the site's heritage significance as a three-dimensional form. Contemporary upper-level additions are setback and visually recessive, achieving a clear and respectful distinction between historic and new built form. The development presents a three-storey street wall to both Erskine Street and Canterbury Place, with two additional upper levels stepped back from all interfaces to reduce visual bulk and manage amenity impacts. A central pedestrian through-link connects the two street frontages, enhancing site permeability, legibility and ground-level activation.

Eight high-quality, high-amenity apartments are provided, delivering strong internal amenity through functional layouts, excellent daylight access, effective natural ventilation and generous private open space. The proposal meets and exceeds the requirements of Clause 58 and achieves the mandatory design, liveability and sustainability benchmarks required under the Great Design Fast Track pathway.

A coordinated landscape strategy prepared by Acre integrates planting throughout the site, including at ground level, within private terraces and across upper levels, enhancing the public realm, improving residential amenity and contributing to urban greening outcomes. Additionally, the proposal is supported by a comprehensive suite of technical assessments addressing traffic and parking, waste management, environmentally sustainable design, heritage, and Aboriginal Cultural Heritage, all of which confirm acceptable outcomes with minimal impacts on surrounding land and the public realm.

Overall, the proposal represents a high-quality, policy-supported development that delivers additional housing in a strategic location, respects heritage values, achieves exemplary design outcomes and provides a clear net community benefit.

1 Introduction

1.1 Site Overview

Subject Site:	123-125 Erskine Street, Middle Park
Land Description:	Lot 2A on Registered Plan of Strata Subdivision 013570
Planning Scheme:	Port Phillip Planning Scheme
Proposal:	Partial demolition and construction of a five-storey residential building, including a ground floor frontage exceeding 2 metres, external alterations to existing buildings on the site, and the provision of car parking in excess of the maximum requirements.
Site Area:	730 square metres
Zone:	Commercial 1 Zone (C1Z)
Overlays:	Heritage Overlay, Schedule 445 (HO445)
Aboriginal Cultural Heritage Sensitivity Area:	Yes

1.2 Proposal Overview

This planning report has been prepared by Contour Consultants Australia Pty Ltd on behalf of LGH Landholdings 20 Pty Ltd to accompany an application for planning permit for the partial demolition and construction of a five-storey residential building, including a ground floor frontage exceeding 2 metres, external alterations to existing buildings on the site, and the provision of car parking in excess of the maximum requirements (**the proposal**). The subject site is located at 123-125 Erskine Street, Middle Park (**the subject site**).

The application is made under the DTP's Development Facilitation Program (**DFP**) pursuant to Clause 53.25 of the Port Phillip Planning Scheme (**the planning scheme**), following the proposal's grant of eligibility under the Great Design Fast Track pathway. Eligibility was supported by the OVGA, which concluded that the proposal demonstrates consistency with the Great Design Fast Track Design Principles of *Neighbourly Homes*, *Welcoming Homes*, *Landscaped Homes*, *Sustainable Homes*, *Healthy Homes*, *Adaptable Homes* and *Good Value Homes*. This report and the accompanying application material responds to majority of these recommendations contained in the Department of Transport and Planning's Eligibility Letter dated 9 July 2026 (enclosed) and the OVGA Advice Report dated 1 June 2026 (enclosed). Feasibility of the development has also been independently confirmed by Invest Victoria in its letter dated 28 June 2026 (enclosed).

The purpose of this planning report is to provide:

- A description of the site and its surrounds;
- A summary of the development proposal as described in the application material;
- An analysis of the applicable planning controls and policies contained in the Port Phillip Planning Scheme; and
- An assessment of the proposal having regard to the applicable planning controls and policies in the Port Phillip Planning Scheme.

1.3 Permit Requirements

The proposal requires a planning permit pursuant to the provisions of the Port Phillip Planning Scheme:

Clause:	Matter for which a planning permit is required:
34.01-1 Commercial 1 Zone (C1Z)	For use of 'accommodation' where the ground floor frontage exceeds 2 metres.
34.01-4 Commercial 1 Zone (C1Z)	To construct a building or construct or carry out works.
43.01-1 Heritage Overlay – Precinct 445 (HO445)	To demolish or remove a building (partially). To construct a building or construct or carry out works. Externally alter a building by structural work, rendering, sandblasting or in any other way.
52.06-3 Car Parking	To provide more than the maximum number of car parking spaces specified in Clause 52.06-5

1.4 Project Team

The project team comprises:

- **LGH Landholdings 20 Pty Ltd (Lowe Living)**
Applicant
- **Cera Stribley**
Architect
- **Contour Consultants**
Town Planner
- **Acre**
Landscape
- **GIW Environmental Solutions**
Environmentally Sustainable Design
- **John Patrick Landscape Architects**
Arborist
- **Impact Traffic Engineering**
Traffic Engineer
- **Impact Traffic Engineering**
Waste Management
- **Dugay & Co.**
Aboriginal Cultural Heritage Consultants

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2 Subject Site and Surrounds

2.1 Subject Site

The subject site is addressed as 123-125 Erskine Street, Middle Park and formally described on title as Lot 2A on Registered Plan of Strata Subdivision 013570 .

The subject site is unique due to its irregular configuration and dual street frontages. It is bounded by Erskine Street to the front (south-west) and Canterbury Place to the rear (north-east). Both streets intersect to the south-east with Armstrong Street, acting as the principle street of the Armstrong Street Neighbourhood Activity Centre.

The site has a frontage of approximately 37.73 metres, a maximum depth of approximately 25.06 metres, and a total site area of 730 square metres.

The site is currently developed with a commercial building used for office purposes and comprises the following elements (as shown in Figure 2):

- A double-storey building (formerly the heritage Bakehouse).
- A double-storey gabled addition to the Bakehouse addressing Canterbury Place.
- A double-storey former stable.
- A single-storey building linking the former stable and Bakehouse buildings.
- A central courtyard connected to a vehicle crossover and accessed from Canterbury Place.

The site and surrounding land to the south-east are C1Z and form part of the Armstrong Street Neighbourhood Activity Centre (**NAC**). Land to the west, north, and south-west is zoned Neighbourhood Residential Zone – Schedule 1 (**NRZ1**).

The site is also subject to Heritage Overlay Schedule 445 (HO445), identified as the *Armstrong Street Commercial Precinct*, and is graded as a contributory heritage place.

Additionally, the site is within an area of Aboriginal Cultural Heritage Sensitivity as shown in Figure 3.

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Figure 1 Aerial of the Subject Site and Surrounding Area (Subject Site in Blue)
Source: Landchecker, 21/02/2026



Figure 2 Subject Site – Existing Conditions (Subject Site in Blue)
Source: Landchecker, 21/02/2026

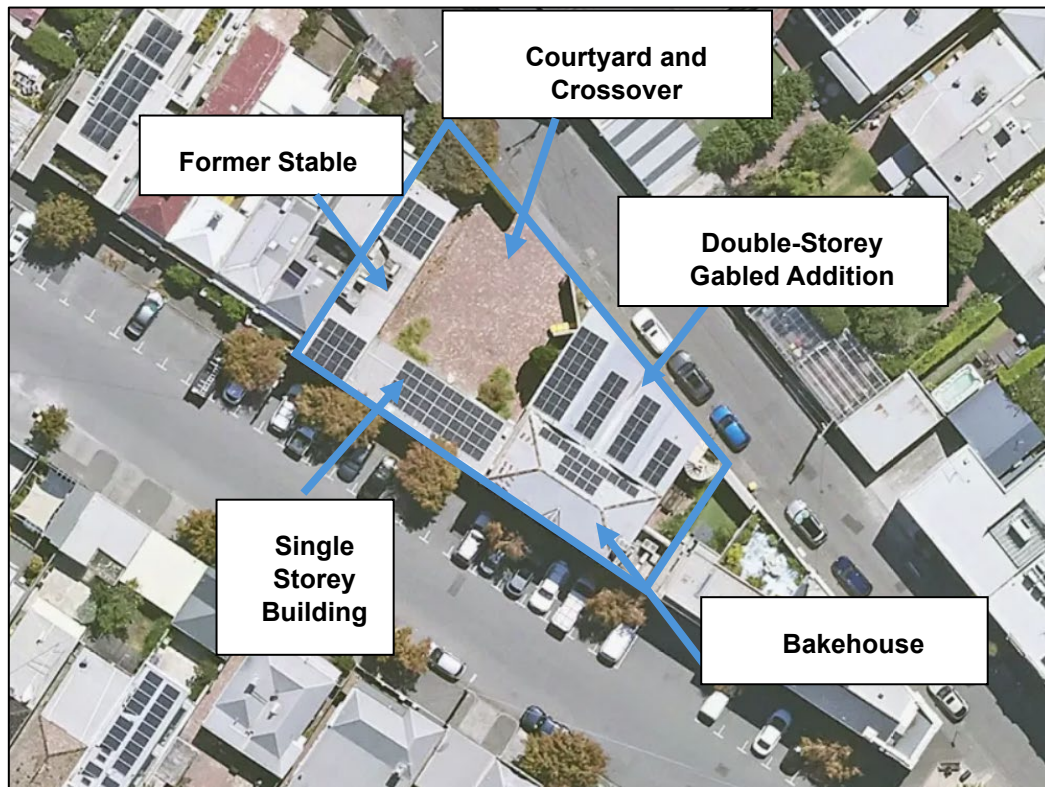


Figure 3 Aboriginal Cultural Heritage Sensitivity (Subject Site in Blue)

Source: VicPlan, 2026



Figure 4 The existing double-storey building - formerly the heritage Bakehouse (view from Erskine Street)

Source: Contour Photo, July 2025



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Figure 5

The existing single-storey building linking the former stable and Bakehouse buildings (view from Erskine Street)

Source:

Contour Photo, July 2025



Figure 6

The existing double-storey former stable (view from Erskine Street)

Source:

Contour Photo, July 2025



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Figure 7 The double-storey gabled addition to the Bakehouse (view from Canterbury Place)

Source: Contour Photo, July 2025



Figure 8 The central courtyard connected to a vehicle crossover accessed from Canterbury Place (view from Canterbury Place)

Source: Contour Photo, July 2025



2.2 Immediate Interfaces

We provide the below explanation of the subject site's immediate interfaces.

North

Directly to the north, the subject site interfaces with Canterbury Place. Canterbury Place is a narrow residential laneway characterised predominantly by rear interface treatments, such as garages and ancillary outbuildings presenting to the laneway, which are servicing properties fronting Erskine Street and Canterbury Road (further north).

Canterbury Place contains a transition in zoning along its length. The southern portion of the laneway, adjoining the subject site is located within the C1Z, while the northern portion falls within the NRZ1. This zoning pattern is consistent with the residential properties located on the opposite side of Canterbury Place, to the north-east of the site, including Nos. 90 Canterbury Place and 92-96 Canterbury Road. These properties comprise a mix of single- and double-storey built form. Some properties have direct vehicular access from Canterbury Place, while others present a predominantly vehicular interface, with roller doors and garage access addressing the laneway.

East

Immediately east of the subject site is 18 Armstrong Street, which is located within the C1Z and is also subject to the Heritage Overlay, being graded as a contributory building. Similar to the subject site, the property is currently developed with a commercial building used for office purposes and includes a small rear yard directly east of the subject site, which links to a crossover that provides vehicle access from Canterbury Place. In addition, the property incorporates a crossover and garage addressing Erskine Street to the south, facilitating further vehicle access.

This double-storey property reflects the irregular configuration of the subject site and directly interfaces the junction of Erskine Street and Canterbury Place. The narrow parcel of land situated between 18 Armstrong Street and the junction includes public activation with a small, landscaped reserve featuring a grassed area, an asphalt footpath, and a large palm tree.

South

The subject site's southern interface is along Erskine Street, a comparatively wide residential street characterised by street tree planting and on-street parking along both kerbs.

Erskine Street displays a transitional zoning pattern similar to that of Canterbury Place. The northern side of the street, up to the north-east boundary of the subject site, is located within the C1Z, while the southern side (comprising established dwellings) is zoned NRZ1.

In terms of built form, the immediate Erskine Street context is varied in scale and character. Development ranges from single-storey terrace dwellings to multi-storey infill built form. The southern side of the street is further characterised by a mix of intact heritage dwellings or garage interfaces associated with properties fronting Richardson Street to the south. Collectively, this combination of zoning transition and mixed built form results in a diverse and layered streetscape.

West

West of the subject site are residential properties fronting Erskine Street, all of which are located within the NRZ1. All these properties also have rear interfaces to Canterbury Place.

Immediately to the north-west of the subject site is 121 Erskine Street, which is developed with a Victorian terrace dwelling incorporating a contemporary upper-level addition including a roof terrace and private open space at ground level (to the rear). The property includes a vehicle crossover providing access from Canterbury Place. Notably, the double-storey former stable structure on the subject site has directly abutted the eastern boundary of this property for many decades, resulting in a long-established boundary to boundary built form along the shared interface.

Further to the north-west, a row of three additional Victorian terrace dwellings along Erskine Street is terminated at the western end by a contemporary double-storey infill development at 113 Erskine Street. This modern infill, which includes basement parking, results in the terrace row being bookended by double-storey built form, reinforcing the presence of higher-scale development within the immediate streetscape context.

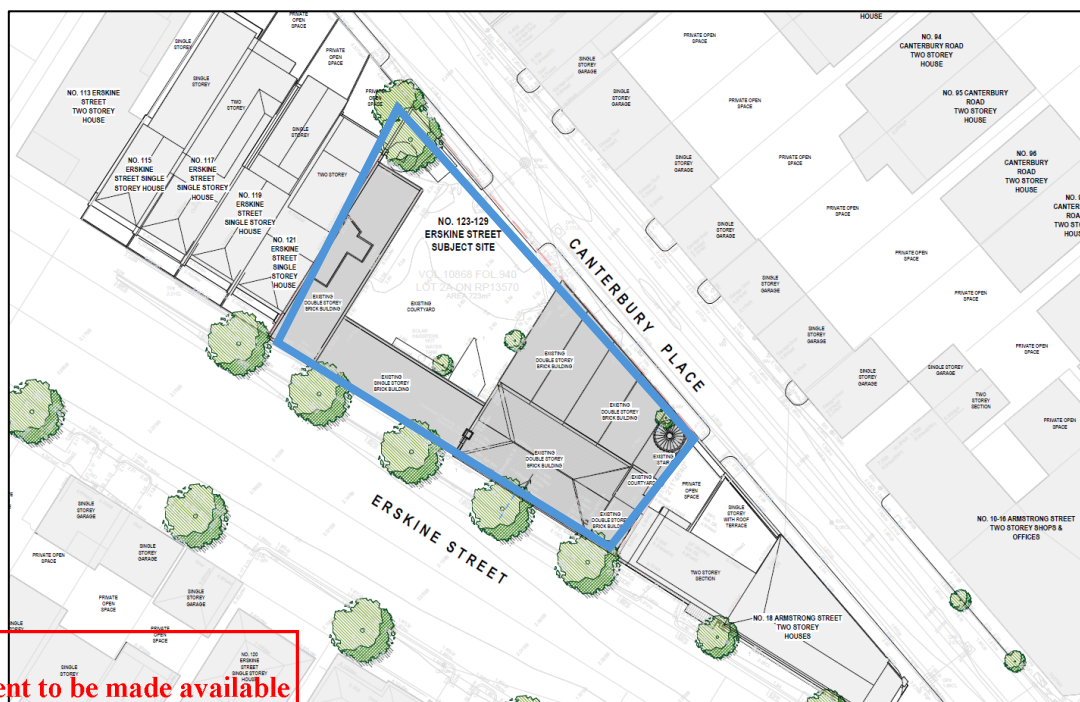
2.3 Surrounding Area

The subject site is situated within a highly transitional urban context defined by a clear interface between commercial and residential uses, varied zoning controls, heritage values and a diverse range of built-form outcomes. To the north, south and west, Canterbury Place and Erskine Street operate as interface streets, each providing a shift from C1Z land associated with the site to NRZ1 land containing comprising predominantly single and double-storey buildings. Many of these buildings are subject to the HO and have accommodated upper-level additions, along with occasional contemporary infill development. There is also a strong prevalence of rear and vehicle-focused interfaces.

Toward the east, the character becomes increasingly commercial, with tree-lined Armstrong Street defined largely by consistent two-storey Victorian and Edwardian masonry shopfronts (including the commercial building directly east of the subject site). The three-storey Middle Park Hotel, located at the intersection of Armstrong Street and Canterbury Street, serves as a prominent local landmark within this context.

Figure 9 Plan view of subject site and its location to relevant surrounding properties (Subject Site in Blue)

Source: Cera Stribley – Architectural Plans, 2026



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3 Proposal

The application seeks a planning permit for the partial demolition and construction of a five-storey residential building at 123-125 Erskine Street, Middle Park. This is inclusive of a ground-floor frontage exceeding 2 metres, external alterations to existing buildings on the site, and the provision of car parking in excess of the maximum requirements. The application is illustrated in the plans prepared by Cera Stribley.

Specifically, the proposal comprises:

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Demolition

- The rear of the former bakehouse will be demolished, including the later modified 1930s additions fronting Canterbury Place.
- The rear of the former stable building will be demolished.
- The 1970s addition connecting the former bakehouse and the former stable will be demolished in its entirety.
- Minor demolition works will be undertaken to the former bakehouse façade to allow for the creation of a new window opening at the eastern end of the ground floor. The proposed opening will match the proportions and scale of existing floor-to-ceiling windows at ground level.
- All existing windows and doors within the retained former stable façade will be removed and replaced as part of the proposed development.
- Within the retained former bakehouse façade, existing windows and doors will be removed, window heads will be reinstated, and new works will be undertaken to match the original heritage condition.
- A small opening will be created within the former bakehouse roof to allow for the installation of a skylight.
- External alterations are proposed to the heritage façade of the bakehouse and stables to be retained, with the potential to expose the original heritage brickwork by stripping the existing paint and render, subject to findings from further investigation, carried out through a condition of permit.
- Existing boundary walls to the northwest, external stairs, roof services, metal flues, eaves, and gutters will be removed.
- The existing vehicle crossover will be removed and infilled.
- All existing vegetation within the site will be removed to facilitate the proposed development.

Land Use

- The whole building will facilitate a residential use housing 8 apartments.

Buildings and Works

- The proposed building will incorporate the retained front of the former bakehouse addressing Erskine Street, including the return walls, the street-facing portion of the hipped roof form, and the chimneys, representing the three-dimensional form of the heritage building. In addition, the former stable façade to Erskine Street and a portion of the western return wall will also be retained and integrated into the development.

