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PLANNING & PROPERTY | **PARTNERS**

PLANNING REPORT

7-9 Ormsby Grove, Toorak

5 August 2026

Prepared for: Ormsby Grove Toorak Development Pty Ltd

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1 Executive Summary

This report accompanies an application through the State Government's Great Design Fast Track process for the land at 7-9 Ormsby Grove, Toorak VIC 3142 ('Site'). The application seeks approval for the construction of a five-storey residential apartment building comprising nine dwellings above two basement levels ('Proposal').

The Site is located at 7-9 Ormsby Grove, Toorak VIC 3142 within the City of Stonnington. It is located within the Housing Choice and Transport Zone – Schedule 2 ('HCTZ2') and is affected by the Development Contributions Plan Overlay – Schedule 1 ('DCPO1'). The Site falls within the outer catchment area of the Toorak Village Activity Centre and within the train and tram public transport zone, reflecting its strong connectivity to established services, employment and transport infrastructure.

Critically, the Site was rezoned through Amendment GC285 on 22 July 2026 which applies the HCTZ2 through the Activity Centre Program. The rezoning reflects the evolving strategic planning context of the area and signals a clear intent by the State Government to facilitate increased residential densities in well-located, transport-accessible areas such as this. The proposed five-storey development is entirely consistent with the anticipated planning outcomes under the Activity Centre Program, which provides flexible development opportunities for the Site.

The surrounding area is characterised by an evolving built form environment with no singular established neighbourhood character. The immediate interfaces comprise a mix of two-storey rendered brick dwellings, existing apartment buildings and public open space in the form of the adjacent Carters Avenue Playground and its pedestrian link through to Ross Street. This diversity of built form typologies, combined with the Site's proximity to Toorak Village (approximately 270 metres), Hawksburn Railway Station (approximately 800 metres) and tram services, demonstrates that the area is well suited to accommodate increased residential densities and built form of the scale proposed.

Designed by DKO Architecture Pty Ltd, the Proposal comprises nine generously proportioned apartments ranging from two to four bedrooms. The building is arranged across five above-ground levels and two basement levels, providing 24 car parking spaces and 18 bicycle parking spaces. The design draws on a considered material palette of brick, concrete, powdercoat finishes, glass and fluted glass, complemented by rooftop solar photovoltaic panels.

The design has been shaped by the Great Design Fast Track Design Principles and ongoing engagement with the Office of the Victorian Government Architect and the Department of Transport and Planning. The result is a development that delivers homes which are neighbourly, welcoming, sustainable, healthy, adaptable and good value, set within carefully considered landscaping. The building responds sensitively to its surroundings, presenting a three-storey street wall to Ormsby Grove and Carters Avenue before stepping up to five storeys, with generous setbacks to neighbouring properties and deep soil zones oriented towards the adjacent parkland.

The Proposal has been assessed against Clause 57, which applies to apartment developments from four to six storeys. The proposal meets and satisfies all objectives of Clause 57. Where the standard is not numerically achieved, the objectives and decision guidelines are satisfied. A full standard by standard assessment is provided at Appendix B.

The Proposal represents an appropriate planning outcome that is strongly supported by the strategic planning framework, the evolving context of the area and the Activity Centre Program. The development warrants approval through the Great Design Fast Track process.

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2 Introduction

2.1 Project Overview

This report accompanies an application through the State Government's Great Design Fast Track ('GDFT') process for the land at 7-9 Ormsby Grove, Toorak ('Site') and its development for a five-storey residential apartment building comprising nine dwellings.

Planning & Property Partners Pty Ltd is engaged as town planning consultants on behalf of *Ormsby Grove Toorak Development Pty Ltd* ('Applicant'). This application is to be assessed pursuant to Clause 53.25 of the Stonnington Planning Scheme ('Planning Scheme'), which provides for the assessment of residential apartments through the Great Design Fast Track process.

The application proposes the construction of a five-storey residential apartment building comprising nine apartments (one two-bedroom, seven three-bedroom and one four-bedroom dwelling) above two basement car parking levels. The Site is well positioned to accommodate this development, given its location just off Toorak Road and within the catchment area of the Toorak Village Activity Centre, its proximity to public transport including the train and tram network, and the evolving built form context of the surrounding area.

2.2 Statutory Approval Process

The proposal is eligible for assessment through the GDFT process pursuant to Clause 53.25 of the Planning Scheme. The GDFT process applies to apartment developments that demonstrate compliance with the GDFT Design Principles.

The Planning Scheme currently applies the Housing Choice and Transport Zone – Schedule 2 ('HCTZ2') to the Site. It is affected by the Development Contributions Plan Overlay – Schedule 1 ('DCPO1').

Under the applicable planning controls, the proposal requires a planning permit for:

- The construction of a building and the carrying out of works in the Housing Choice and Transport Zone pursuant to Clause 32.10-5.
- The construction of a five storey residential development pursuant to Clause 53.25 (Great Design Fast Track).
- Exceed the maximum car parking rate by six car spaces pursuant to Clause 52.06-3 (Car Parking)

The provisions of Clause 53.25 prevail over any inconsistencies in the planning scheme, including those relating to height, garden area, design and Clause 57. Notwithstanding this, the proposal demonstrates a high degree of alignment with the intent of the planning scheme, if not exceeding its requirements. Additionally, the proposal positively responds to the design principles of the GDFT, a view that is overwhelming shared and documented by the Office of the Victorian Government Architect ('OVGA') in engagement to date.

2.3 Accompanying Documents

This report is accompanied by architectural plans prepared by *DKO Architecture Pty Ltd*, upon which the following consultant reports have been based:

- 'Architectural Package' prepared by *DKO Architecture Pty Ltd* (Revision 04, Dated 4 August 2026).
- 'Landscape Plan' prepared by *Dangar Barin Smith* (Revision C, Dated 3 August 2026).
- 'Traffic Engineering Assessment' prepared by *Traffix Pty Ltd* (Revision B, Dated 27 May 2026).
- 'Waste Management Plan' prepared by *Traffix Pty Ltd* (Revision B, Dated 29 May 2026).
- 'Sustainable Management Plan' prepared by *GIW Environmental Solutions Pty Ltd* (Revision C, Dated 31 July 2026).

- Office of the Victorian Government Architect assessment report against Clause 53.25.

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3 Site Context

3.1 The Site

The Site is an irregular shaped parcel of land and is formally identified as Lot 9 on Plan of Strata Subdivision 028115Y. There is a drainage and stormwater easement that runs along the southern boundary of the Site. The Site has an area of approximately 1,017sqm.

A copy of the Site's title documents is provided at **Appendix A**.



Figure 1: Aerial view of the Site and surrounds

3.1 Existing Context

The Site is currently developed with two, two-storey apartment buildings. The surrounding residential context comprises a mix of dwelling typologies and built form scales, including two-storey rendered brick dwellings, two-storey unit developments, and detached houses.

The area does not exhibit a cohesive neighbourhood character. Built form in the immediate vicinity varies considerably in age, scale, setbacks, materiality, and architectural expression. Front setbacks are irregular, landscaping ranges from established planting to none at all, and car parking dominates the street presentation of many properties.

This absence of an established character presents a genuine opportunity for new development to contribute positively to the evolving identity of the area.

The northern boundary benefits from direct frontage to Carters Avenue Playground and the pedestrian link through to Ross Street (formerly 21 Ross Street), rezoned to Public Park and Recreation Zone in 2018 under Amendment C266. The existing buildings fail to engage with or activate either of these valuable public assets.

3.2 Evolving Context

The planning context applying to the Site and its surrounds is rapidly evolving. The area is transitioning from a predominantly low-density residential setting to one that is anticipated to accommodate increased housing densities, given the Site's location within the outer catchment of the Toorak Village Activity Centre and its proximity to high-frequency public transport on Toorak Road. The existing built form already includes multi

storey apartment buildings and unit developments, evidencing a trajectory of incremental densification that the Proposal seeks to continue and strengthen.

3.2.1 Activity Centre Program

The Site was rezoned through Amendment GC285 on 22 July 2026 which applies the HCTZ2 through the Activity Centre Program. This rezoning superseded the General Residential Zone – Schedule 10 which historically applied to the Site. The HCTZ2 facilitates mid-rise residential development in locations well served by public transport. Its application to this Site reflects the State Government's clear recognition that the area is suitable for increased housing supply and greater built form intensity in proximity to land connecting to the activity centre core. The rezoning signals that multi-storey residential development is the anticipated and preferred outcome for sites within established transport corridors and activity centre catchments.

Notwithstanding this program, the GDFT pathway facilitates and encourages multi-storey development higher than the default height controls within all residential zone frameworks.

3.3 Surrounding Context

The Site is located within an established residential area characterised by a diversity of built form typologies, scales and architectural styles. Critically, there is no single prevailing or protected neighbourhood character in the immediate vicinity. The surrounding interfaces are described in turn below.

North

The northern boundary of the Site adjoins Carters Avenue Playground, a public open space managed by the City of Stonnington. Notably, there is no footpath along the eastern side of the playground, highlighting a clear gap in the pedestrian network and a lack of connecting places connective.

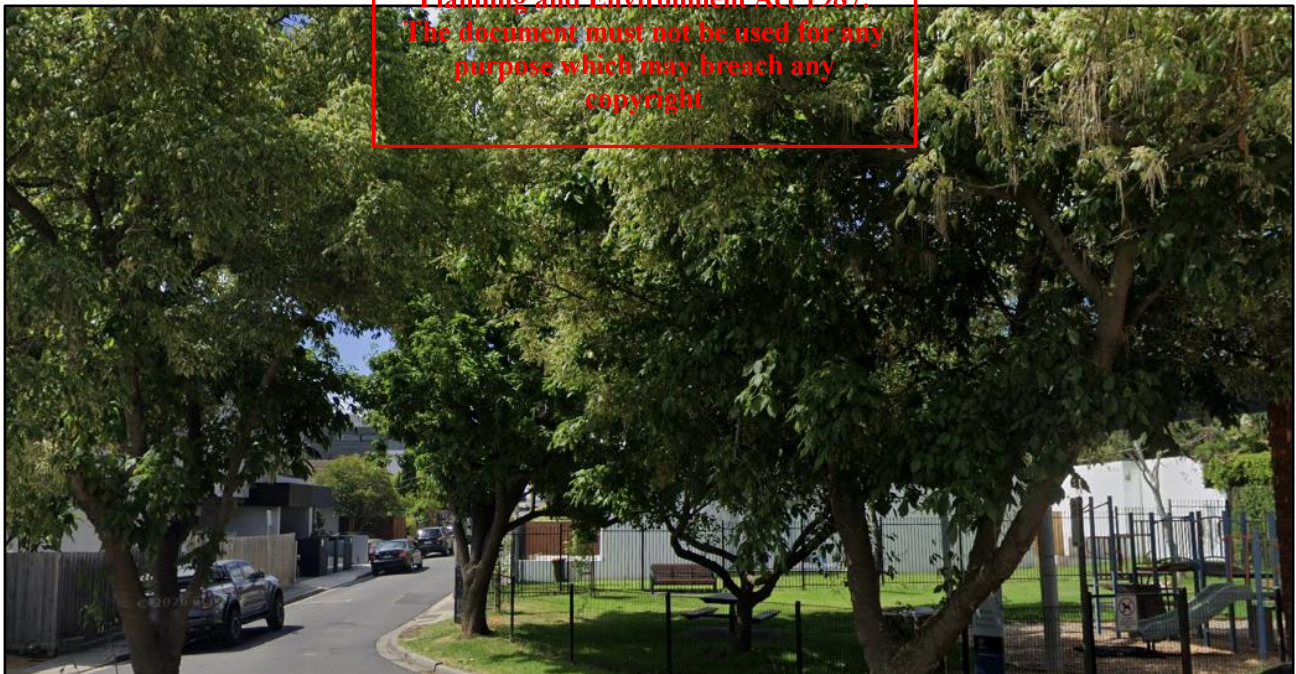


Figure 2: View north from the Site up Carters Avenue

South

The south Site boundary fronts Ormsby Grove, a local residential street. The properties along Ormsby Grove and in the broader surrounds comprise a mix of single and two-storey residential dwellings. 10 Ormsby Grove,

directly opposite the Site, is a residential property. The existing streetscape does not exhibit a consistent or uniform character.