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- The retained heritage fabric, together with the new infill development, will form the building envelope from Ground Floor Level to Level 2, with Levels 3 and 4 expressed as contemporary upper-level additions that are distinguishable from the restored heritage elements, yet complementary.
- A central through-link within the proposed building will provide a direct pedestrian connection between the footpaths along Erskine Street and Canterbury Place, enhancing accessibility, pedestrian permeability, and site activation.
- Two basement levels are proposed, with Basement Level 1 extending to all site boundaries and Basement Level 2 occupying a reduced footprint. Residential storage areas, waste storage, car parking, bicycle parking, and loading facilities will be accommodated across the two basement levels, enabling efficient use of the site and minimising impacts at street level.
 - Basement Level 1 will accommodate waste storage, car parking, and loading facilities.
 - Basement Level 2 will accommodate residential storage areas and bicycle parking.
- At Ground Floor Level within the through-link, a central lobby will be provided, offering access to a centralised lift core, a fire stairwell, and a communal residents' lounge.
- Ground Floor Level services will be discreetly integrated within the central lobby and along the northern façade (to the rear) of the development, maintaining an active and visually uncluttered street interface.
- Ground Floor Level to Level 4 will accommodate three-bedroom apartments with primary outlooks toward Erskine Street and Canterbury Place. Specifically, Ground Floor Level to Level 2 will each contain two apartments, while Levels 3 and 4 will each contain one apartment.
- The rooftop will accommodate essential building services, including plant equipment and solar panels, supporting the operational efficiency and sustainability of the development. These services will be appropriately screened and located away from proposed sensitive rooms and existing sensitive uses on adjoining sites.

Building Height and Setbacks

- The proposed building will be comprised of five-storeys. The building will have a maximum height of approximately 17.85 metres to the parapet.
- A three-storey street wall is proposed along Erskine Street, inclusive of the retained two-storey heritage bakehouse and stables.
- To Canterbury Place, the development will present as two articulated three-storey podium forms.
- The majority of the building from Ground Floor Level to Level 2 will be built to the site boundaries, establishing a strong and consistent street-wall to both street frontages.
- Above this podium, Levels 3 and 4 introduce a series of setbacks to the street wall as well as the side and rear boundaries, providing a more graduated transition to the upper levels.
- Levels 3 and 4 will be set back by approximately 5 metres and 5.5 metres respectively from the retained former stable façade and the retained former bakehouse.
- At Level 3, the proposed built form will be set back 3 metres from the western boundary, increasing to 6.324 metres at Level 4. Setbacks to the eastern boundary will be 3.38 metres at Level 3 and 3.395 metres at Level 4.

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- Along the northern interface with Canterbury Place, the design incorporates staggered upper-level setbacks with a minimum setback of approximately 2.5 metres, further alleviating built form impacts and enhancing visual articulation.

Landscaping

- At ground level, layered feature planters will be provided at building entry points, within the through-link (extended toward the Canterbury Place interface), and throughout communal spaces and lobby areas, with the enlarged Apartment G02 planter reinforcing the streetscape edge.
- Feature paving will be provided within internal circulation spaces and at building entry areas.
- Vegetation buffers will be located along public interfaces.
- Each apartment will be provided with a dedicated area of private open space incorporating raised planters and landscape elements to support residential amenity.
- Upper-level landscaping will include one canopy (Type A) tree located at Level 3, with arbour structures and integrated planter beds proposed at Level 4.

Traffic, Access, and Bicycle Parking

- Vehicular access will be provided via a proposed crossover located at the north-western corner of the site off Canterbury Place, leading to an internal accessway servicing the basement levels.
- A total of 18 car parking spaces will be provided within Basement Level 1 (including 1 electrical vehicle (EV) space).
- A dedicated loading bay for deliveries and waste collection will be located within Basement Level 1.
- 8 resident bicycle parking spaces will be provided within Basement Level 2.
- 2 visitor bicycle parking spaces are positioned within a landscaped pocket off the Erskine Street entry, with adjacent bench seating beside the communal lounge.

Façade Treatment

- The façade treatment, as detailed in the accompanying Architectural Plans and Urban Context Report prepared by Cera Stribley, incorporates a carefully considered palette of materials and colours that responds sensitively to the heritage character of the site. The design approach introduces visual interest and articulation across the building form, reinforces the overall design intent, and contributes positively to a high-quality and contextually responsive streetscape.
- Along the Canterbury Place interface, the proposal adopts a flat-roofed, contemporary rectilinear architectural expression that reflects the evolving urban character of the laneway.
- In contrast, the Erskine Street frontage will retain and restore the existing heritage façade, with contemporary upper-level additions set back and clearly articulated to ensure the continued prominence of the heritage fabric. This includes the potential restoration of original brickwork beneath the existing render to the retained heritage façade.
- The potential re-reuse of bricks salvaged from demolition works will be explored, reinforcing a sustainable approach while maintaining material continuity with the site's historic character.

The images below depict the proposed development.

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Figure 10 View from Erskine Street (south) - Render

Source: Cera Stribley – Urban Context Report, 2026



Figure 11 View from Canterbury Place (north) - Render

Source: Cera Stribley – Urban Context Report, 2026



4 Planning Controls

4.1 Commercial 1 Zone (C1Z)

The subject site is located in the Commercial 1 Zone (C1Z).

Purpose

The purpose of the Commercial 1 Zone (C1Z) is:

- *'To implement the Municipal Planning Strategy and the Planning Policy Framework.'*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.'*

Decision Guidelines

The following decision guidelines under the Commercial 1 Zone (C1Z) are considered relevant to this application:

• General

- *'The Municipal Planning Strategy and the Planning Policy Framework.'*
- *The interface with adjoining zones, especially the relationship with residential areas.'*

• Use

- *'The effect that existing uses may have on the proposed use.'*
- *The drainage of the land.*
- *The availability of and connection to services.*
- *The effect of traffic to be generated on roads.'*

• Buildings and Works

- *'The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.'*
- *The provision of car parking.*
- *The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.*
- *Defining the responsibility for the maintenance of buildings, landscaping and paved areas.*

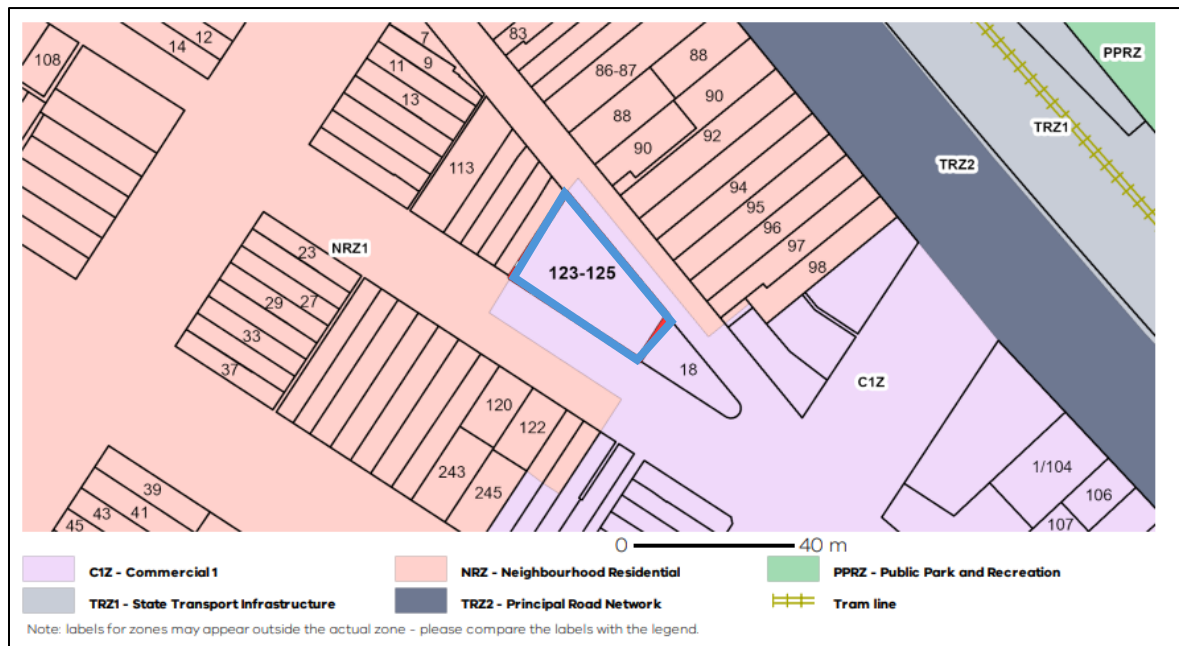
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- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Housing Choice and Transport Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- For an apartment development, the objectives, standards and decision guidelines of Clause 58.'

Figure 12 Zoning Map (Subject Site in Blue)

Source: VicPlan, 2026



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4.2 Heritage Overlay, Schedule 445 (HO445)

The subject site is located in the Heritage Overlay, Schedule 445 (HO445).

Purpose

The purpose of the Heritage Overlay, Schedule 445 (HO445) 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.*
- *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.'*

Decision Guidelines

The following decision guidelines under the Heritage Overlay, Schedule 445 (HO445) are considered relevant to this application:

- *'The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.'*

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Figure 13 Overlay Map (Subject Site in Blue)

Source: VicPlan, 2026



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4.3 Particular Provisions

4.3.1 Clause 52.06 (Car Parking)

The purpose of Clause 52.06 is:

- *'To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.'*

The car parking requirements under Clause 52.06-5 and the amounts proposed are as follows:

Use:	Statutory Rate (Category 3)	Requirement for Proposal	Number of Spaces Provided
Dwelling	0 to each dwelling – minimum 2 to each dwelling – maximum	Minimum 0 spaces Maximum 16 spaces	18

The proposal provides more than the maximum car parking space requirement specified at Clause 52.06-5, therefore a planning permit is required pursuant to Clause 52.06-3. We refer to the Traffic Impact Assessment prepared by Impact Traffic Engineering for detailed particulars.

4.3.2 Clause 52.34 (Bicycle Facilities)

The purpose of Clause 52.34 is:

- *'To encourage cycling as a mode of transport.*
- *To provide secure, accessible, and convenient bicycle parking spaces and associated shower and change facilities.'*

The bicycle parking requirements under Clause 52.34-5 and the amounts proposed are as follows:

Use:	Statutory Rate:	Requirement for Proposal	Number of Spaces Provided
Dwelling	Employee/Resident In developments of four or more storeys, 1 to each 5 dwellings	Employee/Resident 2	Employee/Resident 8
	Visitor In developments of four or more storeys, 1 to each 10 dwellings	Visitor 1	Visitor 2

The proposal provides more than the required number of bicycle spaces in accordance with the rates specified at Clause 52.34-5, therefore a planning permit is not required pursuant to Clause 52.34-3. We refer to the Traffic Impact Assessment prepared by Impact Traffic Engineering for detailed particulars.

4.3.3 Clause 53.18 (Stormwater Management in Urban Development)

The purpose of Clause 53.18 is:

- *'To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.'*

The proposal includes appropriate stormwater management initiatives. We refer to the Sustainable Design Assessment, inclusive of Water Sensitive Urban Design response, prepared by GIW Environmental Solutions for particulars.

4.3.4 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.'*

Clause 53.25 applies to an application under any provision of the 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:

- *'The applicant submits written confirmation that the application is an application to which this clause applies.*
- *The application includes the construction of at least eight dwellings.*
- *Any proposed building contains at least two storeys and not more than eight storeys.*
- *The proposed development achieves a minimum NatHERS rating of:*
 - *8.0 stars average, with no individual dwelling less than 6.5 stars for apartment developments.*
 - *7.5 stars for all other dwellings.*
- *Each proposed dwelling provides effective natural ventilation, which includes cross ventilation, single sided ventilation or mechanically assisted ventilation.*
- *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:*
 - *The purpose of clause 53.25.*

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- *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.*
- *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 Victorian Government Architect to the satisfaction of the Minister for Planning.*
- *Information demonstrating the likely feasibility of the proposed development is provided to the satisfaction of the Minister for Planning. This must include written advice from the Chief Executive Officer or delegate, Invest Victoria (Department of Jobs, Skills, Industry and Regions) to the satisfaction of the Minister for Planning.'*

Pursuant to Clause 53.25-2, the responsible authority may waive or vary any of the following in relation to an application or a proposed use or development:

- *'Any building height or setback requirement.*
- *A decision to waive or vary any of the matters above does not apply:*
 - *Where it would be inconsistent with an approved Statement of Planning Policy for a declared area.*
- *The responsible authority may waive or vary any of the requirements of clauses 45.09, 52.06 and 52.34 of this planning scheme in relation to an application or a proposed use or development.*
- *An application is exempt from an application requirement in this planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application.'*

Notably, 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.

4.3.5 Clause 65 (Decision Guidelines)

This Clause sets out the matters the Responsible Authority must consider, as appropriate, prior to the approval of an application or plan.

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *'The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*

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- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.'*

4.3.6 Clause 72.08 (Background Documents)

The following background document is relevant:

Plan for Victoria: Metropolitan Planning Strategy (Department of Transport and Planning, February 2025).

Plan for Victoria

Plan for Victoria is the state's long -term strategic planning framework; outlining how Victoria will accommodate a projected population growth of 3.5 million people by 2050. This growth will require approximately 2.24 million new homes and land for 1.7 million additional jobs across Melbourne and regional cities.

Plan for Victoria focuses on five key pillars ensuring that housing, jobs, and services are accessible and well -integrated, promoting medium and high -density development in well -connected areas to support affordability and sustainability:

- Pillar 1: Housing for all Victorians - Encourages inclusive, diverse communities and improves access to housing options, inclusive of each local government area's housing target for 2051 (55,000 new homes for Port Phillip), bringing to life a commitment for at least 70 per cent of homes to be built in established areas.
- Pillar 2: Accessible jobs and services - Support for infrastructure efficiency, job creation, and local business growth.
- Pillar 3: Great places, suburbs, and towns -Designing inclusive, safe, and green neighbourhoods with easy access to local facilities, open spaces, and active transport options to support healthy, connected communities.
- Pillar 4: Sustainable environments - Minimises urban sprawl, protects natural assets, and supports climate resilience through sustainable design and land use.
- Pillar 5: Self- determination and caring for Country - Recognition of the rights and obligations Traditional Owners have to speak and make decisions for their Country.

5 Planning Policy Framework

5.1 Municipal Planning Strategy

The following strategic directions of the Municipal Planning Strategy of the Port Phillip Planning Scheme are considered relevant to the assessment of the proposal:

Clause:	Relevant Strategic Direction:
02.01-1	Community and population growth
02.02	Vision
02.03-1	Settlement
02.03-3	Environmental risks and amenity
02.03-4	Built environment and heritage
02.03-5	Housing
02.03-7	Transport

5.2 Planning Policy Framework

The following objectives, strategies, and policy guidelines of the Planning Policy Framework of the Port Phillip Planning Scheme are considered relevant to the assessment of the proposal:

Clause:	Relevant objectives, strategies and policy guidelines:
11 Settlement	
11.01-1S	Settlement
11.01-1R	Settlement - Metropolitan Melbourne
11.02-1S	Development capacity
11.03-1S	Activity centres and precincts
11.03-1R	Activity centres and precincts - Metropolitan Melbourne
11.03-1L-01	Activity centres
11.03-1L-04	Local and neighbourhood activity centres
12 Environmental and Landscape Values	
12.01-1L	Urban forest
12.06-1S	Urban forests
13 Environmental Risks and Amenity	
13.01-3S	Urban heat
13.03-1S	Floodplain management
13.07-1L-03	Interfaces and amenity
15 Built Environment and Heritage	
15.01-1S	Urban design
15.01-1R	Urban design - Metropolitan Melbourne
15.01-1L-02	Urban design
15.01-2S	Building design

15.01-2L-01	Building design
15.01-2L-02	Environmentally sustainable development
15.01-5S	Neighbourhood character
15.01-5L	Neighbourhood character
15.03-1S	Heritage conservation
15.03-1L	Heritage policy
16 Housing	
16.01-1S	Housing supply
16.01-1R	Housing supply - Metropolitan Melbourne
16.01-1L-01	Housing diversity
16.01-2S	Housing affordability
18 Transport	
18.01-1L-01	Land use and transport integration
18.01-3S	Sustainable and safe transport
18.01-3R	Sustainable and safe transport - Metropolitan Melbourne
18.01-3L-01	Sustainable and safe transport – Port Phillip
18.02-3S	Public transport
18.02-3R	Principal public transport network
18.02-4L-01	Car parking
19 Infrastructure	
19.03-3L	Stormwater management (water sensitive urban design)

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6 Planning Assessment

6.1 Preamble

Having regard to the applicable land use and development provisions within the Port Phillip Planning Scheme, an assessment of the proposal requires the following key matters to be considered and addressed:

- Strategic planning considerations
- Design and amenity considerations
- Heritage and Aboriginal cultural heritage sensitivity
- Landscaping and Trees
- Environmentally sustainable design
- Car parking, traffic, access and bicycle parking considerations
- Waste considerations

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An assessment of the proposal having regard to the planning policies relating to each of these matters is provided below.

6.2 Strategic Planning Policy

Municipal Planning Strategy

Pursuant to Clause 02.01-1 (Community and population growth), *'the City's population is expected to grow from 117,420 in 2020 to 176,816 by 2041 (City of Port Phillip Population Forecast, id, July 2020).'* The proposal responds to this projected growth by delivering 8 new dwellings within an established inner-city location.

The subject site is located within the Armstrong Street NAC. In this regard, Clause 02.01-3 (Settlement – Activity centres) identifies that *'neighbourhood centres provide a range of goods and services to the local catchment'* and that *'activity centres perform a range of retail, commercial, entertainment and housing functions and will continue to provide community hub roles for their catchments.'* The proposed development reinforces this role by introducing additional housing within walking distance of shops, services, and public transport. Further, *'Council supports development that provides for residential development at a scale appropriate to the role, capacity and economic function of each centre.'* The modest scale of the five-storey building is appropriate within the neighbourhood activity centre context and respects the fine-grained character of the surrounding area.

Under Clause 02.03-3 (Environmental risks and amenity), *'achieving sustainable land use and development within the built environment will help achieve a City that is adaptive and resilient to climate change.'* The proposal meets the high sustainability standards required under the Great Design Fast Track pathway and incorporates a strong ESD response that improves energy efficiency, passive thermal comfort, and long-term resilience.

Pursuant to Clause 02.03-4 (Built environment and heritage), Council supports *'protecting and conserving valued heritage places and precincts'* through *'retaining and conserving heritage places'* and *'development that respects and complements heritage places by using a contextual design approach that retains and*

enhances the significance of a heritage place. This is achieved through the retention and integration of the primary heritage façades of the former bakehouse and stables, ensuring the site's heritage significance remains legible. The proposal also balances *'sustainability outcomes and heritage conservation'* and ensures that *'development within and adjoining neighbourhood activity centres...is not eroded'* in terms of neighbourhood character or amenity.