Figure 3: View south from the Site

East

The eastern Site boundaries interface with the rear boundary of properties along Ross Street, including 15, 17 and 19 Ross Street and 11 Ross Street, Toorak. These properties are developed with two-storey rendered brick dwellings and two-storey rendered brick unit buildings.

West

The western Site boundary fronts Carters Avenue, the properties along Carters Avenue comprise a mix of single and two storey residential dwellings. The properties consist of varied setbacks, varied front landscaping to no landscaping, with all lots presenting regular high coverage parking areas.

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Figure 4: View west from the Site

3.3.1 Broader Context

The Site is located within the outer catchment of the Toorak Village Activity Centre on Toorak Road, a major road providing access to a wide range of retail, commercial, hospitality and related services. Situated approximately 270 metres from Toorak Road and approximately 800 metres from Hawksburn Railway Station, the Site is within comfortable walking distance of high-frequency train and tram services.

Toorak Primary School is just 250 metres from the Site, with the Geelong Grammar Toorak Campus situated immediately north of Toorak Road. The surrounding area provides convenient access to a variety of open and recreational spaces, and the Site achieves a walkability score of 91.

The surrounding area is characterised by a diversity of built form, with no single established or protected neighbourhood character. Existing residential stock ranges from older detached dwellings to two-storey apartment buildings and unit developments. This varied context reinforces that the area is well suited for development of the scale proposed and the broader strategic objective of delivering increased housing supply in well-served locations.

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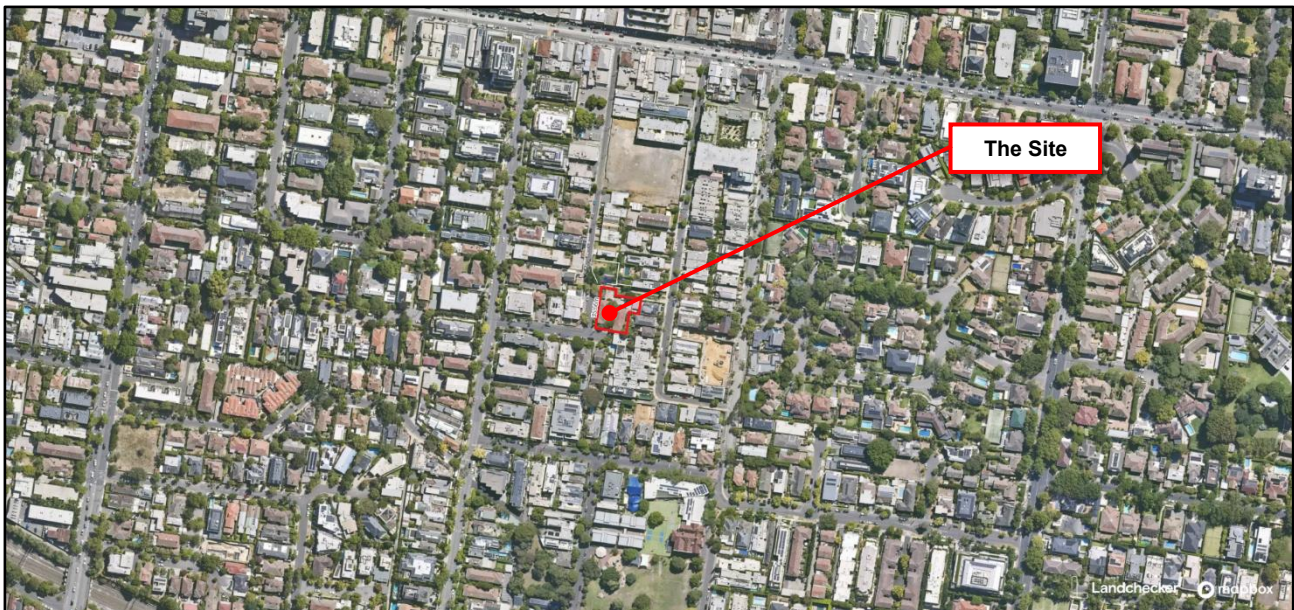


Figure 5: Site and Surrounding Context (Aerial View)

3.4 Engagement to Date

The Applicant has undertaken an extensive pre-application engagement process with the State Government through the GDFT pathway. This process has involved the Department of Transport and Planning ('DoTP') officers and the Office of the Victorian Government Architect ('OVGA'), and has been central in shaping the design intent of the Proposal. Since November 2025, the project team has participated in a series of design coordination meetings through which the architectural, landscape sustainability and amenity outcomes have been progressively refined.

Through this iterative process, the project team prepared a series of design responses addressing the redistribution of building massing to manage overshadowing impacts on neighbouring secluded private open space, refinement of setbacks to the north, south and east, introduction of façade articulation to reduce building bulk, and integration of overlooking mitigation measures including awnings and planter depths.

The proposal as lodged reflects the culmination of this engagement and directly responds to the GDFT Design Principles as informed by the iterative feedback received from the DoTP and OVGA. The design has been refined through each coordination meeting to deliver a high-quality residential development that achieves neighbourly, welcoming, landscaped, sustainable, healthy, adaptable and good value outcomes, as further detailed in **Section 6.2** of this report.

The Applicant has embraced this process as an opportunity to further elevate the quality of the Proposal and has responded comprehensively to each item raised by the OVGA. This is further evidenced through the current submission, the updated architectural package (Revision 03) and landscape plans (Revision B) prepared by DKO Architecture and Dangar Barin Smith respectively provide additional dimensioning, material tagging, accessibility layouts, and confirmed operable window locations throughout, insofar as internal specifications for flooring, soffits and doors have been detailed.

The landscape response has been significantly enhanced. Terrace planters to Apartments 3, 6 and 8 have been increased in size to provide greater planting volume, improved visual screening, and a more generous contribution to the building's green character as experienced from the public realm. These enlarged planters exceed the minimum requirements for overlooking mitigation and represent a voluntary commitment to deliver landscaping outcomes that go above and beyond what the site is strictly required to provide.

The Proposal also delivers a new public footpath along Carters Avenue, addressing an identified gap in the local pedestrian network where no footpath currently exists along the eastern side of the Carters Avenue

Playground. This footpath provides a safe, accessible pedestrian route linking the street network to the adjacent parkland and through to Toorak Village. It is not a requirement of the development but has been voluntarily incorporated as a direct response to the GDFT principles, which seek new or improved through-site links that enhance local connectivity. The footpath represents a tangible and enduring contribution to the public realm that will benefit the wider community well beyond the boundaries of the Site.

The development already satisfies all applicable planning requirements; the further enhancements reflect the Applicant's proactive and collaborative approach to achieving design excellence in partnership with the OVGA and the Department. The result is a proposal that not only meets but materially exceeds the expectations of the GDFT Design Principles, particularly in respect of landscaped, neighbourly and welcoming outcomes.

Under delegation of the Minister of Planning, the Department issued an eligibility letter on 29 July 2026 that a planning permit application for the proposal may be made under Clause 53.25 of the Stonnington Planning Scheme. The eligibility letter was issued following discussions with the OVGA advising that the quality of design, liveability and sustainability of the proposed development meets the design principles published by the Minister of Planning and as advised by the OVGA. A copy of the OVGA assessment report is included in this application.

As a result, the proposal demonstrates that it not only meets and exceeds the expectations of the GDFT Design Principles, but is supported by the OVGA.

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4 Proposal

The Proposal seeks approval for a five-storey residential apartment building comprising nine dwellings above two basement car parking levels. Designed by DKO Architecture Pty Ltd and informed by the GDFT Design Principles, the development delivers a high-quality residential outcome that responds sensitively to its context while making effective use of a well-located site.



Figure 2: Proposed View from Ormsby Grove

The building is arranged across five above-ground levels and two basement levels, providing nine generously proportioned apartments with a diverse mix of dwelling types suited to a range of household sizes, including families with children.

The design has been carefully considered to manage the transition in scale from the existing two-storey residential context to the proposed five-storey form. A three-storey street wall addresses Ormsby Grove, with upper levels set back to reduce the perceived bulk from the street. Building mass has been redistributed away from the eastern interfaces to manage overshadowing impacts on neighbouring private open space areas, while intentional deep soil zones have been located towards the park to the west to maximise landscaping opportunities and complement the adjacent public open space.

Each apartment is provided with generous private open space in the form of ground level courtyards, terraces or balconies. The development includes communal areas and a lobby at the ground floor level. All apartments comply with the accessibility, private open space, storage, functional layout, room depth, window and natural ventilation requirements of Clause 57.

The specifics of the proposed development are further described below.

4.1 Built Form Details

The Proposal comprises a single residential apartment building arranged across five above-ground levels and two basement car parking levels. The apartment schedule is as follows:

- Apartment 1 (Ground Floor): 3 bedroom / 3.5 bathroom

- Apartment 2 (Ground Floor): 3 bedroom / 2.5 bathroom
- Apartment 3 (Level 1): 3 bedroom / 2.5 bathroom
- Apartment 4 (Level 1): 2 bedroom / 2.5 bathroom
- Apartment 5 (Level 1): 3 bedroom / 2.5 bathroom
- Apartment 6 (Level 2): 3 bedroom / 3.5 bathroom
- Apartment 7 (Level 2): 3 bedroom / 3.5 bathroom
- Apartment 8 (Level 3): 4 bedroom / 4 bathroom
- Apartment 9 (Level 4): 3 bedroom / 3.5 bathroom

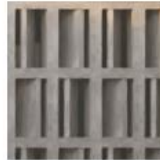
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The two basement levels provide a total of 24 car parking spaces (12 spaces in Basement 1 and 12 spaces in Basement 2, inclusive of one EV charging bay) and bicycle parking for 18 resident bicycles in Basement 1, in addition to 2 visitor bicycle parking spaces at the ground floor level.

Deep soil planting zones are strategically oriented towards the adjacent parkland, maximising landscape outcomes and urban cooling benefits. Generously sized terrace planters are provided to Apartments 3, 6 and 8, extending meaningful greenery to the upper levels and reinforcing the building's landscaped character as experienced from the public and adjoining private realms.

The building's massing has been intentionally broken down to fit within the rhythm of the street and reduce its perceived scale from the public realm. Landscaping along the façade softens the building edges, helping the development sit naturally within its residential and parkland setting.

The use of high-quality, natural and robust materials adds richness to the overall composition, ensuring a building that feels both considered and enduring.