Under Clause 02.03-5 (Housing), Council supports *'increasing residential densities within existing activity centres where the intensity and scale are appropriate to their scale, character and heritage values.'* The proposal delivers a compatible increase in housing density and contributes high-quality, spacious apartments that support *'a diverse range of accessible, visitable and adaptable housing that meet the needs of the community.'*

Finally, pursuant to Clause 02.03-7 (Transport), Council supports *'creating 10 minute walkable neighbourhoods'* and *'prioritising and facilitating sustainable transport modes.'* The site's neighbourhood activity centre location enables reduced reliance on private vehicles and supports active and public transport use.

Planning Policy Framework

Clause 11

The proposal facilitates *'the sustainable growth and development of Victoria'* by delivering a modest-scale apartment development of 8 dwellings within an established neighbourhood activity centre pursuant to the objective of Clause 11.01-1S (Settlement). Consistent with Clause 11.01-1R (Settlement – Metropolitan Melbourne), the proposal contributes to *'mixed use neighbourhoods at varying densities'* and supports *'a network of activity centres of varying size, role and function'* by providing additional housing within walking distance of local services and public transport. This is achieved while maintaining neighbourhood character through retention and re-use of existing heritage street walls and sensitive built form massing.

The proposal assists in accommodating housing growth where *'growth should occur'* by delivering an appropriate and achievable housing outcome that does not result in excessive density or adverse amenity impacts as per Clause 11.02-1S (Development Capacity). In accordance with Clause 11.03-1S (Activity Centres), the development aligns with activity centre strategies by *'providing different types of housing, including forms of higher density housing'* in a location that *'is connected by transport'*. The proposed 8 apartments diversify the local housing mix and support sustainable transport and accessibility objectives. At a metropolitan scale, the proposal supports *'the delivery of new homes to meet housing targets at appropriate Activity Centres – Housing Choice and Stations'*, reinforcing the activity centre network without inappropriate intensification of low-rise residential areas (Clause 11.03-1R Activity Centres – Metropolitan Melbourne).

Consistent with Clause 11.03-1L (Activity Centres), the proposed built form response ensures that *'the heritage scale and form of buildings in... Armstrong Street, Middle Park... is respected'*. Upper levels are setback behind the retained heritage façades to achieve *'a transition in building scale to adjoining low-rise development'*, reducing visual bulk and maintaining the historic streetscape character.

Specifically, the strategies relevant to the Armstrong Street NAC pursuant to Clause 11.03-1L-04 (Local and neighbourhood activity centres) are:

- *Design development to respect the following elements:*
 - *The predominant 1 and 2 storey scale of Victorian buildings, with higher development setback from the principal street to minimise its visibility.*
 - *The regular streetscape pattern created by consistent frontage widths to buildings.*
 - *Views to Albert Park.*

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A recent and directly relevant decision of the Victorian Civil and Administrative Tribunal (**VCAT**), *JD Bridport Street 1 Pty Ltd v Port Phillip CC (No. 2) [2025] VCAT 930*, provides a clear decision-making framework applicable to the subject proposal. At paragraph 144, the Tribunal emphasised the importance of ‘respect to the identified elements in Clause 11.03-1L-04’ while acknowledging that further development is both expected and guided within NACs. The appeal site shares key similarities with the subject site, including its location within a NAC and the C1Z, the presence of heritage controls, and approval for a five-storey built form. Importantly, the Tribunal confirmed that there is no prescribed height cap within the NAC or C1Z, that visibility of upper levels is acceptable where design is recessive and contextually responsive, and that amenity expectations within the C1Z must be balanced against strategic housing objectives. The decision also reinforces that proposals must be assessed on their own merits and setting, and that not all streets within a NAC (such as Canterbury Place in this instance) should be treated as principal streets.

Consistent with the findings of this recent VCAT decision, the proposal responds directly to Clause 11.03-1L-04 by facilitating higher development on land within the Armstrong Street NAC that is capable of accommodating increased built form. Upper levels are setback from Armstrong Street and Erskine Street to minimise visibility and to ensure an appropriate transition to adjoining NRZ land along Canterbury Place and Erskine Street. An appropriate street-level scale is established through a three-storey street wall aligned with the retained heritage street walls along Erskine Street and the adjoining built-form context to the east and west, creating a clear envelope for two additional recessed levels above. The proposed form and materiality deliberately differentiate new development from the retained heritage façades, ensuring upper levels read as visually recessive while maintaining consistent frontage widths, respecting heritage scale, and preserving key views, including views toward Albert Park. Along Canterbury Place, the proposed design response provides modular forms and openings to create visual interest across a streetscape that predominately features a ‘back of house type vehicle service character (not a principal street).

Figure 14 Clause 11.03-1L-04 – Local and neighbourhood activity centres (Armstrong Street NAC circled)

Source: Port Phillip Planning Scheme, 2026



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Clause 12

The proposal responds to Clause 12.01-1L (Urban forest) and Clause 12.06-1S (Urban forests), as the development promotes *'the planting of new canopy trees on private land'* and ensures species are *'appropriate for the locality, available space, growing conditions and future climate conditions'*. This is achieved through generous raised planters within secluded private open spaces that enable meaningful deep-soil canopy tree growth, as detailed in the accompanying Landscape Plans and Landscape Design Response Letter prepared by Acre.

Clause 13

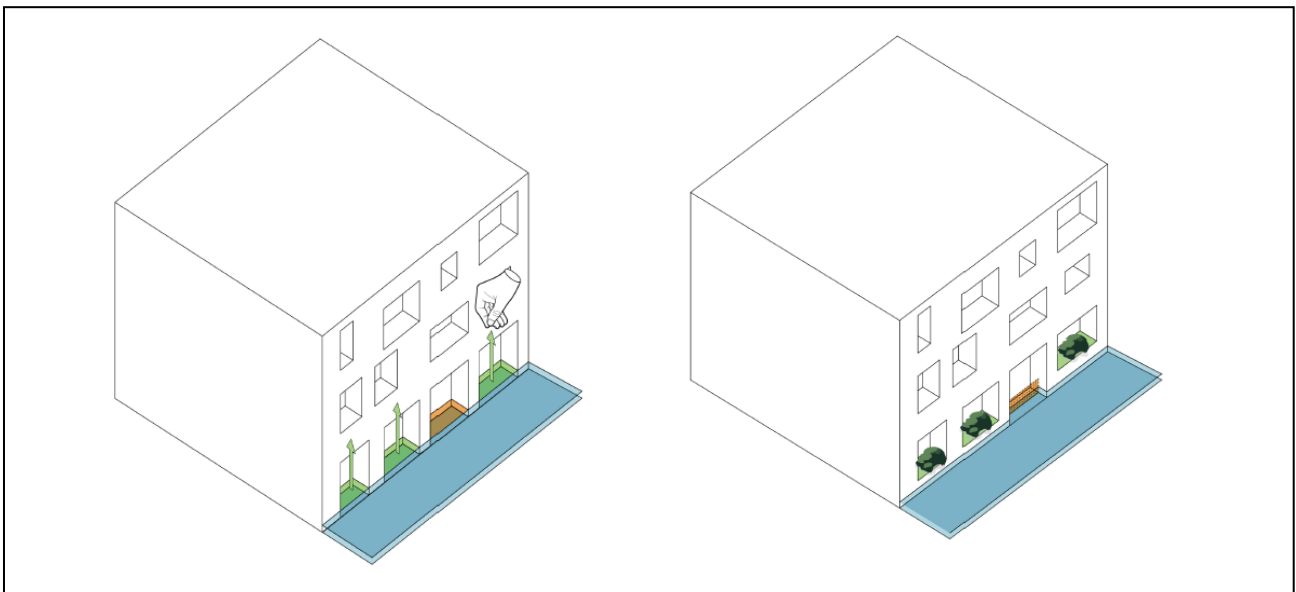
The proposal responds to the objective of Clause 13.01-3S (Urban heat) *'to reduce urban heat and minimise impacts of urban heat'*, through measures incorporated within the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions.

Clause 13.03-1S (Floodplain management) seeks to assist the *'protection of life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows'*. The Port Phillip Bay Coastal Hazard Assessment (2023) identifies the site as subject to increasing inundation hazard as sea levels rise; however, it is recognised that this assessment is a guideline only and does not form part of the Planning Scheme, nor has it been subject to a formal process involving submissions or independent review. On this basis, the guideline is afforded less weight than statutory planning controls. It is also noted that Melbourne Water is not a referral authority for a planning application on this site. Yet, Melbourne Water was still consulted early in the project. Their advice confirmed that the subject site is not affected by flooding from Melbourne Water's drainage system, based on a 1% Annual Exceedance Probability (AEP) rainfall event. In addition, for the purposes of the Building Code of Australia – *Building in Flood Hazard Areas*, no applicable flow rate or flow velocity is associated with the site, including in relation to the local Council drainage system.

Notwithstanding the above, the proposal has been reviewed with a focus on enhancing climate resilience, particularly in relation to potential flooding impacts. A number of flood protection measures have therefore been incorporated into a marked-up flood response drawing, including flood barriers to the basement entry and main building entries from Erskine Street and Canterbury Place, watertight walls and windows to flood level capable of withstanding water debris, and the installation of all electrical and gas points or switches a minimum of 600mm above the flood level. These measures collectively support a resilient design outcome that responds to flood risk considerations.

Figure 15 Future proofing the design through flood barriers

Source: Cera Stribley – Urban Context Report, 2026



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Clause 13.07-1L-03 (Interfaces and amenity) aims to *'manage amenity conflicts between commercial, industrial and residential activities while maintaining the viability of commercial or industrial activities'*. The proposal responds to this policy objective by appropriately facilitating a residential use at the edge of the C1Z, recognising the established residential character of the NRZ land immediately adjacent and opposite the site to the north, south and west along Canterbury Place and Erskine Street. In this context, the proposal ensures compatibility with the Armstrong Street NAC, thereby managing anticipated interface impacts in a manner that supports both residential amenity and ongoing commercial viability.

Clause 15

In line with Clause 15.01-1S (Urban Design), the proposal responds to site context, enhances public realm safety and amenity, supports walking/cycling and public transport with quality landscaping and minimal detriment to amenity and the environment.

Clause 15.01-1L-02 (Urban Design – Building form) seeks to *'facilitate high quality urban design and architecture that integrates with neighbourhood character, contributes to amenity and vitality, and respects places of heritage significance'*. The proposal responds through a high-quality built form that integrates with the surrounding context and sensitively addresses heritage, scale and amenity considerations.

Under Clause 15.01-1L-02, street level frontages should *'provide shelter, a sense of address and a transitional space between the public and private realms'* and *'support windows, door openings, terraces and balconies at lower building levels to offer surveillance of and visual connections to surrounding public areas.'* The shared pedestrian access through the site linking Erskine Street and Canterbury Place provides shelter and connects communal areas with dwelling entries. Proposed dwelling entries are offset from main communal spaces to provide a threshold between private and public spaces and a sense of address. Windows and terraces face both street frontages, providing passive surveillance and reinforcing visual engagement with Erskine Street and Canterbury Place.

From a public realm design perspective, Clause 15.01-1L-02 encourages *'opportunities for social interaction at interfaces between the public and private realms...within multi-storey residential developments, encourage buildings that present a human scale and visual interest to the street frontage...and promote the integration and siting of ancillary structures to minimise visual impact.'* The proposal responds by incorporating a central ground floor through-link that improves permeability and provides opportunities for social interaction between the thresholds of public and private realms. When viewed from the street, the development presents a human-scaled and visually engaging frontage through an articulated three-storey street wall along Canterbury Place and the retained heritage street walls on Erskine Street. Ancillary services and infrastructure, including building services, are integrated into the building design and located toward the rear of the site along Canterbury Place to minimise their visual impact on the public realm.

Large sites (with a frontage over 10 metres) should achieve *'well-articulated development through variations in form and materials, openings and vertical design elements'*. The proposal responds through variation in materials, the provision and modification of openings, and the incorporation of vertical elements to articulate the façade and reduce visual bulk.

Clause 15.01-2L-01 (Building Design – Landscape) encourages *'innovative landscape design that includes vegetation resilient to future climate conditions...and requires landscaping to setback areas in new developments.'* The proposal responds by incorporating façade landscaping and vegetation buffers are proposed along public interfaces, extending from the exterior to the lobby.

Pedestrian and cyclist access strategies seek to *'provide mid-block pedestrian permeability through large sites'*. The proposal responds by incorporating a mid-block pedestrian through-link down the centre of the site, improving permeability and pedestrian connectivity. Car parking and vehicle access strategies *'encourage parking and access to be sited and designed to minimise visual impact and reduce conflicts with pedestrians and cyclists by locating access to the side or rear of sites'*. Vehicle access and car parking are carefully located to the rear of the site and within the basement level, to minimise visibility from the streetscape and avoid pedestrian conflict.

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Clause 15.01-2L-02 (Environmentally Sustainable Development) seeks to *'achieve best practice in environmentally sustainable development from the design stage through to construction and operation'*. The project achieves a Built Environment Sustainability Scorecard (BESS) score of 75%, meeting best-practice environmental performance targets.

Clause 15.01-5L (Neighbourhood character) for Middle Park and Albert Park aims to *'protect the intact heritage character of the area...respect the predominantly low-scale built form and set back higher elements from principal streets...views to Albert Park and toward the Bay.'* The proposal responds in line with the Armstrong Street NAC policy response above.

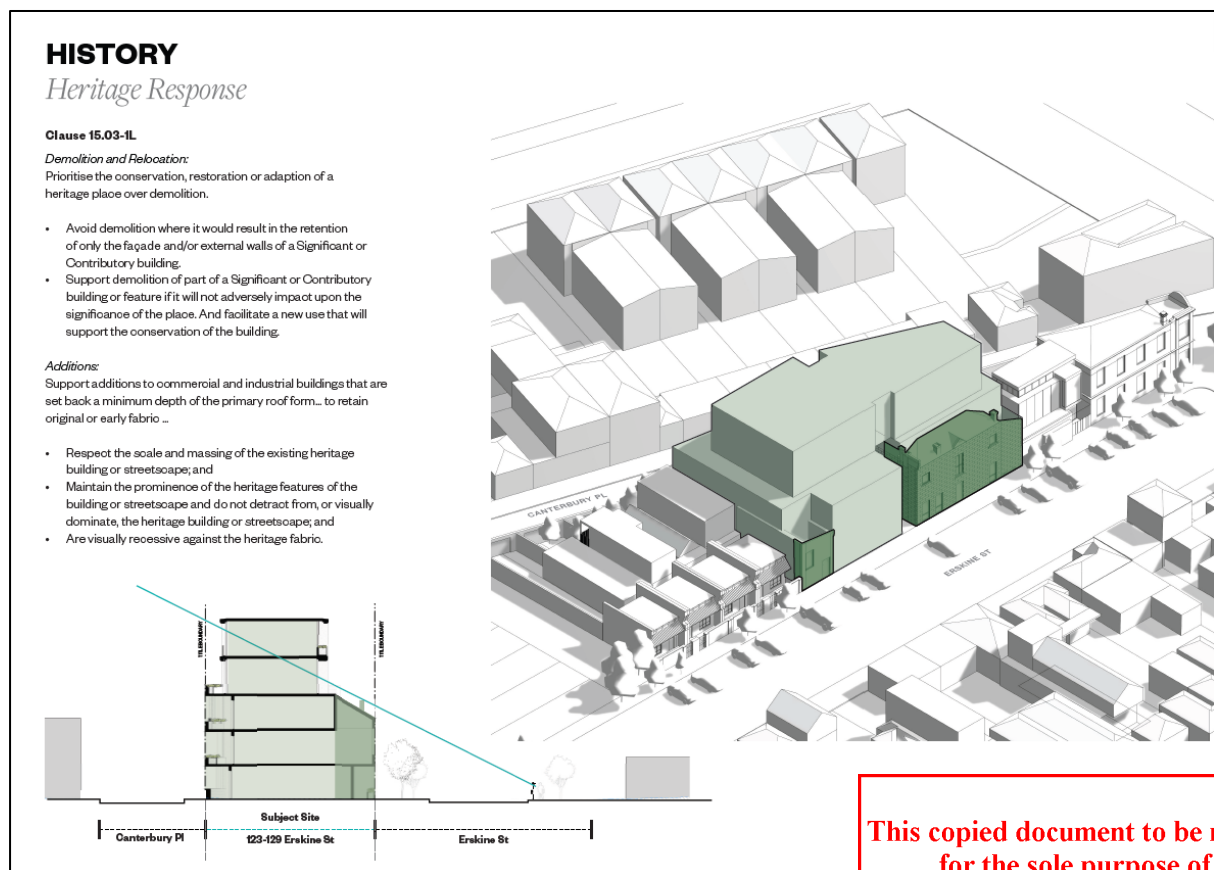
Clause 15.03-1S (Heritage conservation) seeks to *'ensure the conservation of places of heritage significance'*. Clause 15.03-1L *'supports the conservation and enhancement of...Contributory buildings identified in the City of Port Phillip Heritage Policy Map...allows partial demolition where it will not adversely affect significance...supports additions that are substantially concealed when viewed at natural eye level from the opposite side of the street...and discourages new vehicle crossovers to the front of Significant heritage places'*. The proposal responds to these objectives and strategies by retaining and conserving the heritage façades and carefully designing new built form to respect the scale, siting, materiality and architectural character of the heritage place. Additions are setback and visually recessive from the public realm, ensuring that the heritage significance of the building is not adversely impacted. Overall, the proposal represents a considered heritage outcome consistent with Clause 15.03 of the Planning Scheme. Further detail is provided in the accompanying Heritage Impact Statement prepared by Bryce Raworth Conservation Heritage.

Figure 16

Proposal's response to local heritage policy

Source:

Cera Stribley – Urban Context Report, 2026



Clause 16

The proposal facilitates well-located, integrated and diverse housing that meets community needs and accommodates housing targets through sufficient capacity in line with the strategies of Clause 16.01-1S (Housing supply) and Clause (16.01-1R Housing supply – Metropolitan Melbourne).

Clause 16.01-1L-01 (Housing diversity) seeks to *'provide a mix of housing types'* that includes a range of dwelling sizes, supports accessibility and adaptability for people of all abilities and older persons to enable ageing in place, and encourages flexible housing design that can adapt as household needs change over time, including working from home. The proposal responds by delivering well-designed apartments that provide diverse housing types, generous private and common spaces, and opportunities for both social interaction and privacy. The anticipated market includes down-sizers, with apartments designed to accommodate changing space needs over time. The inclusion of a 'live-in care' option supports ageing in place and long-term adaptability, while the provision of baths within apartments caters to a range of household needs and preferences, reinforcing flexibility and housing diversity outcomes.