MATERIAL PALETTE					
					
M1 MASONRY	M2 MASONRY	M3 RENDER	T1 TILE	T2 MASONRY SCREEN	P1 POWDERCOAT
MATERIAL CLAY FACE BRICK COLOUR LIGHT SANDSTONE FORMAT ELONGATED LINEAR BLOCK BOND STRETCHER BOND HORIZONTAL JOINT RAKED MORTAR JOINT VERTICAL JOINT FLUSH MORTAR JOINT	MATERIAL CLAY FACE BRICK COLOUR LIGHT SANDSTONE FORMAT ELONGATED LINEAR BLOCK BOND SOLDIER BOND HORIZONTAL JOINT RAKED MORTAR JOINT VERTICAL JOINT FLUSH MORTAR JOINT	MATERIAL APPLIED TEXTURED RENDER FINISH FINE TEXTURED MINERAL RENDER COLOUR TO MATCH ADJACENT TRAVERTINE TILE APPLICATION TROWEL- APPLIED SEAMLESS FINISH	MATERIAL NATURAL TRAVERTINE STONE TILE FINISH HONED COLOUR LIGHT WARM BEIGE WITH NATURAL STONE VARIATION FORMAT LARGE FORMAT MODULAR TILE ON CONCRETE STRUCTURAL SUBSTRATE JOINT NARROW FLUSH GROUT JOINT	MATERIAL ARCHECTURAL MASONRY COLOUR LIGHT WARM OFF-WHITE TO MATCH ADJACENT BRICKWORK FINISH SMOOTH FACE MASONARY UNITS PATTERN REGULAR RECTILINEAR OPEN CELL ARRAGEMENT INSTALLATION MORTARED MASONARY SCREEN ALIGHED WITH ADJACENT BRICK COURSING	MATERIAL ALUMINIUM CLADDING FINISH MATTE POWDERCOAT COLOUR DARK BRONZE PROFILE FLAT SHEET WITH EXPRESSED JOINTS

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P1 POWDERCOAT	P2 POWDERCOAT	P3 POWDERCOAT	G1 GLAZING	G2 GLAZING	B1 EXTERNAL BLIND
MATERIAL ALUMINIUM CLADDING	MATERIAL ALUMINIUM FRAMED GLAZING SYSTEM	MATERIAL MILD STEEL BALUSTRADE AND SCREENING	MATERIAL CLEAR GLAZING	MATERIAL FLUTED ARCHITECTURAL GLASS	MATERIAL EXTERNAL OPERABLE ARCHITECTURAL BLIND
FINISH MATTE POWDERCOAT	FINISH MATTE POWDERCOAT	FINISH MATTE POWDERCOAT	TYPE LOW REFLECTIVE INSULATED GLAZING	FINISH CLEAR TEXTURED GLASS	FABRIC HIGH - PERFORMANCE EXTERIOR SOLAR MESH FABRIC
COLOUR DARK BRONZE	COLOUR DARK BRONZE	COLOUR DARK BRONZE	FINISH CLEAR	PROFILE VERTICAL FLUTED PATTERN	COLOUR DARK BRONZE
PROFILE FLAT SHEET WITH EXPRESSED JOINTS	COMPONENTS WINDOW AND DOOR FRAMES	CONFIGURATION VERTICAL FLAT BAR BLADES WITH FLAT BAR TOP RAIL			FINISH MATTE WOVEN MESH
					OPERATION CONCEALED RETRACTABLE SYSTEM WITHIN SOFFIT

Figure 3: Proposed Material Palette

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5 Planning Context

The Site is located within the HCTZ2 and is affected by the Development Contributions Plan Overlay – Schedule 1 ('DCPO1'). The below further expands upon relevant Planning Policy and Planning Scheme controls applying to the Site.

5.1 Municipal Planning Strategy

The Municipal Planning Strategy provides high level strategic direction for development outcomes within the Stonnington Municipality. The following directions of the Municipal Planning Strategy are relevant to the proposal:

- Clause 02.01 – Context
- Clause 02.02 – Vision
- Clause 02.03 – Strategic Directions
- Clause 02.04 – Strategic Framework Plan

5.2 Planning Policy Framework

The Planning Policy Framework provides general principles for land use and development in Victoria. Planning authorities must take account of and give effect to the general principles and the specific policies contained in the Planning Policy Framework. The following provisions of the Planning Scheme are relevant to the proposal:

- Clause 11 – Settlement
- Clause 15 – Built environment and Heritage
 - Clause 15.01 – Built Environment
 - Clause 15.03 – Heritage
- Clause 16 – Housing
 - Clause 16.01 – Residential Development
- Clause 18 – Transport
 - Clause 18.01 – Land Use and Transport

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The proposal's response to the key aspects of the Planning Policy Framework is detailed within the **Key Considerations** section of this report.

5.3 Zone

5.3.1 Housing Choice and Transport Zone – Schedule 2

The purpose of the HCTZ2 as contained at Clause 32.10 of the Planning Scheme is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide housing at increased densities around activity centres and well-served locations, close to employment, services and public transport.*
- *To encourage a scale of development that provides a transition between more intense development to lower-scale residential areas.*
- *To encourage a diversity of housing types and affordable housing.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Under the HCTZ2, a planning permit is required to construct a building or carry out works for a residential development (Clause 32.10-5). The HCTZ2 sets a default maximum building height of 13.5 metres and 4 storeys. Clause 53.25 includes specific provisions that allow heights to exceed these maximums.

Notwithstanding any height increase, the proposal supports the purposes of HCTZ2 by delivering housing density around Toorak Village activity centre, which is well served by public transport, including Toorak Road tram stops and Hawksburn Station approximately 800 metres away, and offers convenient access to employment and services. The proposal also presents an opportunity to introduce high-quality apartment living within a transitional residential area where neighbourhood character remains largely undefined.

5.4 Overlays

The Site is affected by the Development Contributions Plan Overlay – Schedule 1 ('DCPO1').

5.4.1 Development Contributions Plan Overlay – Schedule 1

The purpose of the DCPO1 as contained at Clause 45.06 of the Planning Scheme is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

Under the provisions of the DCPO1, a permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme. A suitably worded condition can be included in any approval issued.

5.5 Particular Provisions

5.5.1 Clause 52.06 – Car Parking

Clause 52.06-2 of the Planning Scheme requires that prior to a new use or an increase in an existing use, the car parking provision required under Clause 52.06-5 must be provided to the satisfaction of the Responsible Authority.

The Site is located within a Category 3 of the Car Parking Requirement Map, the car parking rates in Column 3 of Clause 52.06-5 apply for the development of a dwelling as follows:

- Minimum of zero and a maximum of two spaces to each dwelling.

As a result of the above, a total of 18 car parking spaces would be required. A total of 24 car parking spaces is proposed.

Pursuant to Clause 52.06-3, a permit is required to provide more than the maximum parking requirement.

The proposal seeks to exceed the statutory requirement by 6 car spaces.

A permit is therefore required to exceed the statutory car parking requirement under Clause 52.06-3. This car parking arrangement is supported in the accompanying 'Traffic Engineering Assessment' prepared by *Traffix Group*.

Further detail regarding the proposed car parking provided on-site, vehicle access requirements and traffic generation is contained within the 'Traffic Engineering Assessment' prepared by *Traffix Group*.

5.5.2 Clause 53.25 – Great Design Fast Track

The purpose of Clause 53.25 is:

- *To facilitate innovative dwelling, apartment and mixed-use residential development.*

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

The Proposal comprises a five-storey residential apartment development and is eligible for assessment through the Great Design Fast Track process. The application has been prepared in full accordance with the requirements of Clause 53.25-1 and has been designed to respond to the GDFT Design Principles, as detailed in Section 6.2 of this report.

The Proposal is entirely consistent with the intent behind Clause 53.25, which seek to facilitate a high-quality mid-rise residential development in locations with excellent access to public transport, services and amenities. Importantly, these provisions prevail over any inconsistencies in the planning scheme, including those relating to height.

The provisions of clause 53.25 apply to this development given that all the application requirements under clause 53.25-1 have been met as summarised within the table below.

Table 1 – Proposal response to Clause 53.25 application requirements

Application requirement	Applicant assessment
<i>The applicant submits written confirmation that the application is an application to which this clause applies.</i>	Compliant. The town planning report in support of associated application provided confirms that the application is an application to which this clause applies.
<i>The application includes the construction of at least eight dwellings.</i>	Compliant. The Proposal comprises nine dwellings, exceeding the minimum threshold of eight dwelling required under Clause 53.25-1. Refer to the Architectural Plans prepared by DKO Architecture.
<i>Any proposed building contains at least two storeys and not more than eight storeys.</i>	Compliant. The Proposal comprises a five storey residential apartment building above two basement car parking levels. The building height is within the two to eight storey range required under Clause 53.25-1. Refer to the Architectural Plans prepared by DKO Architecture.
<i>The proposed development achieves a minimum NatHERS rating of:</i> • 8.0 stars average, with no individual dwelling less than 6.5 stars for apartment developments. • 7.5 stars for all other dwellings.	Compliant. The Proposal achieves a minimum 8-star NatHERS average rating, meeting the 8.0 star average requirement for apartment developments. No individual dwelling falls below 6.5 stars.
<i>Each proposed dwelling provides effective natural ventilation, which includes cross ventilation, single sided ventilation or mechanically assisted ventilation.</i>	Compliant. 100% of apartments are naturally cross-ventilated. The building orientation and apartment layouts have been designed to maximise dual-aspect ventilation.

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<i>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:</i> <i>The purpose of clause 53.25.</i> <i>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').</i> <i>The location of the proposed development and whether it has convenient access to jobs, services, infrastructure and community facilities.</i>	The Applicant has undertaken an extensive pre-application engagement process with the Department of Transport and Planning and the OVGA through the GDFT pathway, comprising a series of design coordination meetings since November 2025. Written advice has been received from the OVGA confirming that the design principles are satisfied, and the Minister for Planning has issued advice dated 29 July 2026 and recognising its significance.
<i>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.</i>	Written advice from the OVGA has been obtained in support of the proposal, issued on 13 July 2026, and accompanies this application.
<i>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.</i>	Written advice from the Chief Executive Officer or delegate, Invest Victoria (Department of Jobs, Skills, Industry and Regions) has been sought and received, in accordance with the eligibility letter issued by the Minister of Planning on 29 July 2026.

5.5.3 Clause 57 – Two or More Dwellings On a Lot and Residential Buildings Of Four To Six Storeys

The purpose of Clause 57 is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- To encourage residential development that provides reasonable standards of amenity for existing and new residents*
- To support residential development consistent with the future urban development of the area.*

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

If a development meets a standard, then the corresponding objective is deemed to be met (deemed to comply), and the responsible authority is not required to consider the corresponding decision guidelines.

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

The Proposal has been assessed against each of the objectives and standards of Clause 57. All objectives of Clause 57 are met. A full standard-by-standard assessment, including the response to the relevant objectives and decision guidelines where a standard is not numerically achieved, is provided at Appendix B.

5.6 Clause 65

Clause 65 sets out Decision Guidelines and Clause 65.01 sets out issues that the Responsible Authority must consider when deciding. Those relevant to this application include:

- *The matters set out in Section 60 of the Act.*
- *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.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *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 requirements of Clause 65 have been covered throughout this report and further analysis of key considerations is detailed in the following sections.

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6 Key Planning Considerations

The following planning matters are central to an assessment of the proposed development:

- Whether the proposal accords with the Site's strategic planning context, including the HCTZ2.
- Whether the proposal responds appropriately to the Great Design Fast Track Design Principles.
- Whether the car parking, access and waste management arrangements are suitable for the proposal.

Each of these matters is addressed in turn.

6.1 Strategic Planning Response

The overarching policy of the Planning Scheme encourages the development of well-designed buildings that make effective use of existing services and infrastructure. The proposed development will deliver additional housing and housing diversity on a well-located parcel of land within the established urban area of Toorak, approximately 270 metres from Toorak Road and 800 metres from Hawksburn Railway Station, with direct access to train and tram services.

The proposal meets the key strategic directions for settlement, the built environment and housing within the Stonnington Municipality, including:

- Providing additional housing in a growing Municipality, contributing to meeting the housing needs of the Stonnington community and addressing the strong demand for well-located housing close to services and transport (Clauses 02.01-11 and 16).
- Responding to the evolving built form context of the surrounding area, which comprises a varied mix of dwelling typologies, scales and architectural styles without a single established or protected neighbourhood character. The proposal provides a contemporary residential development that contributes positively to the emerging identity of the area (Clause 02.03-1).
- Contributing positively to the public realm through a high-quality, liveable and inclusive urban environment that supports the vitality and wellbeing of the community (Clause 02.03-4).
- Increasing residential densities within the outer catchment area of the Toorak Village Activity Centre, where the intensity and scale of development is appropriate given the proximity to transport and services, and is consistent with the HCTZ2 (Clause 02.03-5). The proposal also delivers a diverse range of accessible, visitable and adaptable housing that meets the needs of the community.
- Promoting 10-minute walkable neighbourhoods by integrating land use and transport planning to direct housing growth close to high-quality pedestrian routes and public transport services (Clause 02.03-7).

With a site area of approximately 1,017 square metres, the proposed development appropriately responds to the underlying strategic planning context, which provides a clear direction to deliver increased housing densities in well-located areas close to public transport and activity centres. The absence of a defined or protected neighbourhood character in the surrounding area, the Site's location within the outer catchment of the Toorak Village Activity Centre, its proximity to public transport, and the independent facilitation of multi-storey development through the GDFT pathway under Clause 53.25, together provide a strong strategic basis for the five-storey development proposed. The HCTZ2 reinforces, rather than establishes, this strategic support.

The Proposal has been assessed against Clause 57 of the Planning Scheme, which sets out the amenity and design standards, objectives and decision guidelines for apartment developments of four to six storeys. The assessment against the proposal confirms that all objectives and decision guidelines of Clause 57 standards are met. Notably, the proposal delivers a high standard of internal amenity, with 100% of

apartments designed to be accessible against a 50% minimum, 100% naturally cross ventilated apartments against a 40% minimum, with private open space substantially exceeding the minimum for every dwelling, with deep soil and landscaping outcomes also surpassed. The full assessment response to Clause 57 is outlined in Appendix B. This is further supported by the overwhelming support from the OVGA.

The development of the Site as proposed in this application is strongly aligned to the relevant strategic directions for settlement, housing and built form of the Planning Scheme.

6.2 Height Justification

The proposed five-storey built form is an appropriate response to the Site's specific attributes, its limited sensitive interfaces, and the strategic planning context within which it sits. The following matters, considered together, provide a robust basis for the height proposed.

6.2.1 Absence of Established Built Form Sensitivity

The surrounding area does not exhibit a single established or protected neighbourhood character. The existing residential stock comprises a varied mix of dwelling typologies, scales and architectural styles, with inconsistent setbacks, site coverages and materiality across the surrounding properties. The Site is not located within a Heritage Overlay or a Neighbourhood Character Overlay, and no overlay prescribes a preferred building height or form for the area. This absence of a settled character context means that a five-storey development does not disrupt an established streetscape; rather, it presents an opportunity to contribute positively to the emerging identity of an area that is in transition.

The building responds through a three-storey street wall to Ormsby Grove, acknowledging the prevailing two-storey scale, before stepping back to the full five-storey form at the upper levels. The perceived scale from the public realm is managed through articulation and recession, rather than a reduced overall height where no heritage or character sensitivity warrants such a constraint.

6.2.2 Irregular Lot Configuration and Multiple Frontages

The Site has an area of approximately 1,017 square metres and benefits from two street frontages. Ormsby Grove to the south and Carters Avenue to the west, as well as a direct interface with Carters Avenue Playground to the north. This configuration materially reduces the number of private residential interfaces against which the building's height and mass must be managed. The northern boundary adjoins public open space, and the western boundary addresses a public road, allowing building mass to be distributed towards the north and west without generating adverse amenity impacts on private properties.

The lot arrangement provides multiple aspects, enabling the design to address both the street and parkland without presenting unrelieved bulk to any single interface, whilst also promoting passive surveillance of public spaces. The northern boundary also benefits from direct frontage to the pedestrian link through to Ross Street, reinforcing the non-sensitive character of this interface.

6.2.3 Limited Sensitive Interfaces and Managed Amenity Impacts

The Site's sensitive residential interfaces are confined to the eastern boundary, where properties along Ross Street are developed with two-storey rendered brick dwellings and unit buildings, while the southern interface across Ormsby Grove is separated by the road reserve, presenting a less constrained relationship. Building massing has been deliberately redistributed away from these interfaces to protect sunlight access to the secluded private open space areas of properties along Ross Street and at 10 Ormsby Grove, and as addressed in further detail below, the five-storey form achieves a comparable or improved shadow outcome to that which the planning framework anticipates for the Site.

The proposal's considered design response ensures that visual bulk is appropriately managed. The three-storey street wall, upper-level recession and façade articulation work together so that the building's full height is not perceived as a singular mass from the public realm or adjoining properties. Along sensitive

boundaries, the generously sized terrace planters to Apartments 4, 5, 7 and 8 accommodate denser, more substantial planting that effectively screens overlooking and reinforces privacy outcomes.

6.2.4 Strategic Context and Facilitated Development Pathway

The Site is located within the outer catchment of the Toorak Village Activity Centre and within the train and tram public transport zone. The GDFT pathway under Clause 53.25 independently facilitates multi-storey development above the default height controls within the residential zone frameworks, and its provisions prevail over any inconsistencies in the Planning Scheme, including those relating to height. The proposal meets all application requirements of Clause 53.25-1. The policy directions at Clauses 11 (Settlement) and 16 (Housing) further reinforce strategic support for increased housing supply in well-located urban areas.

The application of the HCTZ2 through the Activity Centre Program signals and encourages multi-storey development for sites within established transport corridors and activity centre catchments, providing additional strategic confirmation that a five-storey built form is appropriate at this location.

Considered together, the Site's activity centre designation, public transport accessibility, independent facilitation through the GDFT process, and OVGA support and alignment with Clause 53.25 establish that a five-storey built form is an acceptable development outcome, one that is firmly aligned with the planning framework for a location and Site such as this.

6.3 Great Design Fast Track Design Principles

The GDFT Design Principles have been central to the design development of the Proposal. The following provides a response to each of the seven design principle categories, with reference to the accompanying architectural plans, renders and diagrams prepared by DKQ Architecture that diagrammatically further expand upon the below. The design response to each principle is best understood through the images and plans that follow, which demonstrate how the Proposal holistically achieves the objectives of the GDFT process. Together, these materials illustrate a cohesive design vision that directly addresses each principle and delivers on the ambitions of the GDFT framework.

6.3.1 Neighbourly Homes

- *A range of households have affordable access to homes in locations with good transport, jobs and services*
- *High-quality street interfaces contribute to the public realm and provide a clear sense of address*
- *Any increased height and decreased setbacks are sensitively designed to support housing supply while enhancing local identity*
- *New or improved through-site links enhance local connectivity*
- *Siting, layout and modulation of form manages surrounding amenity and solar access*
- *A beautiful addition to the neighbourhood, positively contributing to local identity*

Response

The Proposal delivers neighbourly homes through nine generously proportioned apartments located within 800 metres of Hawksburn Station and 270 metres of Toorak Road tram services. The five-storey height is acceptable for the locality, with a legible three-storey main form and the top two levels set back to reduce perceived height and bulk from neighbouring lots. Two breaks in the main form along Carters Avenue, in conjunction with tiled screens and canopy tree planning, break the building down to a finer grain, scale, sitting, layout and modulation limit amenity and daylight impacts on neighbour. Pedestrian and vehicular

entries are clearly separated, with basement access taken from Ormsby Grove with the public open space to Carters Avenue frontage remains free from vehicular movement.

The voluntary footpath along Carters Avenue remains a central public realm contribution (ultimately to be resolved with Council), supporting connectivity and a safe pedestrian route to the playground where none presently exists. Generous terraces, balconies and windows to the northern façade paired with street trees, together with direct dwelling access from the park and Carters Avenue, activate the boundary interfaces and provide passive surveillance, a significant improvement on existing conditions.