Clause 16.01-2S (Housing affordability) seeks to *'improve housing affordability by ensuring sufficient housing supply to meet demand...increasing choice in housing type, tenure and cost to support households through life-cycle changes...and promoting good housing and urban design to minimise environmental impacts'*. The proposal responds by replacing a large office use with 8 additional dwellings, contributing directly to local housing supply and increasing the diversity of housing available in the area. The development delivers well-built and adaptable homes, including an age-in-place model that supports changing household needs over time. Energy-efficient design measures exceed the National Construction Code (NCC) 2022 deemed-to-satisfy reference scenario, reducing operational costs for residents, while durable material selection enhances long-term building performance and reduces ongoing Owners Corporation maintenance costs, supporting housing affordability outcomes.

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Figure 17 An example of the proposed 'live-in care' design, supporting housing diversity pursuant to Clause 16.01-1L-01

Source: Cera Stribley – Urban Context Report, 2026



Clause 18

The proposal seeks to limit reliance on just private vehicles and supports alternative modes of transport, including walking, cycling and public transport, specifically it provides '*provision of bicycle parking spaces and related facilities*' pursuant to Clause (18.01-1L-01) Land use and transport integration), Clause 18.01-3S (Sustainable and safe transport), Clause 18.01-3R (Sustainable and safe transport – Metropolitan Melbourne) and Clause 18.01-3L-01 (Sustainable and safe transport – Port Phillip).

The proposal '*maximises existing infrastructure and an increase in the diversity and density of development along an activity centre where principal public transport routes intersect*' pursuant to Clause 18.02-3R (Principal public transport network) and 18.02-3S (Public transport).

Car parking supply is managed by the proposal '*to be contained within a building not visible from the street and...encourage use of laneway*' to avoid '*interruption to footpaths and the bicycle network*' as per Clause 18.02-4L-01 (Car Parking).

Clause 19

In line with Clause 19.03-3L (Stormwater management (water sensitive urban design)), best-practice stormwater quality and flow are achieved as detailed within the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions.

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6.3 Design and amenity considerations

Materiality and Architectural Expression

The building's appearance draws its cues from the natural coastal character of the area while carefully protecting and responding to the adjoining heritage streetscapes. The design reflects a layered identity by blending timeless architectural detailing with contemporary elements, resulting in a cohesive composition that respects the suburb's fine-grain character and reinforces its enduring sense of place. Articulated and punctuated building forms introduce deliberate breaks in the overall massing, providing visual and spatial relief, clearly defining entry points, and establishing a more human scale at the street. These gestures soften the frontage and create dynamic interfaces between the public and private realms. Neutral and light-toned materials, including render and brick, are proposed for the new additions to ensure they remain visually distinct from, yet sympathetic to, the retained heritage façades. The design approach also allows for the potential restoration of the original heritage materiality, including reinstatement of the face brick underneath, subject to findings from paint and render-stripping investigations, carried out through a condition of permit.

Figure 18 The design principles underpinning the proposal

Source: Cera Stribley – Urban Context Report, 2026

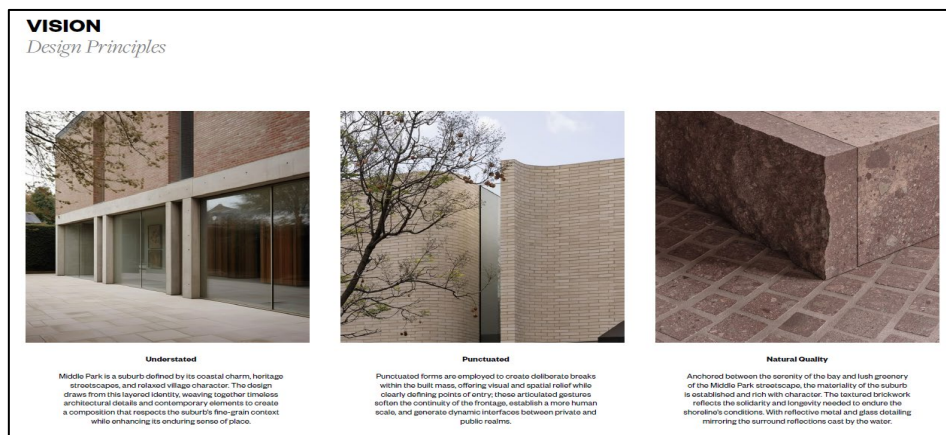
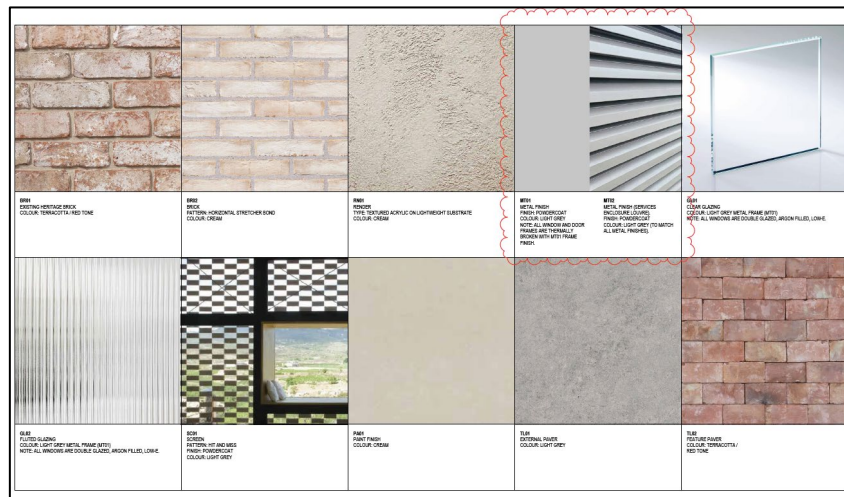


Figure 19 The proposed materials contributing to architectural expression

Source: Cera Stribley – Urban Context Report, 2026



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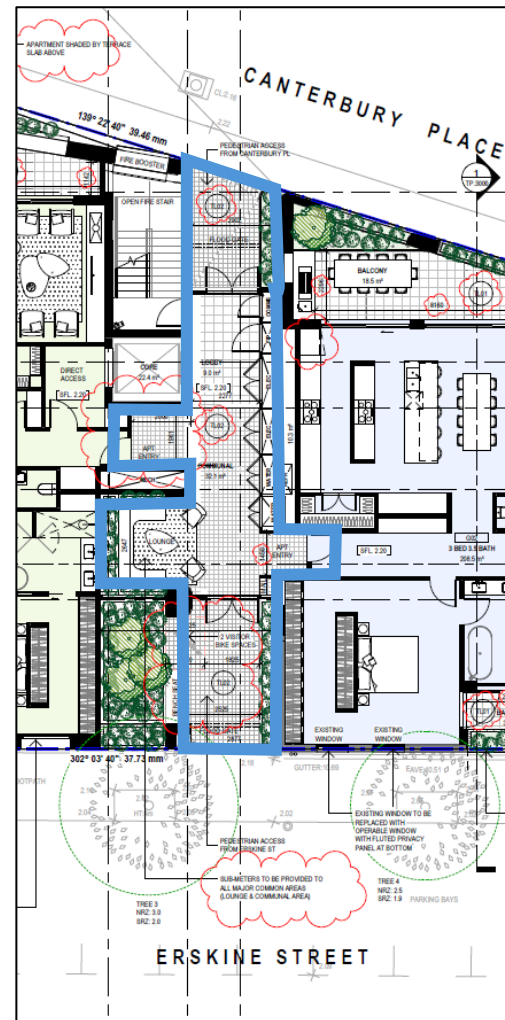
Pedestrian Access and Public Realm Response

Pedestrian access is clearly separated from vehicular entry, eliminating potential conflicts and prioritising safety. A central through-link, with entry points accessible from both Erskine Street and Canterbury Place, enhances neighbourhood permeability and prioritises communal amenity, incorporating bench seating adjacent to visitor bicycle parking, landscaped green wedges and entries to private apartments. A generous width to the entrance corridor, at 2.25m, provides residents and visitors have ample space when entering, whether on foot or with a bicycle, whilst maintaining the generous proportions and amenity of this public entry. Both entry points connect to a generous lobby space, providing direct access to ground-floor dwellings and vertical circulation, including lifts and fire stairs that have been designed as a front-of-house architectural element. The dual frontage nature of the lobby maintains strong, unobstructed sight lines that enhance security and passive surveillance across the entry. This arrangement promotes strong pedestrian legibility and activates the street frontage through an engaging and accessible ground-level interface. The streetscape is further enriched through layered landscaping at building entrances and terraces and communal areas facing the street frontages, integrating natural elements with shared circulation spaces to elevate the pedestrian experience and strengthen the relationship between the building and the public realm.

Figure 20 The proposed pedestrian through-link (outlined in blue)

Source:
2026

Cera Stribley – Architectural Plans,



Services

Services are integrated into the design of the building. At the ground floorservice areas take up limited space along the frontage and maintain the building's engagement with the street. The rooftop services are centralised and screened to limit their visibility from the public realm.

Off-Site Amenity Impacts

Having regard to the amenity impact requirements and the relevant provisions of Clause 58 (Apartment Developments) of the Planning Scheme, the site benefits from limited sensitive interfaces due to its dual street frontages and commercial development to the east, with only adjacent residential interface located to the west. Notably, the double-storey former stable wall on boundary structure on the subject site has directly abutted this adjacent residential interface to the west for many decades. Accordingly, this built form relationship will remain largely unchanged and, while the proposal introduces a degree of change, the proposed upper levels will not dominate the western neighbouring properties or result in an unacceptable adverse impact upon neighbouring amenity.

Figure 21 The longstanding boundary wall interface between the subject site and adjacent residential interface to the west

Source: Contour Photo, July 2025



The proposal delivers a positive amenity outcome in line with Standard D14 (Building Setback), particularly in relation to daylight access and outlook, through the provision of recessive facades at lower levels and generous upper level front, side and rear setbacks that ensure adequate separation from adjoining properties, reducing perceived visual bulk and enabling good daylight penetration to all apartments.

Upper-level terraces, articulated massing, landscaping and extensive glazing further visually recess the built form and reduce bulk when viewed from the public realm. Windows and terraces are carefully located to maintain engagement with both street frontages while minimising impacts on adjoining private amenity.

Overlooking to the subject site's western interface (ground floor and rooftop neighbouring private open space associated with 121 Erskine Street) is appropriately mitigated through the use of setbacks, planter widths, façade elements and limited screening. West-facing habitable room windows and terraces on Level 3 do not result in overlooking within 9 metres and 45-degree viewing angle, as views are intercepted by planter widths and façade elements. Habitable room windows on Level 2 are screened to a height of 1.7 metres using fluted glazing. At Level 4, the combination of proposed height and generous setbacks ensures that no overlooking occurs to the ground plane of the neighbouring private open spaces, within a 9-metre, 45-degree viewing angle. This outcome is demonstrated in Drawing TP.4000 of the accompanying architectural plans prepared by Cera Stribley.

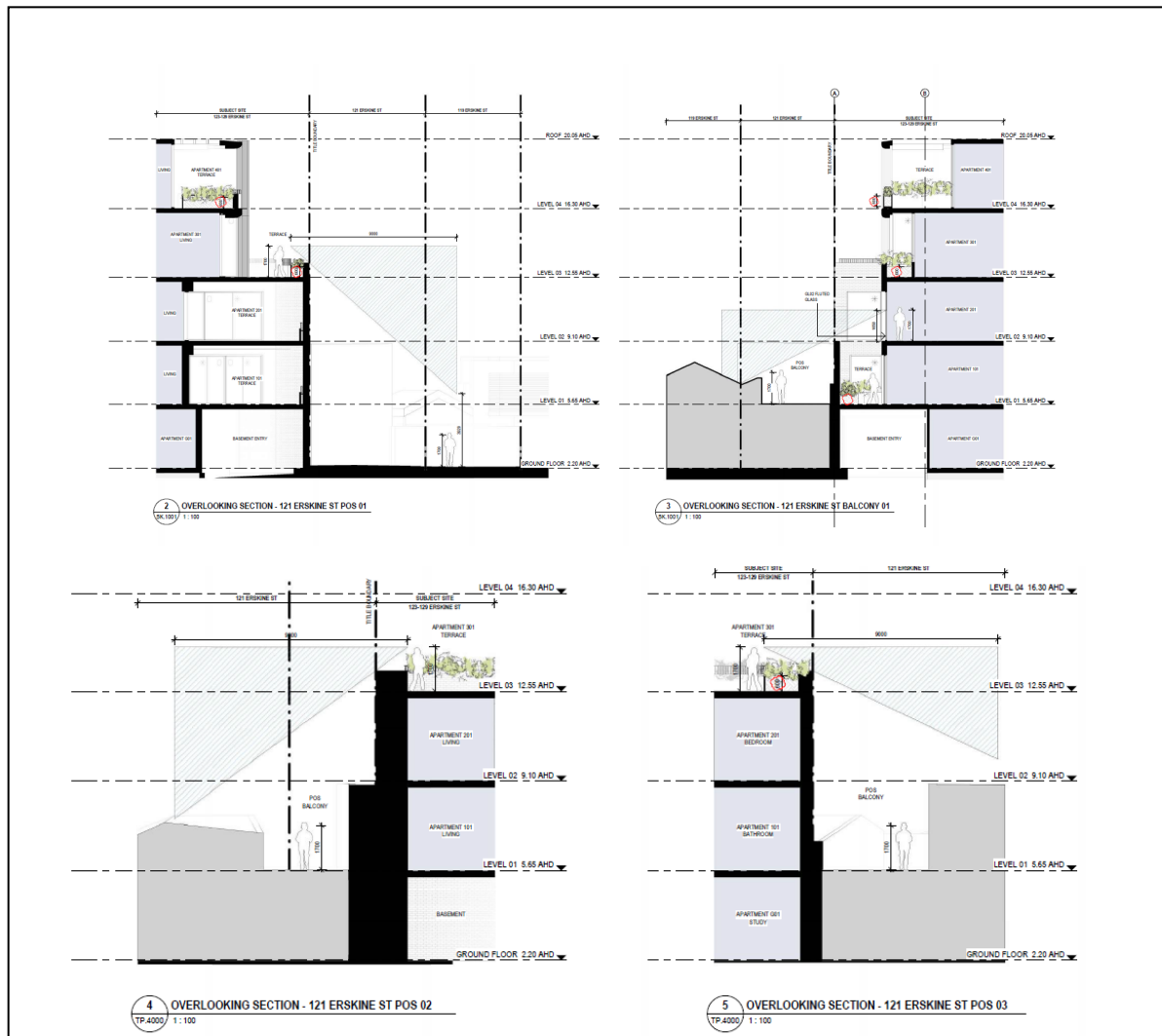
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Figure 22 Overlooking sections within Drawing TP.4000

Source: Cera Stribley – Architectural Plans, 2026



The proposal incorporates a sensitive design response that minimises shadow impacts at this interface. As a result, there is no additional overshadowing of the primary ground floor secluded private open spaces at 119 and 121 Erskine Street, nor the secondary rooftop terrace at 121 Erskine Street, between 9.00am and 3.00pm. For the purposes of this assessment, it is acknowledged that the neighbouring rooftop terrace is accessed from a bedroom and is subject to existing shadow for extended periods throughout the day. Accordingly, it does not function as the primary secluded private open space of the dwelling. Shadow impacts to the opposite footpath along Erskine Street are also minimised, with only limited additional shadow occurring at 9.00am. This outcome is demonstrated in Shadow Study Drawings TP.8000 to TP.8006 of the accompanying architectural plans prepared by Cera Stribley.

Internal Amenity

As confirmed from the reviewed Better Apartment Design Standards (BADS) floor plans, the proposed apartment layouts have been carefully designed to ensure that a high level of internal amenity continues to be provided in accordance with the relevant provisions of Clause 58 (Apartment Developments) of the Planning Scheme.

The proposal demonstrates compliance with key standards, ensuring that the changes do not compromise the liveability, functionality, or environmental performance of the dwellings.

The proposed layouts achieve compliance with Standard D29 (Natural Ventilation), with dwellings designed to achieve effective cross ventilation, contributing to improved indoor air quality and thermal comfort. In particular, 100% of the development's apartments are effectively naturally ventilated, consistent with the application requirements of Clause 53.25-1 for the Great Design Fast Track pathway.

Habitable room depths have been reviewed against Standard D27 (Room Depth), with all apartments providing acceptable access to natural light and associated internal amenity.

Additionally, layouts remain functional, practical, and provide adequate circulation, ensuring usability and amenity of bedrooms and living rooms as per Standard D26 (Functional Layout). Apartments also include habitable rooms with windows in an external wall of the proposed building in accordance with Standard D28 (Windows).

The proposal delivers a positive amenity outcome, particularly in relation to daylight access and outlook, through the provision of generous front, side and rear setbacks, enabling good daylight penetration to all apartments. This results in 85% compliance for living rooms and 100% compliance for bedrooms, as demonstrated in the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions.

Private open space continues to be provided in accordance with the objective of Standard D20 (Private Open Space), primarily through a mix of balconies and upper terraces (which for the purposes of BADS, are assessed as balconies).

100% of apartments meet the accessibility objectives of Standard D18 (Accessibility), promoting adaptable layouts that support ageing in place and accessible living.

Additionally, the proposal achieves compliance with Standard D21 (Storage), with each individual apartment having adequate storage space for the separation and storage of waste Standard D24 (Waste and Recycling).

The proposal complies with the requirements of Standard D12 of Clause 58.03-7 (Parking Location) in terms of shared accessways and clearance from habitable room windows, with certain windows designed to meet the Standard. For example, the highlight window serving the study nook in Apartment G01 includes a high sill of 1.8 metres above finished floor level, which mitigates headlight glare, overlooking and privacy impacts from the driveway, admitting only diffuse light. As a non-habitable space, the study nook does not attract the same amenity expectations as primary habitable rooms therefore, amenity considerations are limited and the proposal provides an acceptable outcome in this context.

Refer to the BADS Analysis (Drawings TP.5000 to TP.5004) within the accompanying architectural plans prepared by Cera Stribley.

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Figure 23

'Typical' single aspect apartment layout from Drawing TP.5002 showing BADs compliance.

Source:

Cera Stribley – Architectural Plans, 2026



6.4 Heritage and Aboriginal Cultural Heritage Sensitivity

Heritage

As the site is identified as a 'contributory' heritage place, heritage considerations have been a key component of the proposal. The development has had regard to the relevant State and local heritage policies outlined in Section 6.2 above, as well as the purpose and decision guidelines of the Heritage Overlay discussed in Section 4.2; particularly in relation to demolition, building additions, vehicle access and the overall heritage impact of the proposal.

The proposal is supported by the accompanying Heritage Impact Statement prepared by Bryce Raworth Conservation Heritage, which reviews the heritage significance of the site in detail. The assessment considers the relevant Council heritage citation and evaluates the proposal against the applicable heritage policy framework and Heritage Overlay controls.