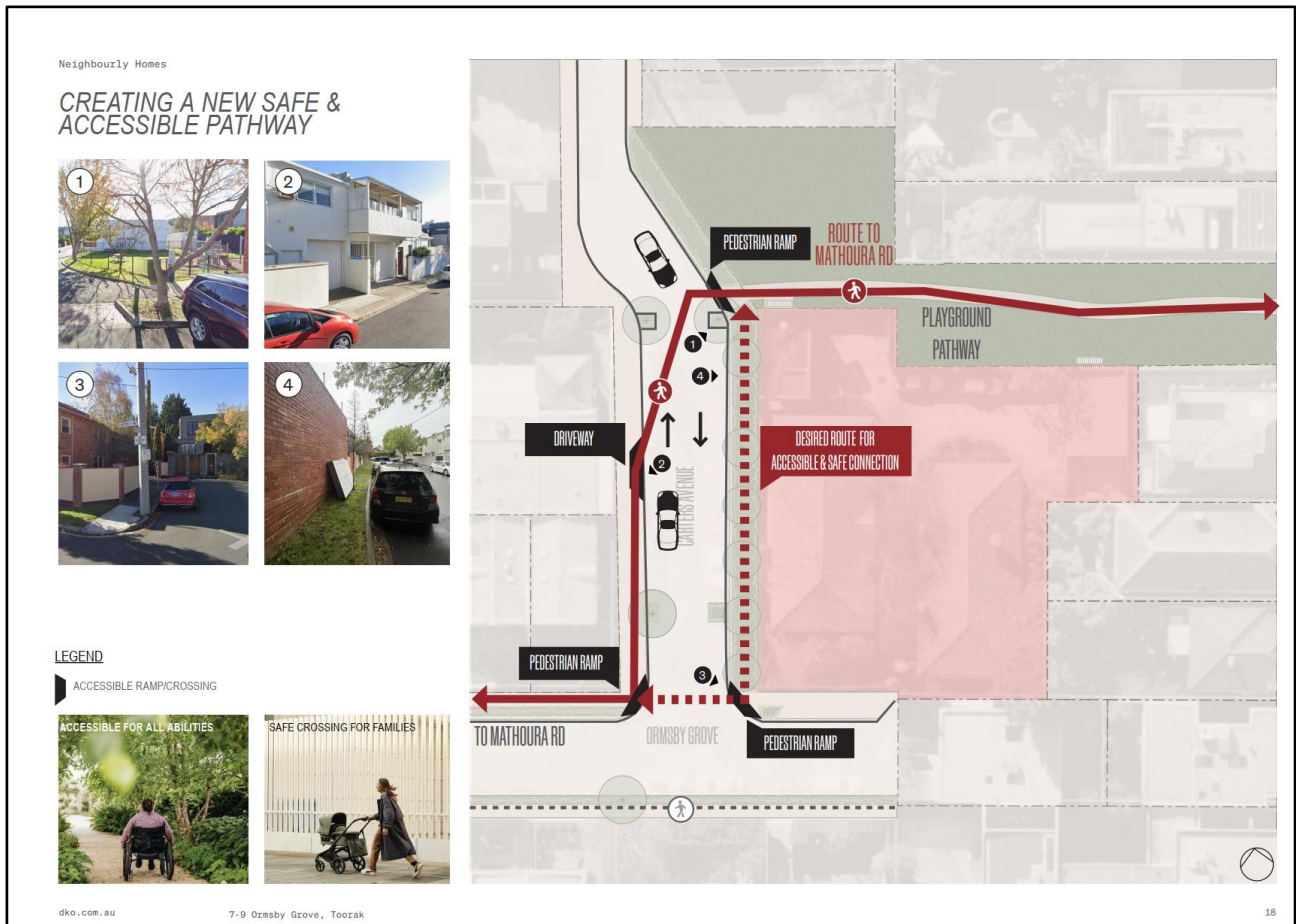


Figure 8: Creating a New Safe & Accessible Pathway

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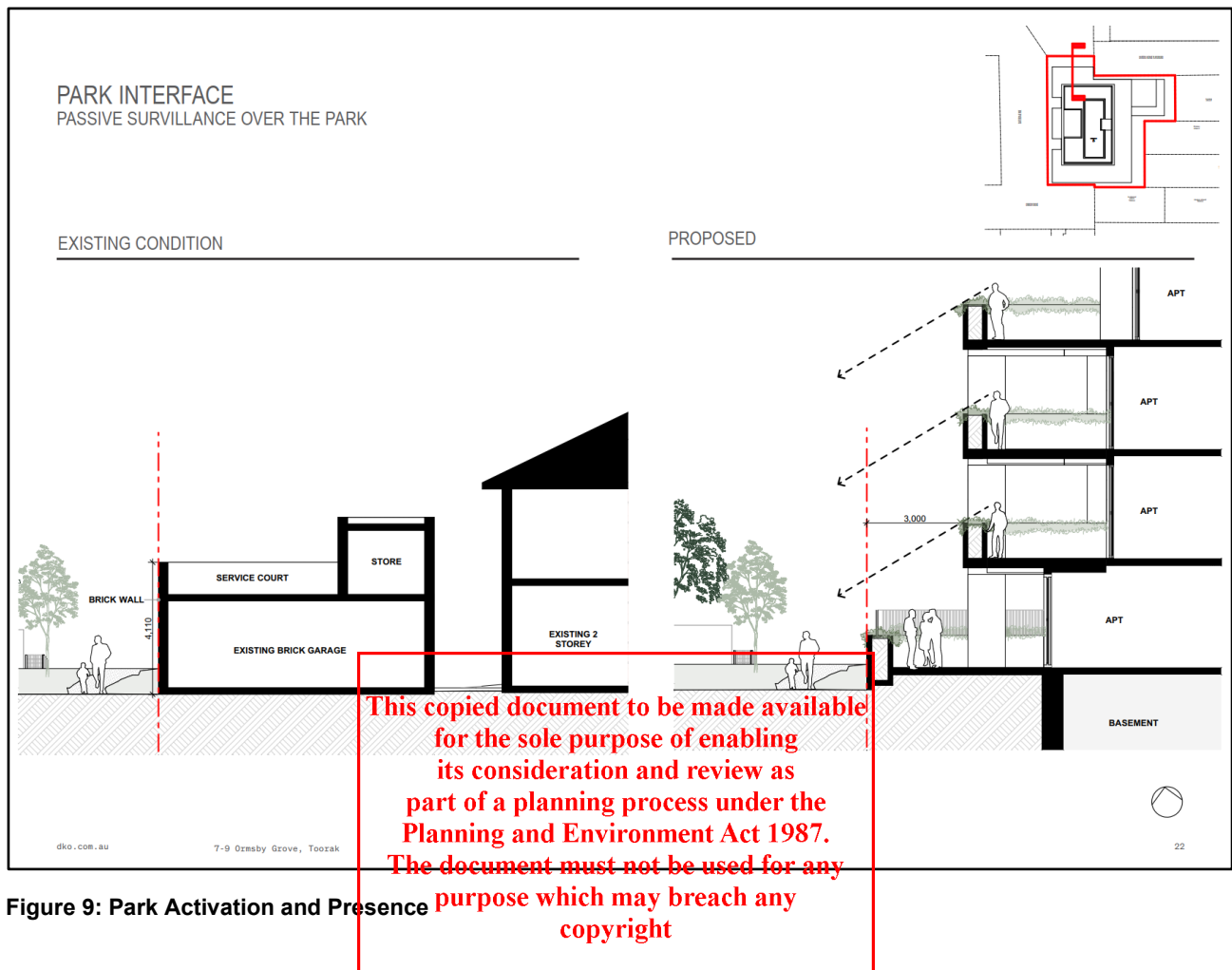


Figure 9: Park Activation and Presence

6.3.2 Welcoming Homes

- Communal spaces are well-connected, comfortable and easily accessible
- Communal spaces encourage incidental social interactions and support child, family and community-friendly outcomes
- Spaces connecting the street to the home are safe, inviting and attractive
- Dwelling entries and thresholds create a welcoming sense of arrival
- Pedestrian and bicycle site access is prioritised through safe and direct paths with clear entry points
- Bicycles and micromobility devices have convenient access to secure and accessible storage
- Car parking reductions are offset by the increased provision of bicycle parking and facilities

Response

As shown in the figure below and the DKO Architectural package, The pedestrian entry on Carters Avenue is legible, step-free and generous, marking a clear sense of arrival, with an integrated bench seat and planter at the street edge providing a place to pause. The ground floor lobby includes an open stair, integrated planting and outlook via glazing, and each communal landing serves a maximum of three apartment entries, supporting a close community of residents. Considered finishes, lighting and apartment entrance identification reinforce a welcoming arrival and will be delivered as documented. A large skylight over the communal stair is confirmed.

Fourteen resident bicycle spaces are provided in a dedicated store at Basement 1, with two visitor spaces adjacent to the ground level pedestrian entry offering convenience and an at-grade option for residents. The bicycle store has been designed to include a glazed door and vision panel for a safer, more welcoming journey, and to provide a dedicated cargo bicycle space with adequate access and manoeuvring clearances. Parking for 24 vehicles is provided across two basement levels, with glazed doors and sidelights to the basement lift lobbies giving a safe sense of arrival, one EV charging station at Basement 1 and services provision for future EV charging to all spaces.

The relationship with Carters Avenue Playground remains the Proposal's most significant public realm contribution. The existing two-storey buildings present a blank, impermeable northern edge, whereas the Proposal orients private open space and habitable rooms towards the park to deliver passive surveillance and activation, with deep soil to the northern and eastern setbacks creating a graduated, permeable edge.

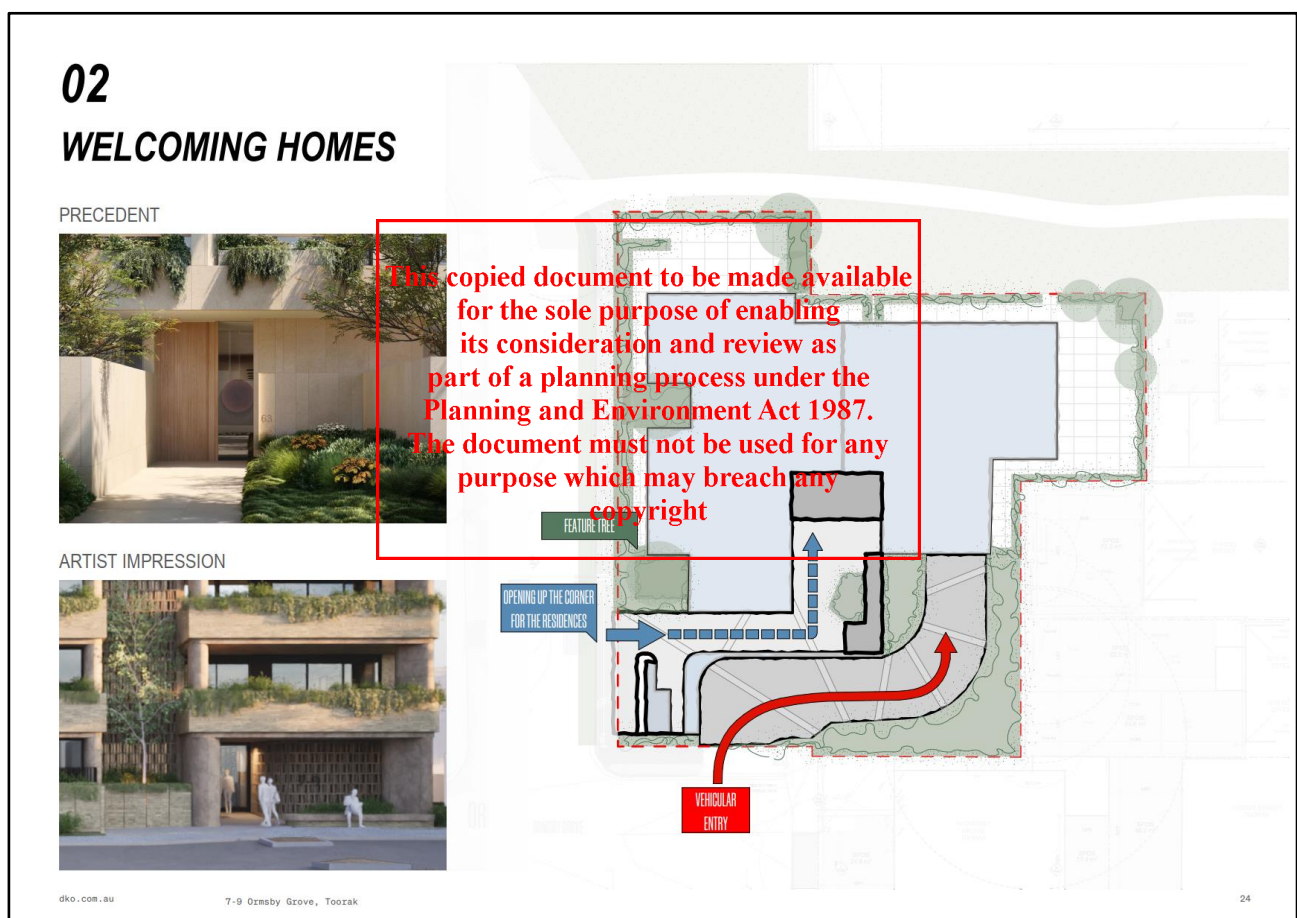


Figure 10: Welcoming Homes

6.3.3 Landscaped Homes

- *High-quality, integrated gardens create a safe, healthy and invigorating environment*
- *Green spaces are located on street frontages or public interfaces to enhance the public realm*
- *Landscaping contributes to tree canopy cover, facilitates deep soil planting and improves public and private amenity*
- *Where the ground plane is unavailable, landscaping is embedded across the building.*

Response

The landscape response has been thoughtfully designed to create a seamless green interface with building edges at ground level creating a positive and welcoming approach, with *Betula nigra* in the façade recesses offering dappled canopy light to residents. Variations in texture, form and colour across the planting palette deliver a rich, layered response, while shade trees, sensory planting and integrated garden beds across all terraces support a high level of amenity, with organic bed geometries reinforcing a sense of immersion. A predominantly native palette (78%) with a limited selection of exotics supports maintenance and resilience, and permeable crazy pave with *Dichondra repens* between pavers allows water flow, healthy soils and urban cooling. The street trees previously indicated as part of the Carters Avenue public realm upgrades are confirmed for delivery (ultimately subject to Council), situating the development in its garden context.

At ground level, paved areas have substantial garden beds and maximise canopy trees in connected deep soil, consistent with the earlier design proposals presented. Upper levels have increased landscape planters in comparison to lower levels in conjunction with large private open spaces provided.