The accompanying Heritage Impact Statement describes the site's streets interfaces and surrounding area as follows from a heritage perspective:

'Taken as a whole, Erskine Street is very mixed in character and is not a highly sensitive heritage environment. Canterbury Place is not considered a sensitive heritage environment, comprising mainly rear interfaces to properties that front either Erskine Street. The opposite side of Erskine Street, toward the west comprises a row of non-contributory buildings.'

In response to the key relevant considerations to contributory buildings under Clause 15.03-1L the accompanying Heritage Impact Statement details that:

- **Demolition**
 - As the property includes heavily altered contributory buildings which are located along the edge of the Armstrong Street Commercial Precinct, the site could be read as visually disconnected from the precinct. Therefore, the current extent of proposed demolition of this contributory property will not adversely impact upon the significance of the place.
 - As part of the demolition, bricks will be salvaged and incorporated into the new development where possible. Incorporate the retained built form elements into a five storey articulated residential building
 - The front of the former bakehouse addressing Erskine Street is proposed to be retained, including the return walls and the street-facing portion of the hipped roof form and chimneys. In relation to the former stable, the Erskine Street façade and part of the western return wall are also to be retained with proposed Levels 4 and 5 setback 5 metres from the retained stable façade. Collectively, the retained Erskine Street façade (including the hipped roof form and chimneys) and the western return wall of the former stable represent the former bakehouse and the key contributory elements of the site. The proposal therefore retains those parts of the existing building that make a meaningful contribution to the heritage significance of the contributory place. This aligns with local heritage policy supporting demolition of part of a 'contributory' building or feature where it will not adversely impact upon the significance of the heritage place.
 - The current extent of proposed demolition will support additional housing close to amenities providing net community benefit.
 - The proposed new works have been designed to be sympathetic in scale, form and materiality, and accordingly demolition of contributory fabric is supported from a *Heritage Design Guidelines* perspective.
- **Additions**

- The site's retained heritage elements are proposed to be incorporated into a five-storey residential building articulated into a series of distinct built form envelopes to avoid the appearance of a singular, dominant mass to either street frontage.
- The overall form, detailing and setbacks have been carefully considered to ensure the new works do not overwhelm or dominate the retained former bakehouse and stable façades, which will continue to read as the primary streetscape elements. This is achieved through the breaking up of volumes and by siting new built form either behind or aligned with the retained façades along Erskine Street, so that they remain visible from the public realm, they read as visually recessive elements.
- The proposed infill development between the retained bakehouse and stable façades along Erskine Street is limited to three storeys in height, which is largely consistent with the scale of the former bakehouse.
- The broader streetscape context is capable of accommodating well-designed, taller built form, noting that the opposite side of Erskine Street to the west comprises non-contributory buildings with garages fronting Erskine Street and primary frontages to Richardson Street. The western interface with the adjoining single-storey Victorian terrace at 121 Erskine Street has been sensitively managed through upper-level setbacks, considering the long-standing presence of an existing double-storey wall (belonging to the former stable) along this boundary.
- With double-storey modern infill at 113 Erskine Street which forms the western bookend to the Erskine Street block, the proposal effectively bookends the group of four Victorian terraces located to the west (including No. 121 Erskine Street), providing a complementary built-form transition between heritage development and contemporary infill.
- To Canterbury Place (non-highly sensitive heritage interface), the development presents as two three-storey podium forms separated by a central pedestrian accessway, with the upper two levels incorporating staggered setbacks from the street frontage.
- The massing and façade detailing, including window proportions and balcony treatments to both Erskine Street and Canterbury Place, clearly express the new works as contemporary and distinct from the retained heritage fabric, while remaining sympathetic in character. The introduction of a new floor-to-ceiling window to the ground floor of the former bakehouse and a skylight within the retained roof form is supported, noting the façade and roof have been previously altered, the proportions are sympathetic to the existing building, and the skylights are not visible from the public realm.
- Cream-coloured brickwork and render are proposed to complement the retained brickwork of the former bakehouse and stables, while remaining clearly identifiable as contemporary additions.
- *Vehicle Access*
 - Council heritage policy encourages vehicle access to be from a rear laneway, and this is achieved via the proposed crossover along Canterbury Place.

Having regard to these key responses to Council's Heritage Policy and the setting of the site within the Armstrong Street Activity Centre, the proposal is an appropriate response to the contributory place. A comprehensive assessment of the heritage matters is provided in the accompanying Heritage Impact Statement, prepared by Bryce Raworth.

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Figure 24

Diagram outlining proposed demolition on-site, retention of existing key heritage materials to be salvaged and reused

Source:

Cera Stribley – Urban Context Report, 2026

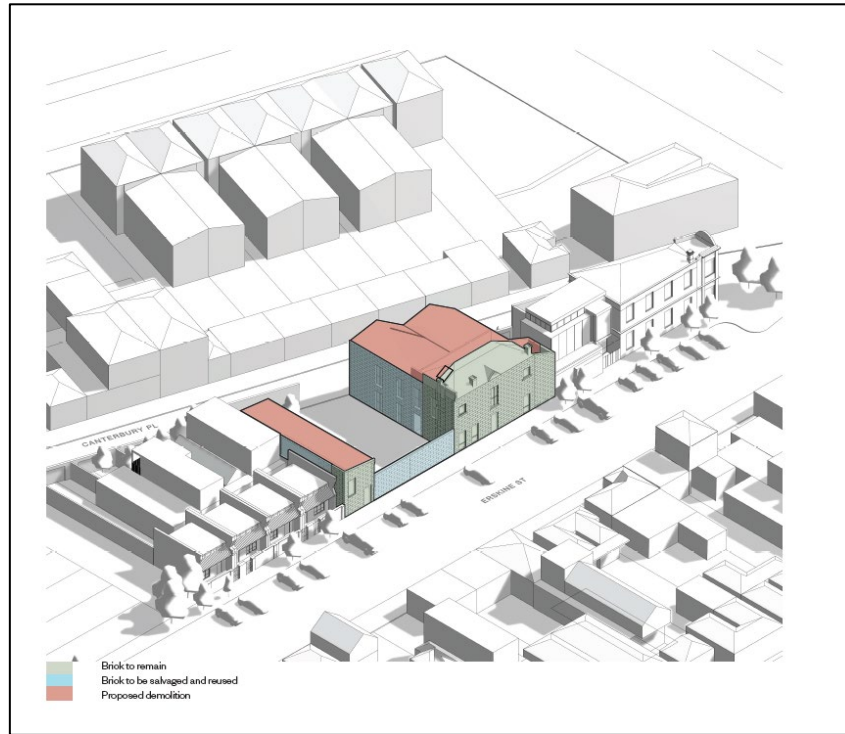


Figure 25

Building massing showing key setbacks of proposed upper levels behind the retained heritage fabric and from title boundaries

Source:

Cera Stribley – Urban Context Report, 2026

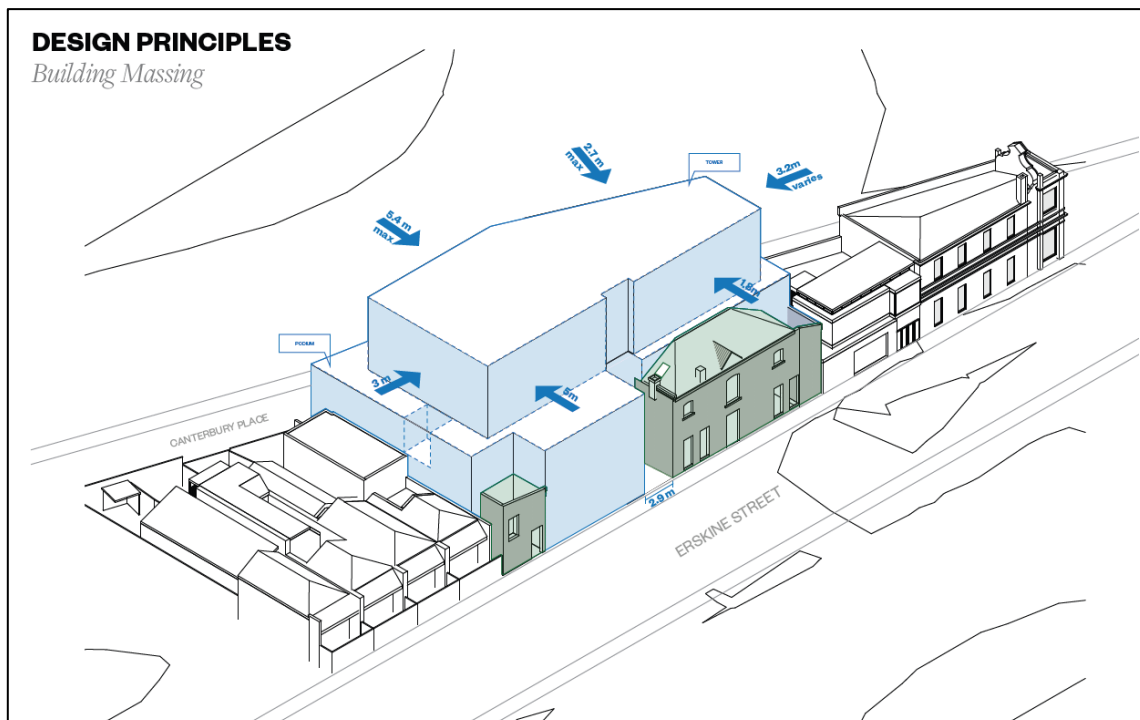


Figure 26 The double-storey modern infill at 113 Erskine Street which forms the western bookend to the Erskine Street block, to a group of four Victorian terraces

Source: Contour Photo – July, 2026



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Aboriginal Cultural Heritage Sensitivity

Additionally, the subject site is located within coastal plains comprising ridges and dune fields and is situated within an area of Aboriginal Cultural Heritage Sensitivity. The subject site and proposal have been assessed within the accompanying Cultural Heritage Assessment prepared by Dugay & Co.

The Assessment submits that:

- The level of significant prior ground disturbance associated with the construction of the existing commercial buildings and related infrastructure clearly extends across the entire subject site (referenced as the 'Activity Area').
- It is acknowledged that the Activity Area is intersected by a mapped area of sensitivity associated with dunes and is therefore, under Regulation 40(1) of the *Aboriginal Heritage Regulations 2018*, is an area of cultural heritage sensitivity. However, pursuant to Regulation 40(2) of the *Aboriginal Heritage Regulations 2018*, where part of dunes, including a coastal dune, has been subject to significant prior ground disturbance, that part is not an area of cultural heritage sensitivity.
- On this basis, the required triggers for a mandatory Cultural Heritage Management Plan (**CHMP**) are not present for the Activity Area, and a mandatory CHMP is therefore not required.

A comprehensive assessment supporting the above, is provided in the accompanying Cultural Heritage Assessment prepared by Dugay & Co.

6.5 Landscaping and Trees

In response to the 'Landscaped Homes' design principle of the Great Design Fast Track pathway, the proposal has been carefully coordinated between the project architects and landscape architects to deliver an integrated, innovative landscape outcome that enhances both amenity and environmental performance. The proposal also demonstrates compliance with the objectives of Standard D10 (Landscaping) of Clause 58, as detailed in Appendix A.

The proposed landscape concept embeds planting throughout the development and provides key vegetation opportunities. At ground level, layered feature planters are provided at key building entry points to welcome visitors, complemented by feature paving to internal and entry areas and integrated planters within communal spaces. Vegetation buffers are incorporated along public interfaces and extend through to the lobby areas, softening the built form and enhancing the natural character of the development. The through-link planting has been extended toward the Canterbury Place interface, reinforcing the landscape connection between the two street frontages, and the ground-floor planter serving Apartment G02 has been increased to deliver a greener response to the streetscape. Planting is distributed to effective and accessible locations, including communal areas, street interfaces, terraces and perimeter planting zones. Generous raised planter sizes are provided within secluded private open spaces, allowing for meaningful plant growth rather than purely ornamental planting. Ground-floor internal planting areas have been selected for lower-light conditions, with supplemental grow lighting to be incorporated where required to support long-term plant health and establishment within deeper internal zones.

Complementing the planting strategy, materials and finishes have been carefully coordinated with the landscape palette to create a cohesive built form and landscape outcome. Natural and muted tones and high-quality durable materials have been selected to reinforce the landscaped character of the development, soften the interface between built and planted elements and contribute to a visually integrated and sustainable public realm outcome.

Upper-level landscaping includes a feature canopy (Type A) tree at Level 3, providing an overall canopy coverage of 16 square metres across the subject site, together with arbour elements and integrated planting beds throughout the Level 4 terraces. The planters flanking the Level 4 courtyard provide generous soil depth and contiguous soil volume sufficient to support substantial vegetation capable of mitigating heat, glare and wind exposure at maturity.

The provision of an additional canopy trees has been investigated; However, it cannot be accommodated due to slab loading limitations, achievable soil volumes and day-to-day functionality.

Collectively, the ground plane and upper levels are designed to accommodate substantial planting, reinforcing a consistent landscape framework throughout the development.

The landscape response has been informed by the accompanying Arboricultural Report prepared by John Patrick Landscape Architects, which confirms that street Trees 1 to 5 and Tree 9 are to be retained. Of the trees proposed for removal, Trees 6, 7 and 10 are assessed as being of low arboricultural value, while Tree 8 is of medium arboricultural value. All trees fall below the size threshold for a 'significant tree' under the City of Port Phillip Local Law. Accordingly, no planning or local law permit is required for their removal, and these trees are not considered to make a significant contribution to the streetscape.

Importantly, the proposal responds positively to the retention of the five street trees (Trees 1 to 5), with the landscape design intended to complement and reinforce these established canopy elements. Pruning of Street Trees 2 and 3 is proposed; however, the Arboricultural Report confirms that the pruning will not adversely affect the health or longevity of these trees.

Therefore, proposed vegetation coverage together with the retention of the five Erskine Street trees, provides a landscape response that satisfies the shading and greening landscape objectives of Clause 58 (Standard D10).

It is also noted that the subject site is located within a C1Z, an area typically dominated by hardstand surfaces. In this context, the proposed landscape response represents a significant improvement to the environmental and visual quality of the site. By balancing increased development with high-quality, well-integrated green spaces, the proposal aligns with the objectives of the Armstrong Street NAC, delivering positive outcomes for the public realm while supporting broader sustainability, urban design and tree-canopy objectives.

Overall, the proposal provides a considered, innovative and practical landscape and tree response. Further detail regarding the landscape strategy is provided in the accompanying Landscape Plans and Landscape Design Response Letter prepared by Acre.

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Figure 27 The landscape design across the proposed building

Source: Acre – 2026



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6.6 Environmentally sustainable design

The accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions submits that the mandatory ESD requirements under the Great Design Fast Track pathway are met:

- The apartments achieve an 8 Star average with no unit below 6.5 Stars.
- 100% of the development's apartments are effectively naturally ventilated, inclusive of:
 - 88% (7 out of 8) of the apartments are effectively cross ventilated with windows on opposite or adjacent facades.
 - 12% (1 out of 8) of the apartments are mechanically assisted naturally ventilated, delivering fresh air rates of between 2.5 - 5L/s/m².

Additionally, the proposal achieves a BESS score of 75%, meeting the BESS 'Excellence' standard. The Indoor Environment Quality (IEQ), Energy, Water, and Stormwater BESS categories each achieve a score of 50% or greater, demonstrating strong environmental performance across core sustainability metrics.

The following key ESD initiatives contribute to the 75% BESS score:

- Provision of an 8 kilowatt peak (kWp) solar photovoltaic (PV) system, utilising all suitable roof areas to maximise the site's solar generation potential.
- Installation of a 5,000-litre rainwater tank capturing runoff from all roof areas, with reuse for ground floor to Level 1 toilet flushing and landscape irrigation.
- Achievement of best-practice daylight performance, with 85% of living areas and 100% of bedrooms meeting BESS best-practice daylight standards.
- Application of water-efficient fixtures throughout the development to reduce potable water demand.
- A compliant Model for Urban Stormwater Improvement Conceptualisation (MUSIC) outcome, demonstrating effective stormwater quality management.
- Provision for future Electric Vehicle (EV) charging infrastructure for each dwelling.
- Retention and reuse of the existing heritage façade, reducing the use of new materials and lowering embodied carbon associated with new construction.

For further detail, refer to the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions.

6.7 Car parking, traffic, access and bicycle parking considerations

As the site is located within a Category 3 CPR map area, the proposed 18 parking spaces, exceeds the maximum statutory requirement of X spaces (being maximum 2 spaces per dwelling) triggering a permit under Clause 52.06-2 (Car Parking – Permit Requirement).

The variation sought to exceed the maximum number of car parking spaces is supported by the accompanying Traffic and Transport Assessment for the following reasons:

- The proposed larger-format dwellings are targeted toward downsizer households, who commonly retain secondary vehicles that are stored on site and used infrequently. The provision of an additional on-site parking space accommodates this demand and prevents spill-over into the surrounding restricted on-street parking network.

- While the additional spaces provide flexibility for residents, the overall traffic impact is negligible and reduces parking search behaviour, which can contribute to local congestion and compromise road safety on surrounding streets, including Canterbury Place.
- The proposal includes two penthouse dwellings that could otherwise be configured as four apartments, which would meet statutory parking rates but would likely generate higher traffic volumes. The proposed dwelling configuration therefore represents a lower-intensity outcome notwithstanding the exceedance in maximum parking space requirements.
- The car parking arrangement does not require an increase in crossover width, thereby maintaining pedestrian priority and the quality of the street interface.
- By providing secure on-site vehicle storage, the proposal supports sustainable transport choices for everyday trips while ensuring the public realm is not burdened by stationary vehicle parking.

Additionally in supporting the proposed development, the accompanying Traffic and Transport Assessment concludes that:

- Car parking complies with the relevant design standards set out at Clause 52.06-9 of the Planning Scheme.
- Bicycle parking is provided in excess of the requirements set out at Clause 52.34 of the Planning Scheme.
- The on-site loading area has been designed to meet the objectives of Clause 65.01 of the Planning Scheme.
- The design of the proposal, including the car parking layout and access arrangements, bicycle parking and access, and loading arrangements accord with the relevant requirements of the Planning Scheme and the AS2890.1:2004 (where relevant) and current practice.
- Vehicular access is provided via a new crossover at the north-western end of the site to Canterbury Place, allowing safe access to the two basement loading and parking levels. Locating the crossover to the rear of the site maintains pedestrian priority and preserves the quality of the street interface, with the existing crossover to be removed and reinstated.
- The level of traffic generated as a result of this proposal is acceptable and will not have a detrimental impact on the surrounding road network.
- The traffic response demonstrates adequate swept paths, appropriate headroom clearances, vehicle passing opportunities, and compliant ramp grades and sightlines to ensure safe vehicle movement, with reverse-in spaces provided where required.

For further detail, refer to the accompanying Traffic and Transport Assessment prepared by Impact Traffic Engineering.