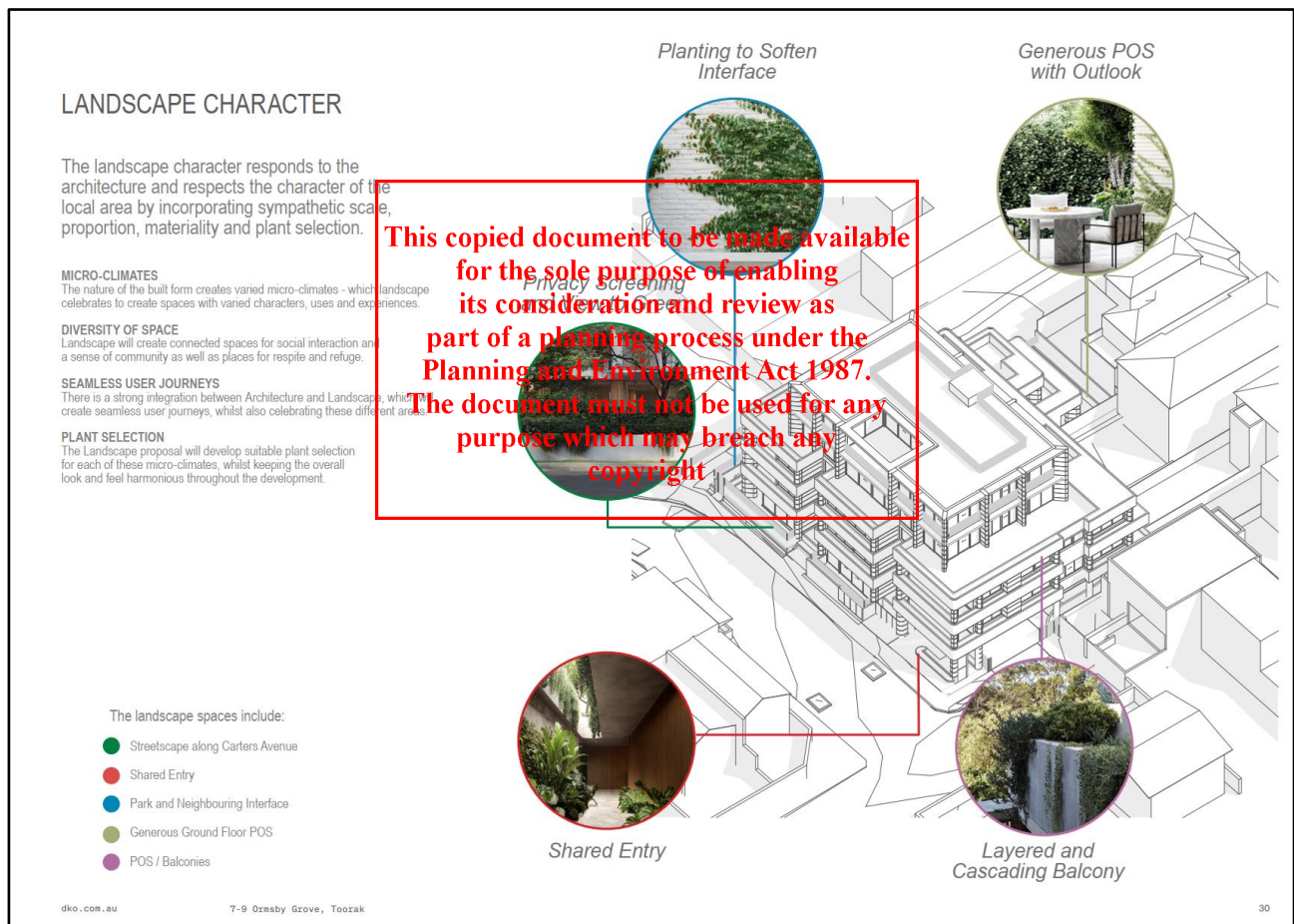


Figure 11: Landscaped Homes

6.3.4 Sustainable Homes

- *Upfront embodied carbon is minimised*
- *Attractive and durable materials reduce future maintenance and building defects*
- *Energy efficient design reduces future operating costs*
- *Resilient and responsive to current and future climate and weather events*

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- Fully powered by renewables, maximising on-site generation and grid-responsiveness
- Highly water efficient with embedded sustainable water management infrastructure
- Embedded low waste strategies and infrastructure supports sustainable living
- Construction impacts minimised through modern methods and innovative solutions, ensuring high-quality homes with a long-term legacy

Response

The Proposal was assessed to excel against this principle. It achieves a total BESS score of 76% (Excellence rating) with no mandatory category below 50%, a 107% Bluefactor stormwater rating, an all-electric design, and a preliminary NatHERS average of 8.0 stars with no dwelling below 6.5 stars — a result that will be demonstrated across all dwellings in the final development to comply with Clause 53.25. Passive design does the primary work: balcony overhangs, blade columns, external blinds and deep reveals shade glazing and limit summer solar heat gains.

A rooftop solar photovoltaic system offsets a portion of the development's emissions and energy use, which seeks to maximise the benefit to residents. A 4,000-litre tank collects rooftop rainwater for toilet flushing, with an additional 5,000-litre tank harvesting terrace rainwater for landscape irrigation. IEQ sensors measuring VOCs, humidity, PPM and temperature are installed to all apartments, and the durable brick, concrete and glass palette reduces future maintenance.

Refer to the Sustainable Management Plan prepared by GIW Environmental Solutions for further detail.

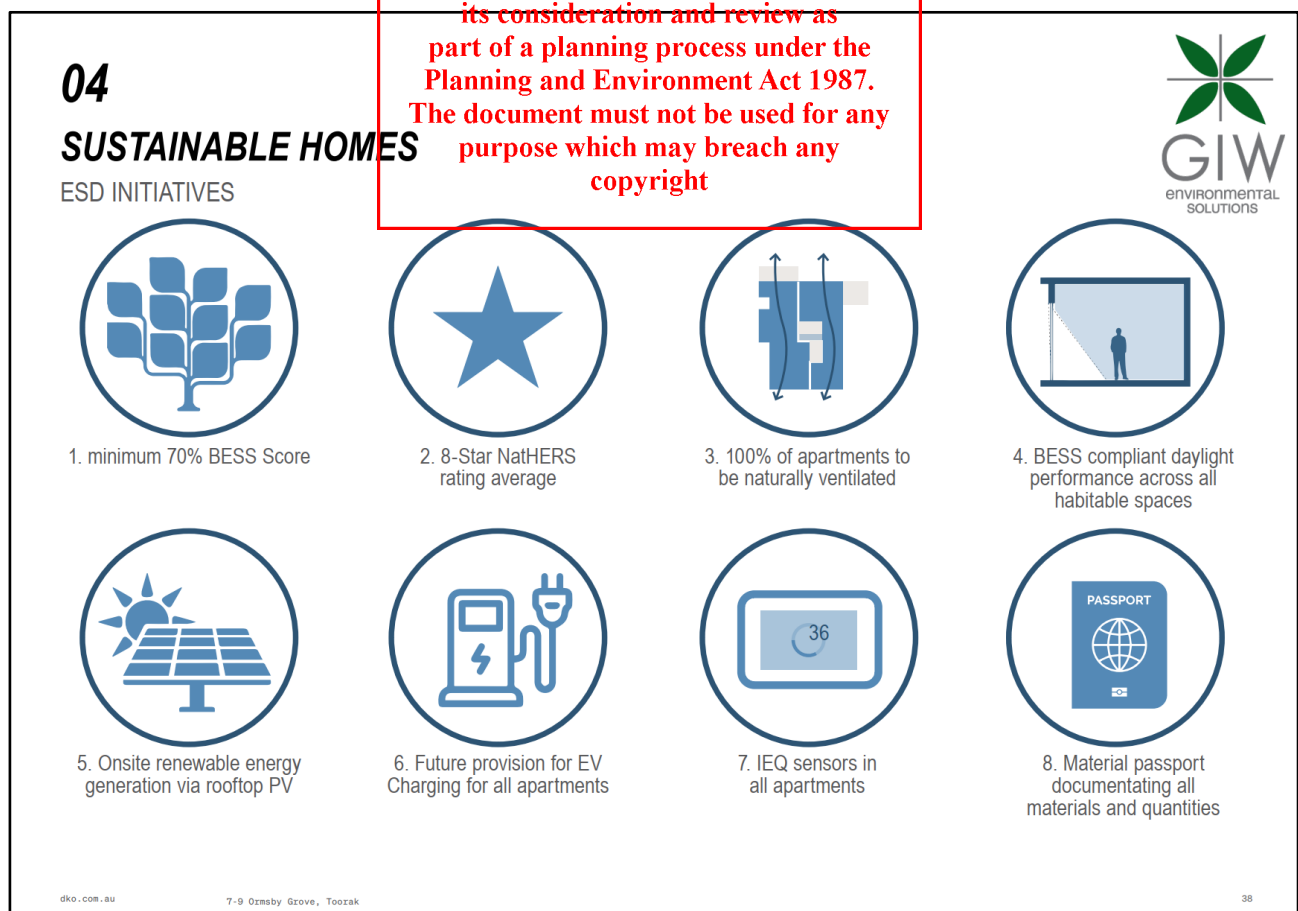


Figure 12: Sustainable Homes

6.3.5 Healthy Homes

- *Indoor spaces support occupant health and provide natural light, good air quality, thermal and acoustic comfort, and outlook*
- *Accessible and inviting outdoor spaces enable daily activities and interactions for all residents*
- *Solar access is maximised and southern orientations minimised across living areas and bedrooms of all dwellings*
- *Well-ventilated homes maximising cross ventilation and dual-aspect dwellings.*

Response

All dwellings are naturally cross ventilated, with detailed apartment plans indicating all breeze paths aligned with the opening sections of doors and windows. All dwellings are dual or multi-aspect through corner or full-floor layouts. Outlook from living spaces to terraces and balconies has been maximised, and 100% of living areas and bedrooms achieve best practice daylight requirements as demonstrated in the SMP.

Internal amenity is of a high standard, with generous room sizes, effective zoning of uses, good daylight access and ceiling heights of a maximum of 3.1m. Operable windows serve all façade bathrooms and laundries and the upper floor lobbies. Planters, minimal screens, overhead planes, projecting columns and balcony planter boxes manage overlooking and privacy while preserving light and outlook. Private ground floor terraces are of high quality and support flexible use, and upper-level balconies are generously sized with multiple aspects giving households a range of options. The outlook to the adjoining parkland and city views from the upper levels add further amenity.

Refer to the Sustainable Management Plan prepared by GIW Environmental Solutions and the BADS Plans (Drawings TP500–TP502) for accessibility layouts.

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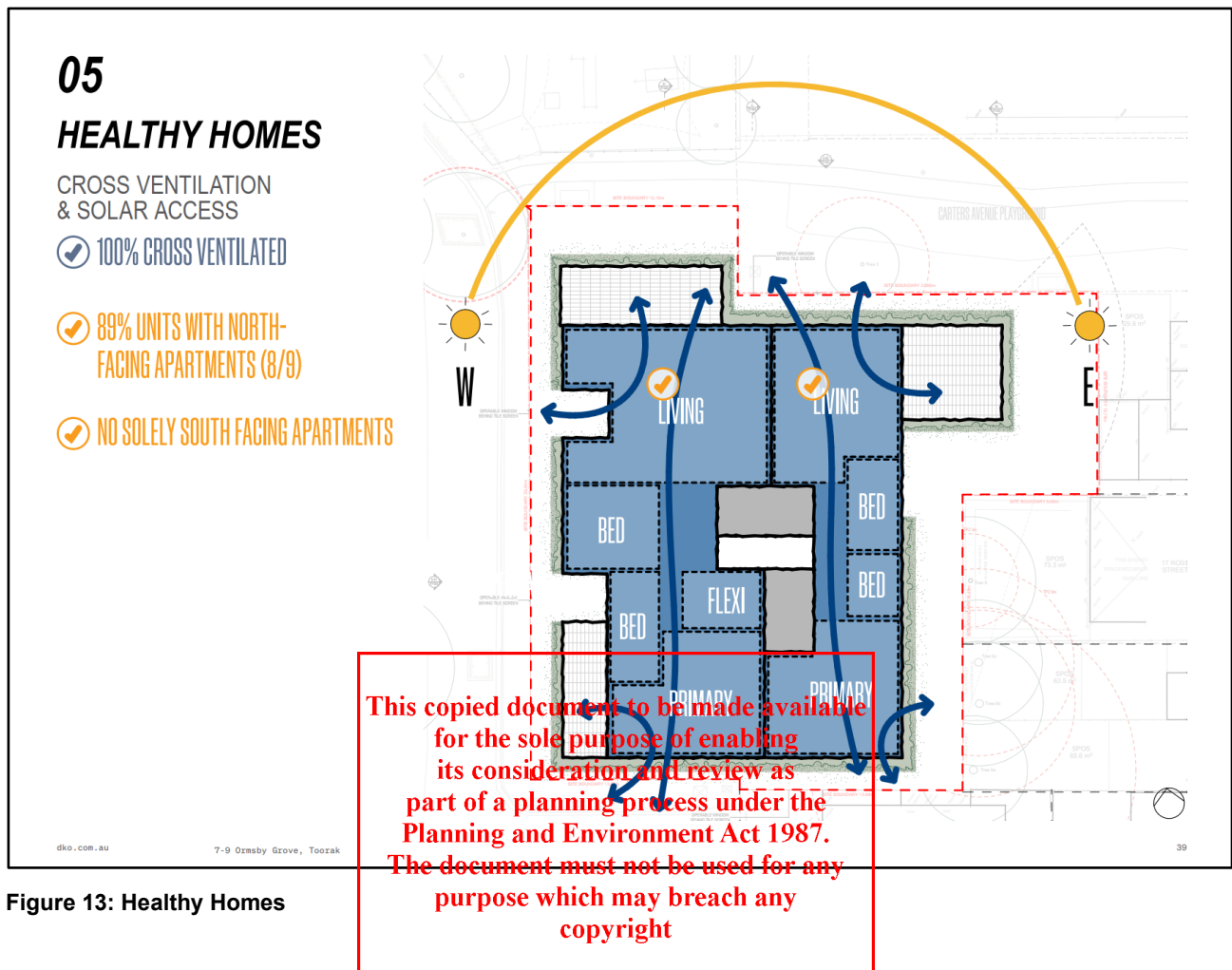


Figure 13: Healthy Homes

6.3.6 Adaptable Homes

- Diverse dwelling sizes and types cater to different household needs at all life stages, including families with children and ageing in place
- Adaptable and comfortable layouts make good use of space and accommodate various patterns of occupation and use
- Flexible layouts can be adapted to changing households needs over time, and support future dwelling consolidation opportunities
- Effective zoning, and sequencing of internal spaces to enhance functionality, circulation and manage noise

Response

The mix comprises one two-bedroom, seven three-bedroom and one four-bedroom apartment, all generously proportioned. All dwellings are accessible and compliant with Standard E3-6 of Clause 57.03-6. Layouts provide generously sized rooms, considered zoning of uses and points of entry, and direct connection to private open space from all main living and dining spaces, with well-planned kitchens and separate pantry rooms to the larger apartments.