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6.8 Waste considerations

A Waste Management Plan has been prepared by Impact Traffic Engineering which considers the waste implications and outlines the waste management strategy for the proposed development. The Waste Management Plan confirms the following:

- A private contractor will be engaged to manage the collection, storage and disposal of all waste streams generated by residents, including garbage, organics, recycling and glass. Waste collection will occur on site at the basement level, with waste vehicles circulating within the basement and temporarily stopping adjacent to the lobby and waste room to collect bins before exiting the site.
- A swept path analysis has been prepared and confirms that adequate provision is made for the safe and convenient manoeuvring of the nominated waste collection vehicle within the basement.
- Residents will be responsible for manually transferring waste from individual apartments to the communal waste storage area.
- The Owners Corporation will be responsible for the ongoing management and maintenance of the waste system, including cleanliness, stormwater pollution prevention and the implementation of appropriate and safe operating procedures.
- Hard waste collection will be undertaken by a private contractor as required, under the management of the Owners Corporation, with a dedicated hard waste storage area provided within the bin room.
- Allowance is also made for a 120L bin (or equivalent area) for the separation and disposal of electronic waste (e-waste). E-waste collection services will also be provided by a private contractor under the management of the Owners Corporation.
- The proposal provides sufficient space and appropriate infrastructure to accommodate waste bins, based on estimated waste generation rates.
- Adequate on site storage is provided to ensure all waste streams generated by the development can be safely and efficiently accommodated prior to collection.
- Waste storage areas will allow adequate clearance, be secure and well ventilated, and will include a bin wash down area, vermin proofing measures and tight fitting doors to maintain hygiene and safety standards.
- Waste collection contractors will be required to minimise noise impacts during collection activities, in accordance with relevant Council local laws and the Victorian EPA Noise Control Guidelines.
- Waste bins will be clearly marked and signed with the appropriate signage.

For further detail, refer to the accompanying Waste Management Plan prepared by Impact Traffic Engineering.

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7 Great Design Fast Track Principles

One of the key application requirements under Clause 53.25 (Great Design Fast Track) is that:

- *'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 the following:*
 - *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').*
- *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 Victorian Government Architect to the satisfaction of the Minister for Planning.'*

The proposal has been further assessed against the Great Design Fast Track Design Principles, with reference to the *Great Design Fast Track Design Principles, Department of Transport and Planning, April 2025*. Each design principle has been reviewed in depth to inform and shape the proposal, with a specific and considered response provided to each principle. The following assessment of the key strategies and design moves in relation to the Great Design Fast Track Design Principles, should be read in conjunction with Pages 66 to 103 of the accompanying Urban Context Report prepared by Cera Stribley, together with the accompanying Landscape Plans and Landscape Design Response Letter prepared by Acre and the Sustainable Design Assessment prepared by GIW Environmental Solutions.

The proposal's confirmation of eligibility received from the Department of Transport and Planning's (**DTP**). Eligibility was supported by the Office of the Victorian Government Architect (**OVGA**), which concluded that the proposal demonstrates consistency with the Great Design Fast Track Design Principles of *Neighbourly Homes, Welcoming Homes, Landscaped Homes, Sustainable Homes, Healthy Homes, Adaptable Homes* and *Good Value Homes*.

7.1 Principle 01: Neighbourly Homes

Key Strategies and Design Moves

- The provision of a through-site link, ventilated lobby and layered landscaping at the primary entry points improves accessibility, enhances pedestrian permeability and strengthens connections within the neighbourhood.
- Retained heritage windows and doors are sensitively repurposed as key access points and as sources of natural light and ventilation, contributing positively to internal amenity while reinforcing the building's heritage character.
- A considered balance between the retained heritage façade and the contemporary built form enables the development to integrate seamlessly into its surroundings, responding to the area's history, reinforcing local identity and delivering high-quality street interfaces that contribute positively to the public realm.
- Articulated building massing maintains the established rhythm and scale of a three-storey street wall along Erskine Street, with upper levels recessed from the pedestrian viewpoint along Erskine Street. These setbacks minimise overlooking and overshadowing, preserving the amenity of adjoining properties and demonstrating respect for the streetscape's massing, rhythm and adjoining conditions.

- New façade activation is prioritised through integrated bench seating adjacent visitor bicycle parking, direct apartment entries, combined landscaping elements and a ventilated lobby that frames views and access at both ends of the site, further promoting neighbourhood permeability.
- The proposal's interface with the streetscape is enriched through layered landscaping at entrances, street-facing terraces and communal spaces, and nature-integrated shared circulation, collectively enhancing the pedestrian experience and strengthening the public realm interface.
- Neutral and light-toned materials, including render and brick, are proposed for the new additions to ensure they remain visually distinct from, yet sympathetic to, the retained heritage façades. The design approach also allows for the potential restoration of the original heritage materiality, including reinstatement of the face brick beneath where feasible. Nonetheless, the current presentation is supported from a heritage perspective, as set out in the accompanying Heritage Impact Statement prepared by Bryce Raworth.

Figure 28 The integration of the existing heritage facades and weaving the proposed developme into the streetscape provides a response to the 'Neighbourly Homes' Design Principle

Source: Cera Stribley – Urban Context Report, 2026



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7.2 Principle 02: Welcoming Homes

Key Strategies and Design Moves

- Clearly legible communal links, marked by a distinct break in the building form, establish shared pedestrian access and signal common entry points. Landscaped ground-level spaces and a generous lobby area contribute positively to the public realm, encouraging informal interaction and fostering a sense of community among residents.
- Front doors are deliberately offset from the main pedestrian thoroughfare to create a defined private threshold and a clear sense of arrival.
- The dwelling entry and threshold experience is enhanced, promoting a strong sense of ownership and connection to the public realm. Particularly for Apartment G01, dwelling entry threshold is designed so the transition from communal to private space is well mediated, reading as a safe and inviting arrival rather than a concealed space. The proportions of the threshold provide a clear and legible entry experience to the dwelling, from public areas of the lobby.
- The arrival experience is elevated by natural light brought in from the northern entrance on Canterbury Place, as well as the diffuse southern light at the Erskine Street frontage. Natural light to the ground floor lobby is an integral part of the arrival experience.
- The dual frontage nature of the lobby maintains strong, unobstructed sight lines that enhance security, supported by landscape integration in the shared spaces.
- The fire stair is designed as a front-of-house element, expressed as open and welcoming rather than utilitarian. Its visibility to Canterbury Place enhances passive surveillance and improves permeability across the site interface.
- As an alternative to using the lift and internalised lobbies (particularly those serving Apartments G01, 101 and 201), the open and inviting fire stair offers natural light, outlook and sightlines, providing visibility from the inside out.
- A generous width to the entrance corridor, at 2.25m, ensures residents and visitors have ample space when entering, whether on foot or with a bicycle. The pedestrian access presents equally from both Erskine Street and Canterbury Place, ensuring the building addresses all sides and avoids a 'backside'.
- Landscaping is thoughtfully integrated within shared spaces, reinforcing amenity, softening built form and supporting comfortable, inviting communal environments.
- The public entry incorporates bench seating adjacent to visitor bicycle parking, landscaping and communal spaces that encourage interaction, maintaining generous proportions and amenity. This arrangement also supports active transport choices and reinforces the proposal's sustainability objectives. The lift car which sits beside the visitor bicycle parking, provides clearance to support ease of access for larger bicycles, including cargo and e-bicycles.
- Glazed doors to the Basement 01 lobby provide visibility for passive surveillance and a welcoming arrival. The lobby is configured as a smoke lobby rather than fire separation.

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Figure 29

The through-link and communal areas at ground floor, landscaping and open fire stairs provide a response to the 'Welcoming Homes' Design Principle

Source:

Cera Stribley – Urban Context Report, 2026



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7.3 Principle 03: Landscaped Homes

Key Strategies and Design Moves

- Landscaping is cohesively integrated across all levels of the proposal:
 - Generous raised planters are provided within secluded private open spaces (terraces), creating high-amenity outdoor areas and supporting meaningful planting rather than purely ornamental landscaping.
 - Planter sizes and soil depths are designed to accommodate substantial vegetation, enabling long-term growth and contributing to urban greening outcomes. Upper-level landscaping includes a feature canopy tree at Level 3, arbour elements at Level 4, and integrated planting beds across terraces.
 - Ground-floor internal planting is selected for lower-light conditions and supported by supplemental grow lighting where required, ensuring the durability and long-term establishment of planting within deeper internal zones.
 - The planters flanking the Level 4 courtyard provide generous soil depth and contiguous soil volume sufficient to support substantial vegetation capable of mitigating heat, glare and wind exposure at maturity.
 - The landscape response has been rationalised to enhance circulation and usability, with planting distributed to communal areas, street interfaces, terraces and perimeter zones. The through-link planter extends toward the Canterbury Place interface and the Apartment G02 planter strengthens the streetscape response.
 - Vegetated buffers are incorporated along public interfaces, extending from the building edges through to the lobby areas. This approach softens the built form, enhances visual amenity and reinforces the integration of natural elements throughout the development.
 - Complementing the planting strategy, materials and finishes have been carefully coordinated with the landscape palette to create a cohesive built form and landscape outcome.
 - Importantly, the proposal responds positively to the retention of the five street trees (Trees 1 to 5), with the landscape design intended to complement and reinforce these established canopy elements. All street trees are to be retained and protected throughout demolition and construction in accordance with tree protection strategies.

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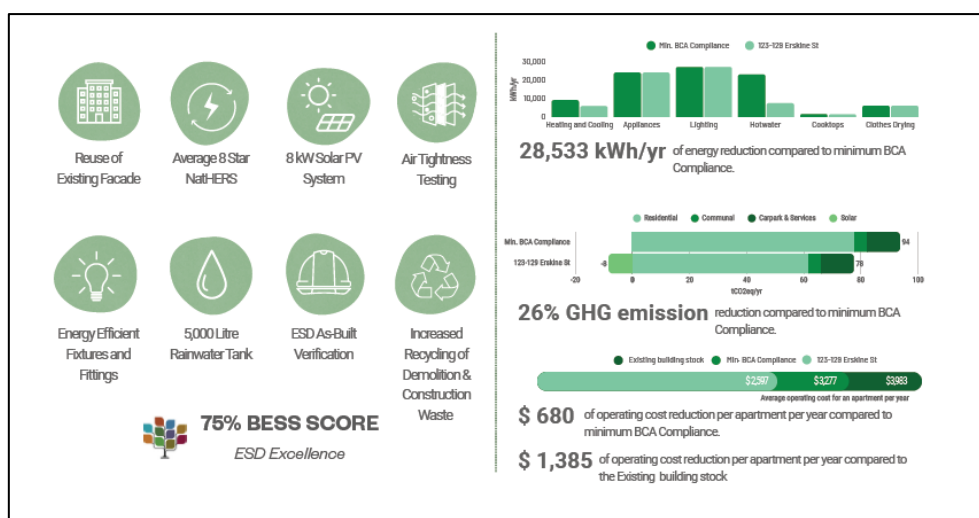
7.4 Principle 04: Sustainable Homes

Key Strategies and Design Moves

- The project achieves a BESS score of 75%, meeting best-practice benchmarks for environmentally sustainable design.
- The proposal attains an average 8-star NatHERS rating, with no individual dwelling achieving less than 6.5 stars, thereby satisfying the Great Design Fast Track application requirements under Clause 53.25-1.
- All proposed apartments (100%) are effectively naturally ventilated, with floor plans deliberately designed to promote cross-flow ventilation and ensure natural ventilation to all habitable rooms. Multiple solar aspects are provided across dwellings to support thermal comfort and reduce reliance on mechanical systems.
- The design incorporates deep eaves and/or operable external shading to northern, western and eastern façades, minimising heat gain while optimising seasonal solar access.
- Retention of the heritage façade is complemented by the reuse of salvaged bricks from demolition within the new façade, supporting material circularity, reducing embodied carbon and reinforcing an enduring and adaptive design outcome.
- Clearances for larger bicycles (cargo/e-bikes) and communal electric bicycle charging facilities are provided within the bicycle storage areas, promoting active transport and supporting low-carbon mobility.
- Daylight performance is optimised through dual-aspect layouts and expansive glazing, with 85% of living areas and 100% of bedrooms achieving the required daylight factors, ensuring ample solar access, high internal amenity and compliance with applicable daylight standards.
- Roofs have a Solar Reflectance Index (SRI) of minimum 80 as confirmed within the within the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions.

Figure 30 The key ESD strategies associated with the proposal in response to the 'Sustainable Homes' Design Principle

Source: Cera Stribley – Urban Context Report, 2026



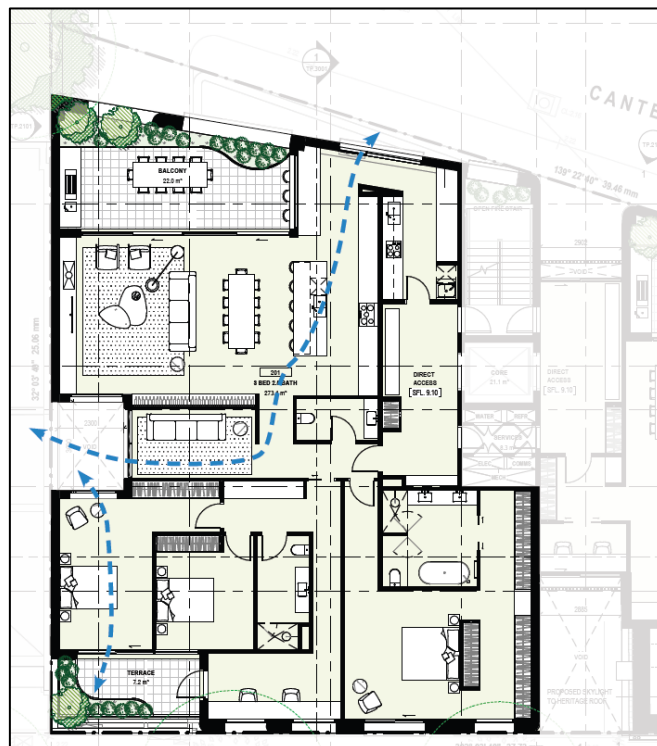
7.5 Principle 05: Healthy Homes

Key Strategies and Design Moves

- Generous apartment layouts and a high proportion of multi-aspect dwellings deliver strong levels of internal amenity, supporting good daylight access, outlook and natural ventilation.
- Ground-floor windows are carefully designed to balance resident privacy with activation of the street interface. Design moves such as deep window reveals, raised façade planters and fluted privacy glazing allow for passive surveillance, solar access and engaging transitions between the public and private realms.
- All apartments are designed to access a minimum of two aspects, ensuring effective solar access and cross-ventilation, with natural light provided to every habitable room.
- Larger apartments extend through the site and benefit from generously sized terraces, offering varied views, multiple solar orientations and visual interaction with the surrounding streetscape, further enhancing residential amenity and connection to the neighbourhood.
- Outlook and amenity are at the forefront of the design for all spaces. The highlight window serving the study nook in Apartment G01 complies with Standard D12 of Clause 58.03-7 (Parking Location Objectives). A high sill of 1.8 metres above finished floor level mitigates headlight glare, overlooking and privacy impacts, admitting only diffuse light while preventing direct views or glare from the driveway. As a non-habitable space, the study nook does not attract the same amenity expectations as primary habitable rooms, so amenity considerations are limited and the proposal provides an acceptable outcome in this context.

Figure 31 Apartments are multi-aspect providing good ventilation and solar access to every room in response to the 'Healthy Homes' Design Principle

Source: Cera Stribley – Urban Context Report, 2026



7.6 Principle 06: Adaptable Homes

Key Strategies and Design Moves

- The anticipated market includes down-sizers, with apartments designed to support flexibility over time. Select dwellings allow for future adaptation as residents age, including the potential for carers or family members to live independently in adjoining configurations, supporting intergenerational living.
- The inclusion of a dedicated 'live-in care' option enables ageing in place and long-term adaptability. These dwellings are strategically located on the ground floor to accommodate changing mobility and accessibility needs as residents' abilities evolve.
- Baths are incorporated within apartments to cater to a range of household types, life stages and personal preferences, providing additional comfort and flexibility in daily living.
- Provision of adequate space to accommodate future grab rails in bathrooms to comply with the Liveable Housing Design Standards.

7.7 Principle 07: Good Value Homes

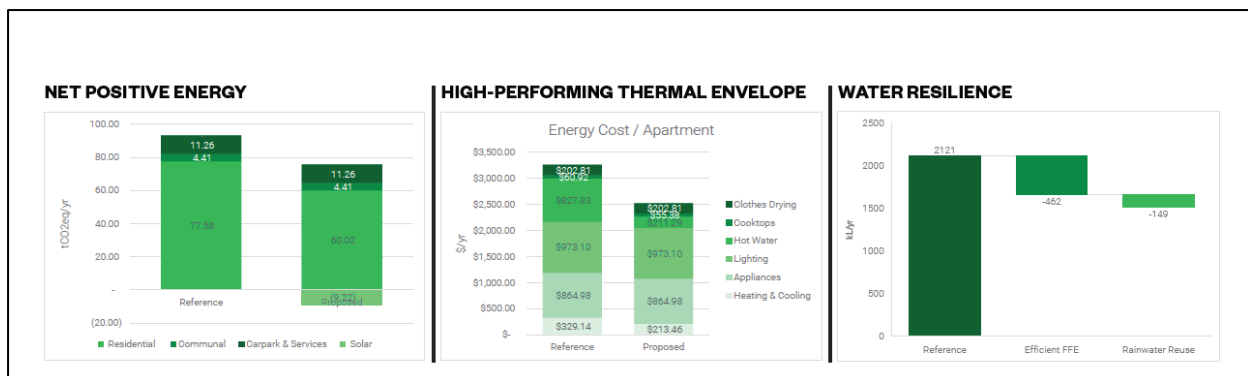
Key Strategies and Design Moves

- The development delivers well-constructed, adaptable homes that support ageing in place, contributing to greater housing diversity and flexibility in response to evolving community needs.
- The design promotes a strong and enduring relationship between residents and their homes.
- The proposal incorporates an energy-efficient design approach that reduces operational costs when compared to a National Construction Code (NCC) 2022 deemed-to-satisfy reference scenario.
- Thoughtful material selection prioritises durability and long-term performance, reducing ongoing maintenance requirements and minimising Owners Corporation costs over the life of the building.

Figure 32

The data below confirms that the proposal will deliver high quality and long-term affordability in response to the 'Good Value Homes' Design Principle

Source: Cera Stribley – Urban Context Report, 2026



8 Conclusion

The following conclusions are made following assessment of the proposal pursuant to the relevant provisions of the Port Phillip Planning Scheme:

- The proposal represents an appropriate and well-considered town planning outcome for the subject site, consistent with the objectives of the Port Phillip Planning Scheme.
- The development is strongly supported by the Planning Policy Framework and Municipal Planning Strategy, facilitating high-quality residential development within a strategically located and well-served Neighbourhood Activity Centre.
- The site is well suited to increased residential density, making efficient use of established infrastructure, public transport, employment opportunities and local services.
- The proposal will contribute positively to the City of Port Phillip's housing targets by delivering additional dwellings in an established inner-city location where growth is encouraged.
- The building design delivers a high standard of amenity for future residents through well-proportioned dwellings, high-quality layouts, generous private open space and strong levels of daylight, ventilation and outlook.
- The site has limited sensitive interfaces, and the proposal has been carefully designed to minimise impacts on adjoining properties and the public realm through appropriate setbacks, articulation and built form modulation.
- The architectural design is of a high quality and will make a positive contribution to the streetscape and broader urban environment, balancing contemporary expression with heritage sensitivity.
- The Heritage Impact Statement prepared by Bryce Raworth Conservation Heritage demonstrates that the proposal is a sensitive and policy-consistent heritage response, ensuring the ongoing legibility and prominence of the site's heritage significance in accordance with the Heritage Overlay and relevant State and local heritage policies.
- The landscape strategy prepared by Acre enhances private open spaces, the public realm and communal areas through meaningful planting.
- The proposal is comprehensively supported by technical assessments addressing traffic, parking, waste and environmentally sustainable design; all of which demonstrate that the development is appropriately designed and capable of delivering acceptable outcomes.
- The proposal is designed to meet the Great Design Fast Track Design Principles, informing the proposed built form, landscape response and internal amenity outcomes.
- The proposal meets all application requirement of Clause 53.25 'Great Design Fast Track', namely:
 - The applicant has submitted written confirmation that the application is an application to which this clause applies.
 - The application includes the construction of at least eight dwellings (eight dwellings are proposed).

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- The proposed building contains at least two storeys and not more than eight storeys (five storeys are proposed).
- The proposed development achieves a minimum NatHERS rating of:
 - 8.0 stars average, with no individual dwelling less than 6.5 stars for apartment developments.
 - 7.5 stars for all other dwellings.
- Each proposed dwelling provides effective natural ventilation, which includes cross ventilation, single sided ventilation or mechanically assisted ventilation (all eight proposed apartments have effective natural ventilation).
- The Minister for Planning has advised in writing through the Eligibility Letter dated 9 July 2026, 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:
 - 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.
- Information has been provided demonstrating that the proposed development meets the design principles to the satisfaction of the Minister for Planning. Written advice contained within the OVGA Advice Report dated 1 June 2026 to the satisfaction of the Minister for Planning, confirms this.
- Information demonstrating the likely feasibility of the proposed development is provided to the satisfaction of the Minister for Planning. Written advice dated 28 June 2026, was received from the Chief Executive Officer or delegate, Invest Victoria (Department of Jobs, Skills, Industry and Regions) to the satisfaction of the Minister for Planning.

Overall, the proposal delivers a net community benefit and represents a balanced, policy-compliant development that warrants approval.

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Appendix A

Clause 58 Assessment

Better Apartment Design Standards

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APPENDIX A

Clause 58 Assessment

Better Apartments Design Standards

123-125 Erskine Street, Middle Park

July 2026

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Better Apartments Design Standards

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Table of Contents

58.01	URBAN CONTEXT REPORT AND DESIGN RESPONSE	4
58.01-1	Application requirements	4
58.01-2	Urban context report	4
58.01-3	Design response	5
58.02	URBAN CONTEXT	6
58.02-1	Urban context objectives	6
58.02-2	Residential policy objectives	6
58.02-3	Dwelling diversity objective	7
58.02-4	Infrastructure objectives	7
58.02-5	Integration with the street objective	8
58.03	SITE LAYOUT	9
58.03-1	Energy efficiency objectives	9
58.03-2	Communal open space objective	10
58.03-3	Solar access to communal outdoor open space objective	11
58.03-4	Safety objective	11
58.03-5	Landscaping objectives	12
58.03-6	Access objective	14
58.03-7	Parking location objectives	15
58.03-8	Integrated water and stormwater management objectives	15
58.04	AMENITY IMPACTS	16
58.04-1	Building setback objectives	16
58.04-2	Internal views objective	17
58.04-3	Noise impacts objectives	17
58.04-4	Wind impacts objective	19
58.05	ON-SITE AMENITY AND FACILITIES	20
58.05-1	Accessibility objective	20
58.05-2	Building entry and circulation objectives	21
58.05-3	Private open space objective	22
58.05-4	Storage objective	24
58.06	DETAILED DESIGN	24
58.06-1	Common property objectives	24
58.06-2	Site services objectives	25

58.06-3	Waste and recycling objectives.....	25
58.06-4	External walls and materials objective	26
58.07	INTERNAL AMENITY	27
58.07-1	Functional layout objective	27
58.07-2	Room Depth Objective	27
58.07-3	Windows objective	28
58.07-4	Natural ventilation objectives.....	29

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58.01 URBAN CONTEXT REPORT AND DESIGN RESPONSE

58.01-1 Application requirements

Requirements	Complies / Does Not Comply / Variation required
An application must be accompanied by: - An urban context report - A Design Response	✓ Complies Refer to Town Planning and Urban Context Report prepared by our Office and the Urban Context Report and Design Response prepared by Cera Stribley which is enclosed within this submission.

58.01-2 Urban context report

Requirements	Complies / Does Not Comply / Variation required
The urban context report may use a site plan, photographs or other techniques and must include: An accurate description of: - Site shape, size, orientation and easements. - Levels and contours of the site and the difference in levels between the site and surrounding properties. - The location and height of existing buildings on the site and surrounding properties. - The use of surrounding buildings. - The location of private open space of surrounding properties and the location of trees, fences and other landscape elements. - Solar access to the site and to surrounding properties. - Views to and from the site. - Street frontage features such as poles, street trees and kerb crossovers. - The location of local shops, public transport services and public open spaces within walking distance. - Movement systems through and around the site. - Any other notable feature or characteristic of the site. An assessment of the characteristics of the area including: - Any environmental features such as vegetation, topography and significant views. - The pattern of subdivision. - Street design and landscape. - The pattern of development.	✓ Complies Refer to Town Planning and Urban Context Report prepared by our Office and the Urban Context Report and Design Response prepared by Cera Stribley which is enclosed within this submission. 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 ADVERTISED PLAN

Requirements	Complies / Does Not Comply / Variation required
- Building form, scale and rhythm. - Connection to the public realm. - Architectural style, building details and materials. - Off-site noise sources. - The relevant NatHERS climate zones (as identified in Clause 58.03-1). - Social and economic activity - Any other notable or cultural characteristics of the area	

58.01-3 Design response

Requirements	Complies / Does Not Comply / Variation required
The design response must explain how the proposed design: - Responds to any relevant planning provision that applies to the land. - Meets the objectives of Clause 58. - Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme. - Selects materials and finishes for the external walls. - Derives from and responds to the urban context report. The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.	✓ Complies Refer to Town Planning and Urban Context Report prepared by our Office and the Urban Context Report and Design Response prepared by Cera Stribley which is enclosed within this submission.

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58.02 URBAN CONTEXT

58.02-1 Urban context objectives

- To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.
- To ensure that development responds to the features of the site and the surrounding area.

Standard D1	Complies / Does Not Comply / Variation required
The design response must be appropriate to the urban context and the site.	✓ Complies Refer to Town Planning and Urban Context Report prepared by our Office and the Urban Context Report and Design Response prepared by Cera Stribley which is enclosed within this submission.
The proposed design must respect the existing or preferred urban context and respond to the features of the site.	✓ Complies The proposal provides an appropriate design response that reflects the preferred urban context and responding to the existing features of the site and surrounds. Refer to Town Planning and Urban Context Report prepared by our Office and the Urban Context Report and Design Response prepared by Cera Stribley which is enclosed within this submission.

58.02-2 Residential policy objectives

- To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
- To support higher density residential development where development can take advantage of public and community infrastructure and services.

Standard D2	Complies / Does Not Comply / Variation required
An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	✓ Complies Refer to Town Planning and Urban Context Report prepared by our Office.

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58.02-3 Dwelling diversity objective

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

Standard D3	Complies / Does Not Comply / Variation required
Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	N/A Only 8 dwellings are proposed.

58.02-4 Infrastructure objectives

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

Standard D4	Complies / Does Not Comply / Variation required
Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available.	✓ Complies The development is to be connected to the appropriate services and utilities.
Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Complies The proposal will not unreasonably exceed the capacity of existing services and utilities, and where necessary, augmentation will occur.
In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	✓ Complies The development includes appropriate infrastructure and services to meet the needs of future residents.

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58.02-5 Integration with the street objective

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

Standard D5	Complies / Does Not Comply / Variation required
Development should be oriented to front existing and proposed streets.	✓ Complies The proposed development is oriented to address both Erskine Street and Canterbury Place, with centralised main entrances provided to each street frontage. No front fencing is proposed, supporting passive surveillance and promoting interaction with the public realm. A mix of windows and open terraces is provided at all building levels, ensuring active frontages and outlook to both Erskine Street and Canterbury Place.
Along street frontage, development should: - Incorporate pedestrian entries, windows, balconies or other active spaces. - Limit blank walls. - Limit high front fencing, unless consistent with the existing urban context. - Provide low and visually permeable front fences, where proposed. - Conceal car parking and internal waste collection areas from the street.	✓ Complies The proposed development is oriented to address both Erskine Street and Canterbury Place, providing strong engagement with the public realm along both frontages. Centralised main pedestrian entrances are proposed to each street, reinforcing active street presence. No front fencing is proposed along either street frontage, allowing for passive surveillance and encouraging interaction between the development and the public realm. This approach maintains visual permeability. The interface to both Erskine Street and Canterbury Place incorporates a permeable and visually interesting façade design. To Erskine Street, the proposal retains the existing heritage façade, roof and openings, complemented by setback upper-level additions. To Canterbury Place, the development adopts a contemporary flat-roofed rectilinear architectural character, incorporating permeable design elements such as the stair access throughout the building. All proposed apartments are designed with landscaped terraces and/or windows that provide outlooks to Erskine Street and Canterbury Place, supporting active frontages and ongoing passive surveillance. Therefore, blank walls have been minimised, with façades articulated through a variation of form, glazing, setbacks and landscaping. Car parking and bin storage areas are fully concealed within the basement level, ensuring that parking and waste infrastructure does not impact the street frontages.
Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.	N/A The subject site is not located directly next to any existing public open space.

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58.03 SITE LAYOUT

58.03-1 Energy efficiency objectives

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

Standard D6	Complies / Does Not Comply / Variation required
Buildings should be: - Oriented to make appropriate use of solar energy. - Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced.	✓ Complies The proposed floorplan layouts ensure apartments have been appropriately sited and oriented to prevent unreasonable impacts on existing dwellings on adjoining lots, and to ensure that the proposed apartments receive adequate solar access (refer to Drawings TP.8000- TP.8006 of the accompanying Architectural Plans prepared by Cera Stribley.
Living areas and private open space should be located on the north side of the development, if practicable.	✓ Complies Living areas and balconies have been located on the north side of the development where practicable.
Developments should be designed so that solar access to north-facing windows is optimised.	✓ Complies Where possible, north-facing windows are provided to apartments to maximise solar access.
Dwellings located in a climate zone identified in Table D1 should not exceed the specified maximum NatHERS annual cooling load specified in the following table.	✓ Complies The maximum cooling load of 30MJ/m ² for Climate Zone 21 (Melbourne) is not exceeded by any apartment as part of this development as outlined in the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions.

Table D1 Cooling load

NatHERS CLIMATE ZONE	NatHERS MAXIMUM COOLING LOAD MJ/M ² PER ANNUM
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

58.03-2 Communal open space objective

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

Standard D7	Complies / Does Not Comply / Variation required
A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.	N/A Only 8 dwellings are proposed.
If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.	N/A Only 8 dwellings are proposed.
Each area of communal open space should be: - Accessible to all residents. - A useable size, shape and dimension. - Capable of efficient management. - Located to: - Provide passive surveillance opportunities, where appropriate. - Provide outlook for as many dwellings as practicable. - Avoid overlooking into habitable rooms and private open space of new dwellings. - Minimise noise impacts to new and existing dwellings and existing small dwellings.	N/A Only 8 dwellings are proposed.
Any area of communal outdoor open space should be landscaped and include canopy cover and trees.	N/A Only 8 dwellings are proposed.

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58.03-3 Solar access to communal outdoor open space objective

- To allow solar access into communal outdoor open space.

Standard D8	Complies / Does Not Comply / Variation required
The communal outdoor open space should be located on the north side of a building, if appropriate.	N/A Only 8 dwellings are proposed.
At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.	N/A Only 8 dwellings are proposed.

58.03-4 Safety objective

- To ensure the layout of development provides for the safety and security of residents and property.

Standard D9	Complies / Does Not Comply / Variation required
Entrances to dwellings should not be obscured or isolated from the street and internal accessways.	✓ Complies The entrances to the apartments are appropriately located and not obscured or isolated from the street and internal accessways.
Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Complies The proposed planting is not located along streets or accessways, as it is incorporated within the ground floor internal communal areas or within terraces. The planting that is located along the accessway at ground floor level, is appropriate and does not obscure views or create unsafe places.
Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ Complies The basement car park and internal accessways will be appropriately visible and well lit.
Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Complies Private spaces will not be able to be used as public thoroughfares.

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58.03-5 Landscaping objectives

- To provide landscaping that supports the existing or preferred urban context 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 landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

Standard D10	Complies / Does Not Comply / Variation required
Development should retain existing trees and canopy cover.	✓ Complies The proposal retains the existing street trees along Erskine Street. Other existing trees within the site are proposed to be removed, as they are not defined as 'significant trees' for the purposes of the City of Port Phillip Local Law, with the majority assessed as having low arboricultural value and one assessed as medium arboricultural value (refer to the accompanying Arboricultural Report prepared by John Patrick Landscape Architects). The proposed landscape treatment, therefore, represents an appropriate and considered response for the site.
Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	✓ Complies No significant trees have been removed from the subject site in the last 12 months.
Development should: - Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2. - Provide canopy cover through canopy trees that are: - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3. - Consistent with the canopy diameter and height at maturity specified in Table D4. - Located in communal outdoor open space or common areas or street frontages. - Comprise smaller trees, shrubs and ground cover, including flowering native species. - Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. - Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and	Variation required The required deep soil area for a site 723.3 square metres in size is 5% of site area (36.2 square metres) or 12 square metres (whichever is greater). 13 square metres of deep soil is provided within the proposal which is a variation to the Standard. The required canopy cover for a site 723.3 square metres in size is 5% of site area (36.2 square metres) and including at least 1 Type A tree. 16 square metres of canopy cover is provided within the amended design scheme which incorporates at least 1 Type A tree. The subject site is located within an Activity Centre, and is within the Commercial 1 Zone, where, more intensive development on structure is anticipated and deep soil opportunities in natural ground are inherently limited. As the proposed basement extends to the site's extent, there is no opportunity to provide deep soil planting in natural ground. There is accordingly not a significant expectation for large open areas of landscaping or deep soil provision in this context. Notwithstanding these constraints, the design delivers a considered landscape response. As referenced within the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions, 25% of the site will be covered by vegetation. The landscape response provides a mixture of small trees, plants, shrubs and groundcovers are provided throughout the proposed development. These are located at ground floor interfacing the street frontage and within the communal space. In addition, planter boxes are provided across balconies at podium and upper levels. Together with the retention of the five Erskine Street trees, this response will contribute to amenity for residents as well as to urban cooling. Ground-floor internal planting has been selected for lower-light conditions and is supported by supplemental grow lighting where required to ensure long-term viability.

Standard D10	Complies / Does Not Comply / Variation required
surface materials that lower surface temperatures and reduce heat absorption. - Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. - Protect any predominant landscape features of the area. - Take into account the soil type and drainage patterns of the site. - Provide a safe, attractive and functional environment for residents. - Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.	The upper-level canopy provision incorporates one Type A tree at Level 3. The feasibility of an additional Type A tree at the Level 4 terrace has been assessed and is constrained by slab loading, achievable soil volumes and functional use of the terrace. The planters flanking the Level 4 courtyard nonetheless provide generous soil depth and contiguous soil volume capable of supporting substantial vegetation at maturity. Given these structural constraints, the absence of a further canopy tree at this level is considered acceptable. The landscape response has been designed to balance built form and massing with the provision of functional private open space. Given the site is located within a Commercial 1 Zone, where more intensive development on structure is anticipated and deep soil opportunities are inherently limited, the absence of additional canopy trees is considered acceptable in this context. The landscape scheme instead delivers integrated planting alongside genuinely usable private open space, which together represent a considered and positive landscape outcome appropriate to the site. The proposed vegetation coverage, together with the retention of the five Erskine Street trees, provides a landscape response that satisfies the shading and greening objectives of the Standard. Refer to the accompanying Landscape Plan and Landscape Response Letter prepared by Acre for further detail.

Table D2 Canopy cover and deep soil requirements

Site Area	Canopy cover	Deep soil
1000 square metres or less	5% site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 – 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501-2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

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Table D3 Soil requirements for trees

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

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

Table D4 Tree type

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

58.03-6 Access objective

- To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.
- To ensure the vehicle crossovers are designed and located to minimise visual impact.

Standard D11	Complies / Does Not Comply / Variation required
Vehicle crossovers should be minimised.	✓ Complies One single crossover located along the rear boundary interfacing Canterbury Place has been proposed with the existing crossover to be removed and infilled.
Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.	✓ Complies The proposed car parking entry point, positioned is at the north-western corner of the proposed building and accessed directly from Canterbury Place (the rear street).
Pedestrian and cyclist access should be clearly delineated from vehicle access.	✓ Complies

Standard D11	Complies / Does Not Comply / Variation required
	Pedestrian and cyclist access to the proposed development is clearly separated and delineated from the vehicle access to the site.
The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.	✓ Complies The proposed crossover is strategically located along Canterbury Place, consistent with the existing crossover, and reduces the overall number of vehicle crossovers. Furthermore, its location along the rear street, ensures there is no detrimental impact on existing street trees.
Developments must provide for access for service, emergency and delivery vehicles.	✓ Complies Appropriate access is provided for service, emergency and delivery vehicles as the site benefits from dual street frontages.

58.03-7 Parking location objectives

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

Standard D12	Complies / Does Not Comply / Variation required
Car parking facilities should: - Be reasonably close and convenient to dwellings. - Be secure. - Be well ventilated if enclosed.	✓ Complies The car park is conveniently located in the basement level, with stairs and lifts providing easy access to all apartments. The car park is secure and will receive appropriate ventilation.
Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	✓ Complies The windows of habitable rooms are not located within 1.5 metres of shared accessways or car parks.

58.03-8 Integrated water and stormwater management objectives

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

Standard D13	Complies / Does Not Comply / Variation required
Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.	✓ Complies The application proposes a 5,000-litre rainwater tank which will harvest rainwater from the roof. This tank will be connected to toilets at ground level to Level 1 of the proposed building and landscape irrigation. Refer to the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions, for further detail.
Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.	✓ Complies The proposed development will be connected to a non-potable reticulated water supply.