Effective zoning of shared and private areas enhances functionality and manages noise, while generous areas and clear room dimensions allow flexible use and varied furniture arrangements, supporting home office, playroom and second living configurations over time. All apartments are single level, with baths

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provided in one bathroom of every apartment, provision for grab rails is made in at least one bathroom per dwelling in accordance with the Liveable Housing Design Guidelines, and the apartment plans demonstrate how selected bathrooms can be adapted to achieve full accessibility compliance.



Figure 14: Adaptable Homes

6.3.7 Good Value Homes

- A diverse range of housing meets the needs of different income levels, household types, and life stages, including families with children and ageing in place
- Housing incorporates efficient design and construction methods to reduce costs while maintaining quality and durability
- Housing minimises operational costs for residents and addresses long-term affordability
- Innovative development and delivery models support affordability
- Alternative ownership, tenure and finance models support access to more affordable housing

Response

The Proposal delivers good value homes as illustrated in the materiality and planning diagrams. The development incorporates a durable material palette of concrete, metal and brick that reduces long-term maintenance costs, while the inclusion of solar panels, rainwater tanks and energy-efficient design minimises ongoing operational costs for residents. The efficient use of the site through a five-storey development optimises housing delivery on a well-located parcel of land, contributing to housing supply in an area of

strong demand. A diverse range of dwelling sizes meets the needs of different household types and life stages.

07

GOOD VALUE HOMES

MATERIAL PALETTE

Carefully selected finishes that are designed to be **LOW MAINTAINENCE, TIMELESS AND DURABLE** such as brick, concrete and metal.



CONCRETE



METAL



BRICK

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Figure 15: Good Value Homes

6.4 Amenity Impacts

6.4.1 Overshadowing

Shadow diagrams have been prepared in the architectural package demonstrating the overshadowing performance of the Proposal at the September equinox. These diagrams include a comparison with the built form envelope proposed against the HCTZ2 deemed to comply provision, confirming the Proposal achieves a comparable or improved overshadowing outcome.

The thoughtful redistribution of building mass away from the eastern and southern interfaces has been a key design initiative to protect and maintain sunlight access to the secluded private open space areas of properties along Ross Street and 10 Ormsby Grove. Figure 16 below depicts comparative overshadowing at 2pm as an example, with the remaining hours documented in the architectural package.

The shadow diagrams prepared in the architectural package confirm that the five-storey proposal produces overshadowing impacts no greater than and, in some respects, less than those which would result from a four-storey development under the HCTZ2 deemed-to-comply envelope. This demonstrates that the additional height does not translate into an unreasonable amenity outcome for adjoining residents, and that the GDFT process has delivered a built form response that manages its interfaces with care and precision. The OVGA confirmed this result in its review and reporting.

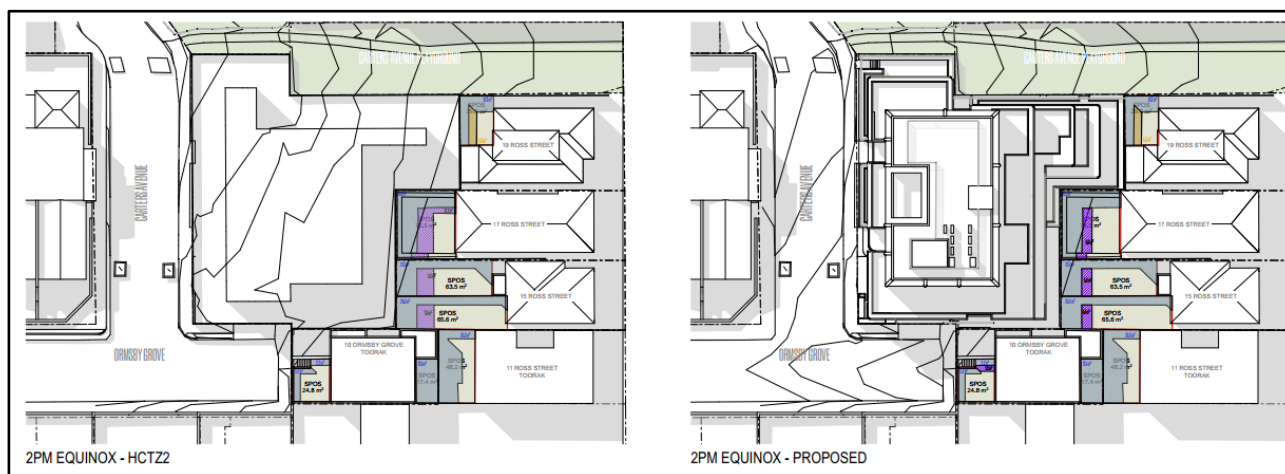


Figure 16: Proposed HCTZ2 vs Overshadowing Impacts

6.4.2 Overlooking

The Proposal has been carefully designed to manage overlooking impacts on neighbouring properties in accordance with the objectives and decision guidelines set out in Clause 57 and established GDFT principles. Habitable room windows and private open space areas with the potential to overlook adjoining properties are treated with appropriate screening measures, including 1.8-metre-high paling fences and generously proportioned planter boxes positioned along sensitive boundaries.

Notably, the terrace planters serving all apartments have been increased in dimension to provide greater planting volume, more effective visual screening and reduced hardscaping. These planter boxes have been specifically sized to accommodate dense, upright species capable of achieving and maintaining a mature height sufficient to interrupt sightlines from both seated and standing positions within the terrace areas. The result is a visually softened, living barrier that complements the built-form screening elements, ensuring privacy is maintained for adjoining residents whilst also enhancing the amenity and outlook enjoyed by future occupants.

The planting schedule has been developed in close consultation with the project landscape architect to ensure species selection promotes year-round foliage density, delivering a consistent and reliable overlooking treatment across all seasons. Full details of the planter configurations and planting schedules are provided in the Landscape Plans (Revision B) prepared by Dangar Barin Smith.

Refer to Figure 17 below, which addresses overlooking to Ross Street and Carters Avenue.

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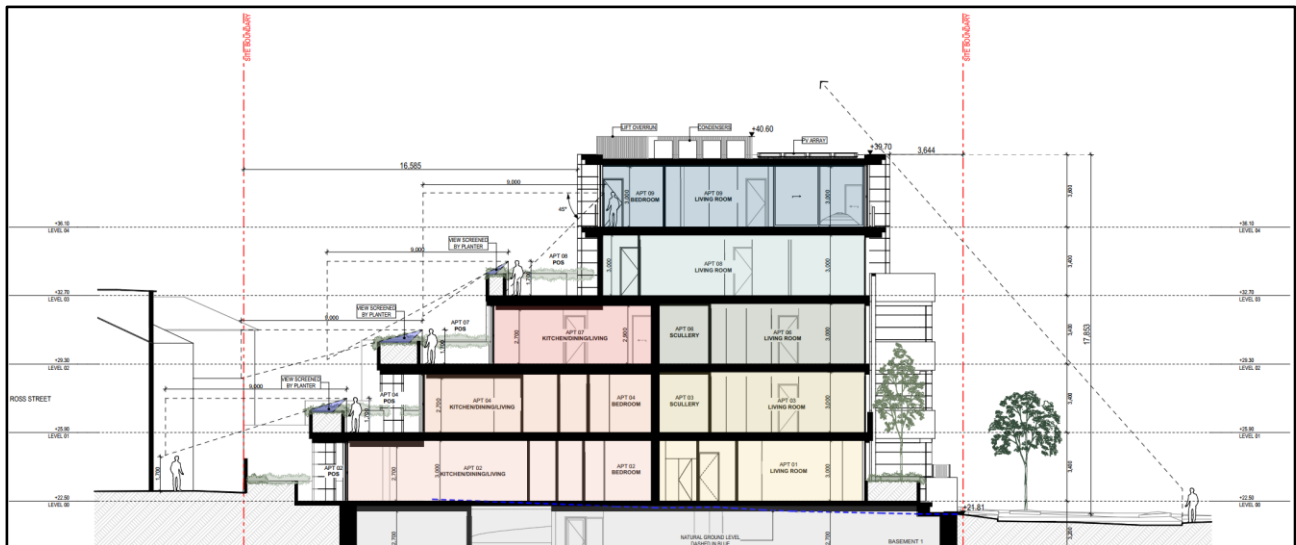


Figure 17: Overlooking Measures to Ross Street and Carters Avenue

6.5 Car Parking, Bicycle Parking, Vehicle Access, and Waste

6.5.1 Car Parking and Vehicle Access

The car parking requirements for the proposal are located at Clause 52.06-5 of the planning scheme. The below table provides analysis of how the proposal responds to these requirements.

Table 1 – Proposal response to Clause 52.06-5 car parking requirements

Land Use	Applied Rate (Category 3)	Parking Measure	Required Parking	Parking Provided	Excess
Dwelling	Min 0 car spaces Max 2 car spaces	To each dwelling	18 car spaces	24 car spaces	6 car spaces

Table 2 – Proposal response to Clause 52.06-5 car parking requirements

The accompanying Traffic Engineering Assessment prepared by *Traffix Group* confirms that the provision of 24 car parking spaces is appropriate and supported under Clause 52.06-6. The assessment concludes that the additional 6 car spaces over the statutory rate required are justified on the basis that:

- The Site is located along the border of the Category 3 zone and therefore an anomaly in comparison to a typical development in this zone;
- The proposal considers the development of luxury apartments which will result in an increase in car parking demand but not car parking movements; and
- The additional car spaces are not likely to generate material movements in peak hours.

Vehicle access to the basement car park is proposed via a two-way, 5.8-metre-wide crossover to Ormsby Grove near its dead end. The proposed driveway crossover largely aligns with the existing building driveway entry point, reflecting minimal change to existing conditions. The car parking layout has been designed in accordance with the Stonnington Planning Scheme. Car spaces are provided with minimum dimensions of 2.6 metres in width and 4.9 metres in length, accessible from 6.4-metre-wide aisles. Ramp gates, transitions and clearances meet the relevant standards, and a traffic signalling system with priority to inbound vehicles is proposed to manage opposing vehicles on single-width ramps.