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Standard D13	Complies / Does Not Comply / Variation required
The stormwater management system should be: Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater – Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee 1999). Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	✓ Complies The proposal meets current best practice for stormwater management. Refer to the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions, for further detail.

58.04 AMENITY IMPACTS

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58.04-1 Building setback objectives

- To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.
- To allow adequate daylight into new dwellings.
- To limit views into habitable room windows and private open space of new and existing dwellings.
- To provide a reasonable outlook from new dwellings and existing small second dwellings.
- To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.

Standard D14	Complies / Does Not Comply / Variation required
The built form of the development must respect the existing or preferred urban context and respond to the features of the site.	✓ Complies The proposed building responds to the heritage aspects of the existing urban context and the preferred character. Refer to Town Planning and Urban Context Report prepared by our Office and the Urban Context Report and Design Response prepared by Cera Stribley which is enclosed within this submission.
Buildings should be set back from side and rear boundaries, and other buildings within the site to: - Ensure adequate daylight into new habitable room windows. - Avoid direct views into habitable room windows and private open space of new and existing dwellings and existing small dwellings. Developments should avoid relying on screening to reduce views. - Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. - Ensure the dwellings are designed to meet the objectives of Clause 58.	✓ Complies The proposal delivers a positive amenity outcome, particularly in relation to daylight access and outlook. The provision of recessed façades at lower levels and generous upper-level front, side and rear setbacks ensure appropriate separation from adjoining properties. This reduces perceived visual bulk and allows adequate daylight penetration to all apartments. As a result, the development achieves 85% compliance for living rooms and 100% compliance for bedrooms, as demonstrated in the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions. Proposed upper-level terraces, articulated massing, landscaping and extensive glazing further assist in visually recessing the built form, reducing bulk when viewed from the public realm. Terrace and window locations have been carefully designed to maintain visual connection with both street frontages while avoiding material impacts on adjoining private realm amenity. Openings and terraces are strategically located and managed through generous setbacks and limited screening to mitigate overlooking and ensure equitable development outcomes.

Standard D14	Complies / Does Not Comply / Variation required
ADVERTISED PLAN	To the west, which represents the subject site's only sensitive residential interface (ground floor and rooftop neighbouring private open space associated with 121 Erskine Street), overlooking has been appropriately mitigated. Overlooking sections demonstrate that west-facing habitable room windows and terraces on Level 3 do not result in direct overlooking within 9 metres and a 45-degree angle, as views are intercepted by planter widths and proposed façade elements. Habitable room windows on Level 2 are screened to a height of 1.7 metres using fluted glazing, while on Level 4 the combination of proposed height and setbacks ensures no overlooking occurs within a 9-metre, 45-degree viewing angle. In addition, the proposal does not result in any additional overshadowing to western adjoining private open spaces (associated with 119 and 121 Erskine Street). For the purposes of this assessment, it is acknowledged that the neighbouring rooftop terrace associated with 121 Erskine Street, is accessed from a bedroom and is subject to existing shadow for extended periods throughout the day. Accordingly, it is not considered to function as the primary secluded private open space of the dwelling The extent of overlooking and overshadowing is clearly illustrated in Drawings TP.4000, TP.8000 to TP.8006 of the accompanying Architectural Plans prepared by Cera Stribley (refer to the relevant drawing sheets).

58.04-2 Internal views objective

- To limit views into the private open space and habitable room windows of dwellings within a development.

Standard D15	Complies / Does Not Comply / Variation required
Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.	✓ Complies The proposed apartment layouts ensure that the siting of windows and terraces are in accordance with this Standard.

58.04-3 Noise impacts objectives

- To contain noise sources in developments that may affect existing dwellings.
- To protect residents from external and internal noise sources.

Standard D16	Complies / Does Not Comply / Variation required
Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.	✓ Complies The mechanical plant is located on the roof of the development and is not close to any adjacent existing dwellings.
The layout of new dwellings and buildings should minimise noise transmission within the site.	✓ Complies Services and car parking have been appropriately located away from sensitive interfaces within the proposed building such as the basement and roof top levels.
Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car	✓ Complies Refer to the above.

Standard D16	Complies / Does Not Comply / Variation required
parking, communal areas and other dwellings.	Additionally, given the site adjoins residential uses to the west, a commercial building to the east, and benefits from dual street frontages to the north and south, no significant noise impacts from surrounding uses are anticipated. The layout of the development ensures that noise-sensitive rooms, including living areas and bedrooms, are appropriately located to minimise potential impacts from adjacent uses and on-site activities.
New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.	✓ Complies The proposed dwellings incorporate acoustic attenuation measures typical of residential development, to minimise noise impacts from off-site sources and to ensure acceptable internal noise levels, in accordance with relevant standards and regulations.
Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels: - Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. - Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.	N/A 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
Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.	N/A
Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.	N/A

Table D5 Noise influence area

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

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

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58.04-4 Wind impacts objective

- To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.

Standard D17	Complies / Does Not Comply / Variation required
Development of five or more storeys, excluding a basement should: - not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and - achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.	✓ Complies The proposed development comprises a maximum of five storeys above basement levels. Given the modest height, built form and articulation of the proposal, it is not expected to generate unsafe or uncomfortable wind conditions within public land, publicly accessible areas on private land, private open space or communal open space within the relevant assessment distances. On this basis, the development is anticipated to meet the wind safety and comfort criteria specified in Table D6, having regard to the scale of the building and its urban context.
Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.	✓ Complies Trees and landscaping have not been used to mitigate wind impacts.
Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.	✓ Complies

Table D6 Wind conditions

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: 3 metres per second for sitting areas, 4 metres per second for standing areas, 5 metres per second for walking areas

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58.05 ON-SITE AMENITY AND FACILITIES

58.05-1 Accessibility objective

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

Standard D18	Complies / Does Not Comply / Variation required
At least 50 per cent of dwellings should have: - A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. - A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. - A main bedroom with access to an adaptable bathroom. - At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.	✓ Complies 100% of proposed dwellings meet the accessibility objectives of Standard D17. The compliant typologies are provided a clear opening at the entrance to the apartment of over 850mm, a clear path to an adaptable bathroom, living area and bedroom of at least 1.2 metres and access from the bedroom to the adaptable bathroom. The proposal incorporates predominantly Design Option A bathroom layouts with and one with Design Option B. Minor variations are proposed to these configurations, such as the toilet not being located in the corner of the room for Option A. Importantly, these variations are consistent with the Option A design guidance diagram within the <i>Apartment Design Guidelines for Victoria (2021)</i>, which includes the same toilet arrangements. This ensures functionality and compliance with accessibility objectives. Refer to the dwelling typologies on Drawings TP.5000 to TP5004 of the accompanying architectural plans prepared by Cera Stribley.

Table D7 Bathroom design

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

	Design Option A	Design Option B
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not Applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room	A toilet located closest to the door opening and clear of the circulation area.

58.05-2 Building entry and circulation objectives

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

Standard D19	Complies / Does Not Comply / Variation required
Entries to dwellings and buildings should: - Be visible and easily identifiable. - Provide shelter, a sense of personal address and a transitional space around the entry.	✓ Complies All apartment entries are clearly visible and easily identifiable. The building entrances provide appropriate shelter through the built form and fire stair overhang above and create a strong sense of address and transitional space - reinforced by landscaping, glazing and variation in materials. The entrances contrast with the remainder of the ground floor, ensuring entry points are legible and visually prominent.
The layout and design of buildings should: - Clearly distinguish entrances to residential and non-residential areas. - Provide windows to building entrances and lift areas. - Provide visible, safe and attractive stairs from the entry level to encourage use by residents. - Provide common areas and corridors that: ▪ Include at least one source of natural light and natural ventilation. ▪ Avoid obstruction from building services. ▪ Maintain clear sight lines.	✓ Complies The building entrances incorporate generous glazing, and the stairs are designed as a front-of-house feature, treated with rectilinear materiality, via a hit-and-miss façade screen, to provide visual interest while ensuring visibility and safety. The ground floor communal area will receive appropriate levels of natural light and ventilation through the dual entrance openings, open fire stairs and void to Erskine Street - contributing to a well-lit and comfortable internal environment.

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58.05-3 Private open space objective

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

Standard D20	Complies / Does Not Comply / Variation required
A dwelling should have private open space consisting of at least one of the following: - An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room - A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. - An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room An area on a roof of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.	Variation required Majority of the proposed apartments are provided with a balconies or upper level terraces (assessed as balconies) that meet the dimensions specified in Table D8 and convenient access from a living room. Apartments G01 and G02 are each provided with north-facing terrace spaces in excess of 8 square metres. As these terraces are located at ground-floor level, they are not considered 'balconies' for the purposes of assessment against Standard D20. Accordingly, a minimum private open space area of 25 square metres with a minimum dimension of 3 metres is required. When assessed as ground-floor private open space, Apartment G01 provides a total area of 22.4 square metres and does not meet the minimum area or minimum dimension requirements. Apartment G02 provides 18.5 square metres, noting that this figure does not include the adjoining planter area. When the planter area is included as usable ground-floor private open space, the overall provision to Apartment G02 would increase to approximately 25 square metres, thereby achieving the minimum area requirement, notwithstanding that the minimum dimension is not met. On balance, the private open space provided to both ground-floor dwellings achieves the intent of Standard D20 by delivering functional, north-facing outdoor areas and a level of amenity comparable to dwellings across the upper levels of the building. It is also acknowledged that 2 apartments do not strictly achieve the minimum dimension and/or area requirements for balconies, under the Standard: - Apartment 301: West-facing terrace minimum dimension is 2.25 metres (Standard requires 2.4 metres) and minimum area slightly under the required 12 square metres. - Apartment 401: West-facing terrace slightly under the required 12 square metres. Therefore, these variations are considered acceptable for the following reasons: - The proposed terrace areas to Apartments 301 and 401 are marginally below the minimum 12 square metre requirement specified in Table D8. Apartment 301 provides an area of 11.93 square metres, representing a shortfall of 0.07 square metres. Apartment 401 provides an area of 11.76 square metres, representing a shortfall of 0.24 square metres. Notwithstanding this technical variation, the terrace remains a functional and usable space capable of accommodating outdoor furniture. In addition, the dwelling benefits from surrounding terrace areas of substantial size, ensuring

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Standard D20		Complies / Does Not Comply / Variation required
		that the minor shortfall will not result in any measurable loss of internal amenity for future occupants. These private open spaces are of a generous size for their associated three-bedroom apartments and provide an acceptable level of amenity, supporting reasonable recreation and service needs for residents, thereby satisfying the objective of Clause 58.05-3. Despite these minor variations, the overall design outcome ensures that private open space remains functional, accessible, and integrated with living areas, consistent with the intent of the Standard.
If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.		N/A No air conditioning/heating/condenser units are located on balconies.
If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.		N/A

Table D8 Balcony size

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Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

Table D9 Additional living area or bedroom area

Dwelling type	Additional area
Studio or 1 bedroom dwelling	8 square metres
2 bedroom dwelling	8 square metres
3 or more bedroom dwelling	12 square metres

58.05-4 Storage objective

- To provide adequate storage facilities for each dwelling.

Standard D21	Complies / Does Not Comply / Variation required
Each dwelling should have convenient access to usable and secure storage space.	✓ Complies Each dwelling is provided with adequate storage.
The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.	✓ Complies Each dwelling is provided with the minimum requirements of storage volume as per Table D10.

Table D10 Storage

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

58.06 DETAILED DESIGN

58.06-1 Common property objectives

- To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
- To avoid future management difficulties in areas of common ownership.

Standard D22	Complies / Does Not Comply / Variation required
Developments should clearly delineate public, communal and private areas.	✓ Complies Public, communal and private areas are clearly delineated. Further detail is provided in the accompanying Architectural Plans prepared by Cera Stribley and the accompanying Landscape Plan prepared by Acre.
Common property, where provided, should be functional and capable of efficient management.	✓ Complies All common property will be in single ownership and capable of proper management.

58.06-2 Site services objectives

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

Standard D23	Complies / Does Not Comply / Variation required
Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.	✓ Complies Site services are provided largely on the roof and in the basement, with some at ground floor level. The building design provides for the concealment and appropriate siting of services which can be maintained efficiently and economically.
Meters and utility services should be designed as an integrated component of the building or landscape.	✓ Complies The building design provides for the appropriate siting and design of services which are integrated with the building.
Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.	✓ Complies Mail storage is to be located adjacent within the residential lobby at the ground floor level.

58.06-3 Waste and recycling objectives

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

Standard D24	Complies / Does Not Comply / Variation required
Developments should include dedicated areas for:	
Waste and recycling enclosures which are: - Adequate in size, durable, waterproof and blend in with the development. - Adequately ventilated. Located and designed for convenient access by residents and made easily accessible to people with limited mobility.	✓ Complies The waste and recycling enclosures are adequate in size, conveniently located in the basement and are appropriately ventilated. Refer to the accompanying Waste Management Plan prepared by Impact Traffic Engineering which forms part of the application documentation.
Adequate facilities for bin washing. These areas should be adequately ventilated.	✓ Complies Adequate facilities for bin washing have been provided and are to be adequately ventilated. Refer to the accompanying Waste Management Plan prepared by Impact Traffic Engineering which forms part of the application documentation.
Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste	✓ Complies Refer to the accompanying Waste Management Plan prepared by Impact Traffic Engineering which forms part of the application documentation.

through composting or other waste recovery as appropriate.	
Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.	✓ Complies Provisions for the collection and storage of garden waste have been included. Refer to Section 6.5.4 of the accompanying Waste Management Plan prepared by Impact Traffic Engineering which forms part of the application documentation.
Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.	✓ Complies The waste areas are accessible for waste collection vehicles. Refer to the accompanying Waste Management Plan and Traffic and Transport Assessment prepared by Impact Traffic Engineering which forms part of the application documentation.
Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.	✓ Complies Each individual apartment has adequate storage space for the separation and storage of waste. Refer to the Waste Management Plan prepared by Impact Traffic Engineering, and refer to the dwelling typologies on Drawings TP.5000 to TP5004 of the accompanying architectural plans prepared by Cera Stribley.
Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:	
Be designed to meet the better practice design options specified in <i>Waste Management and Recycling in Multi-unit Developments</i> (Sustainability Victoria, 2019)	✓ Complies The waste management facilities have been designed to meet best practice as specified in the relevant policy documents. Refer to the Waste Management Plan prepared by Impact Traffic Engineering which forms part of the application documentation.
Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.	✓ Complies Refer to the accompanying Waste Management Plan prepared by Impact Traffic Engineering which forms part of the application documentation.

58.06-4 External walls and materials objective

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

Standard D25	Complies / Does Not Comply / Variation required
External walls should be finished with materials that: - Do not easily deteriorate or stain. - Weather well over time. - Are resilient to the wear and tear from their intended use.	✓ Complies As set out in the accompanying Architectural Plans prepared by Cera Stribley and the Sustainable Design Assessment prepared by GIW Environmental Solutions, the external walls comprise durable materials and finishes which will weather well over time and maintain the appearance of the development.
External wall design should facilitate safe and convenient access for maintenance.	✓ Complies The design of external walls facilitates safe and convenient access for maintenance.

58.07 INTERNAL AMENITY

58.07-1 Functional layout objective

- To ensure dwellings provide functional areas that meet the needs of residents.

Standard D26	Complies / Does Not Comply / Variation required
Bedrooms should: - Meet the minimum internal room dimensions specified in Table D11. - Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.	✓ Complies All bedrooms comply with the minimum internal room dimensions within Standard D26. All bedrooms are provided with an additional wardrobe, not included within the bedroom dimension.
Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.	✓ Complies All living rooms comply with the minimum internal room dimensions within Standard D26.

Table D11- Bedroom dimensions

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Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3.0 metres

Table D12 - Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

58.07-2 Room Depth Objective

- To allow adequate daylight into single aspect habitable rooms.

Standard D27	Complies / Does Not Comply / Variation required
Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.	✓ Complies The elevations and sections within the accompanying architectural plans indicate floor-to-ceiling heights of 2.7 metres for habitable rooms at ground to second floor levels, and 3 metres for habitable rooms at third and fourth floor levels (however, no single-aspect habitable rooms are proposed on levels three and four). Based on a floor-to-ceiling height of 2.7 metres multiplied by the 2.5-times depth control, the maximum permissible depth of a single-aspect habitable room is 6.75 metres. We note that an open-plan, single-aspect habitable room may be increased to a maximum depth of 9 metres
The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:	

- The room combines the living area, dining area and kitchen. - The kitchen is located furthest from the window. - The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	where the relevant requirements within the Standard are satisfied. All single-aspect habitable rooms across the development comply with these maximum depth requirements. 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
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58.07-3 Windows objective

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- To allow adequate daylight into new habitable room windows.

Standard D28	Complies / Does Not Comply / Variation required
Habitable rooms should have a window in an external wall of the building.	✓ Complies
A window may provide daylight to a bedroom from a smaller secondary area within the bedroom, where the window is clear to the sky.	All apartments provide habitable rooms with windows located on an external wall, ensuring reasonable access to daylight through appropriate window number, size, location and orientation.
The secondary area should be: - A minimum width of 1.2 metres. - A maximum depth of 1.5 times the width, measured from the external surface of the window.	The southern secondary bedroom of Apartment 202 is not provided with a conventional window to an external wall. Daylight is instead provided via high-level glazing above the retained heritage roof over the bedroom.  Having regard to the decision guidelines to Standard D28, the variation is considered acceptable for the following reasons: ○ Notwithstanding the absence of a window to an external wall, the room achieves adequate daylight as the accompanying Sustainable Design Assessment prepared by GIW Environmental Solutions, confirms the bedroom achieves full compliance within the daylight assessment carried out. ○ The room is also a secondary bedroom and not the main bedroom of the dwelling, with the main bedroom and living areas provided with windows to external walls delivering good daylight access and outlook. ○ The design response retains the heritage roof form while introducing high-level glazing above it to bring

	daylight into the secondary bedroom, making efficient use of the floorplate while maintaining amenity to all habitable rooms. Accordingly, the daylight objective of Clause 58.07-3 is satisfied and the layout, siting and size of the dwelling's habitable rooms provide a functional and usable apartment with a satisfactory level of residential amenity.
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58.07-4 Natural ventilation objectives

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

Standard D29	Complies / Does Not Comply / Variation required
The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.	✓ Complies The proposed development maximises openable windows and doors as much as practicable. In addition, mechanically assisted ventilation is provided where necessary to achieve appropriate indoor environment quality.
At least 40% of dwellings should provide effective cross ventilation that has: - A maximum breeze path through the dwelling of 18 metres. - A minimum breeze path through the dwelling of 5 metres. - Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	✓ Complies A total of 8 apartments (100% of the total) achieve effective cross ventilation.

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