Additionally, the assessment concludes that the approximate additional generation of 70 daily vehicles movements will have negligible impact on the operation of Ormsby Grove and the local access road and discernible impact on existing residents or the surrounding road network.

6.5.2 Bicycle Facilities

Clause 52.24 of the Stonnington Planning Scheme specifies the bicycle parking requirements for new developments. The development consists of four or more storeys and therefore meets the threshold to provide bicycle parking pursuant to Clause 52.24. The statutory requirement is 2 resident spaces and 1 visitor space (total 3 bicycle spaces). The proposal provides 14 resident bicycle spaces within Basement 1 and 2 visitor bicycle spaces at ground level via a horizontal bicycle loop located within the public realm near the main entrance, significantly exceeding the minimum requirements.

6.5.3 Waste

Consideration of waste removal is a relevant matter under the decision guidelines of the zone. A Waste Management Plan has been prepared by *Traffix Group* which details the waste collection arrangements for the Site.

The waste management regime on the Site is proposed to consist of the following details:

- It is proposed to utilise a private waste collection service to manage the collection and disposal of all waste streams associated with the development.
- The proposal provides a communal waste and recycling area of 50.1 sqm (including general waste, FOGO, glass and hard waste stream provisions), which exceeds the required size, depth and height under Table B.5-5.2 (minimum area of 30 sqm with a depth of 1 m and height of 2.7 m).
- The proposes waste equipment comprises of 2 x 1,100 litre bins (for garbage and commingled recycling) and 3 x 240 litre bins (for FOGO and glass). Residents will be able to dispose of waste via dedicated bin chutes provided on each level (one for general waste and one for commingled recycling) which discharge to the corresponding bins in the basement waste area.
- On collection days at weekly frequencies, the bins will be collected by a private waste contractor. The vehicle will enter the basement from Ormsby Grove in a forward manoeuvre and travel down to basement level. The waste collection vehicle will then stand adjacent the bin room and service the bins directly from the refuse room.
- Following collection, the vehicle will exit via Ormsby Grove in a forward direction.

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7 Conclusion

The proposed development of the Site for a five-storey residential apartment building comprising nine dwellings is an appropriate and strategically supported planning outcome. The Proposal is eligible for assessment through the Great Design Fast Track process pursuant to Clause 53.25 of the Planning Scheme and has been designed in accordance with the Great Design Fast Track Design Principles.

The Site is located within the outer catchment area of the Toorak Village Activity Centre and within the train and tram public transport zone, placing it in a strategically ideal location for increased residential density. The HCTZ2 zoning sends a clear signal from the Government that mid-rise residential development is the anticipated and preferred outcome for well-located sites such as this. The proposed five-storey built form is consistent with the development outcomes contemplated by the HCTZ2 and, importantly, expressively allowed and supported by Clause 53.25.

The surrounding area is characterised by an evolving built form environment with no single established or protected neighbourhood character. The existing residential stock comprises a diverse mix of dwelling typologies, scales and architectural styles, providing a clear opportunity for the Proposal to contribute positively to the emerging identity of the area. The development has been carefully designed to manage the transition in scale from the existing two-storey context, with a three-storey street wall to Ormsby Grove and upper levels setback to reduce visual impact.

The Proposal delivers nine generously proportioned apartments ranging from two to four bedrooms, providing housing diversity suited to a range of household types including families with children. The development achieves a high standard of internal amenity, and meets all objectives and decision guidelines of Clause 57. The design incorporates sustainability features including rooftop solar panels, rainwater tanks, EV charging infrastructure and a durable, robust material palette, and provides extensive landscaping with deep soil zones oriented towards the adjacent Carters Avenue Playground. Notably, the terrace planters have been enlarged and hard paving has been reduced to deliver greater planting volume and more effective visual screening, whilst strengthening the connection between the development and its surrounding public realm interfaces.

Accordingly, the Proposal warrants planning approval through the Great Design Fast Track process, a proposition clearly supported by the OVGA.

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Appendix A

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10482 FOLIO 300

Security no : 124137307778T
Produced 05/08/2026 03:12 PM

LAND DESCRIPTION

Lot 9 on Registered Plan of Strata Subdivision 028115Y.
CAR PARK
PARENT TITLE Volume 09795 Folio 005
Created by instrument W357566R 19/10/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ALEXANDER GUNNAR KALLAS of UNIT 1 7 ORMSBY GROVE TOORAK VIC 3142
AW754999T 21/04/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AZ788011J 10/11/2025

Caveator
ORMSBY ROAD TOORAK DEVELOPMENT PTY LTD ACN: 692381507
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
01/11/2025
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
ARNOLD BLOCH LEIBLER
Notices to
ARNOLD BLOCH LEIBLER of LEVEL 21 333 COLLINS STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP028115Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 7 ORMSBY GROVE TOORAK VIC 3142

ADMINISTRATIVE NOTICES

NIL

eCT Control 24484M YARRA LANE LEGAL
Effective from 21/04/2023

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OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP028115Y

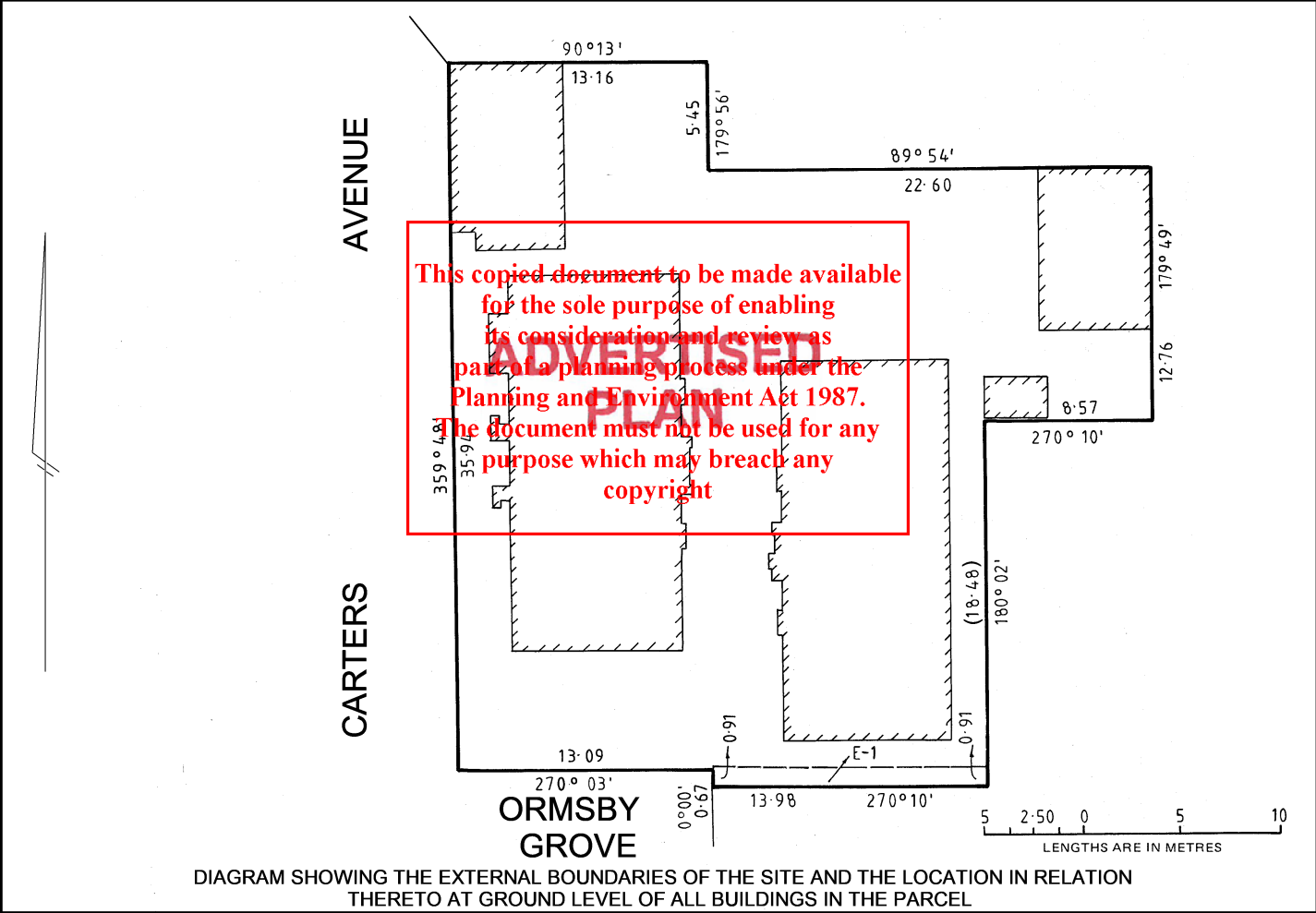
DOCUMENT END

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PLAN OF STRATA SUBDIVISION		EDITION 1	SP028115Y
LOCATION OF LAND PARISH: PRAHRAN TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 31 (PART) TITLE REFERENCE: VOL.6348 FOL.437 LAST PLAN REFERENCE: - DEPTH LIMITATION: DOES NOT APPLY POSTAL ADDRESS: 7 - 9 ORMSBY GROVE TOORAK 3142		FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT	
		SURVEYOR'S CERTIFICATE Surveyor: NEIL ALFRED WEBSTER Certification Date: 22/07/1985 SEAL OF MUNICIPALITY AND ENDORSEMENT Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967 by CITY OF PRAHRAN on 07/12/1987 REGISTERED DATE: 17/02/1988 PLAN UPDATED BY REGISTRAR IN AN661031Q 14/02/2024	



EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN					
Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of	Plan Parcel Affected
E-1	DRAINAGE AND STORM WATER	0.91	INST.1715255	UNSPECIFIED	CP
MEASUREMENTS ARE IN METRES					SHEET 1 OF 3

PLAN OF STRATA SUBDIVISION

SP028115Y

LEGEND

THE BUILDINGS IN THE PARCEL CONTAINED IN LOTS 1 TO 8 ARE STOREY BUILDINGS.

THE LOWER BOUNDARY OF LOTS 1 TO 8 LIES WITHIN THE FLOOR OF THAT PART OF THE RELEVANT STOREY OF THE LOT.

THE UPPER BOUNDARY OF THESE LOTS LIES WITHIN THE CEILING OF THAT PART OF THE RELEVANT STOREY.

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 9 TO 11 IS A TWO STOREY BUILDING.

THE LOWER BOUNDARY OF LOTS 9 TO 11 IS ONE METRE BELOW THAT PART OF THE SITE OF THE RELEVANT LOT.

THE UPPER BOUNDARY OF THESE LOTS LIES WITHIN THE CEILING OF THAT PART OF THE GROUND STOREY.

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 12 TO 14 IS A SINGLE STOREY BUILDING.

NO BUILDING OR PART OF A BUILDING IS CONTAINED IN LOTS 15 AND 16.

THE LOWER BOUNDARY OF LOTS 12 TO 16 IS ONE METRE BELOW THAT PART OF THE SITE OF THE RELEVANT LOT.

THE UPPER BOUNDARY OF THESE LOTS IS THREE METRES ABOVE THAT PART OF THE SITE.

LOTS 9 TO 16 ARE ACCESSORY LOTS.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND MAY INCLUDE LAND ABOVE

AND BELOW THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.

BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES.

ANY OTHER BOUNDARY IS SHOWN BY A THICK BROKEN LINE.

LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:

MEDIAN: ALL BOUNDARIES

NOTICE OF RESTRICTION

THE LOTS SPECIFIED IN COLUMN 1 HEREUNDER ARE RESTRICTED LOTS.

THE LOTS SPECIFIED IN COLUMN 2 HEREUNDER ARE CAR PARK LOTS.

COLUMN 1

LOTS 1 TO 8

COLUMN 2

LOTS 9 TO 16

REGISTRATION OF DEALINGS WITH THE LOTS SPECIFIED IN COLUMN 1 IS RESTRICTED.

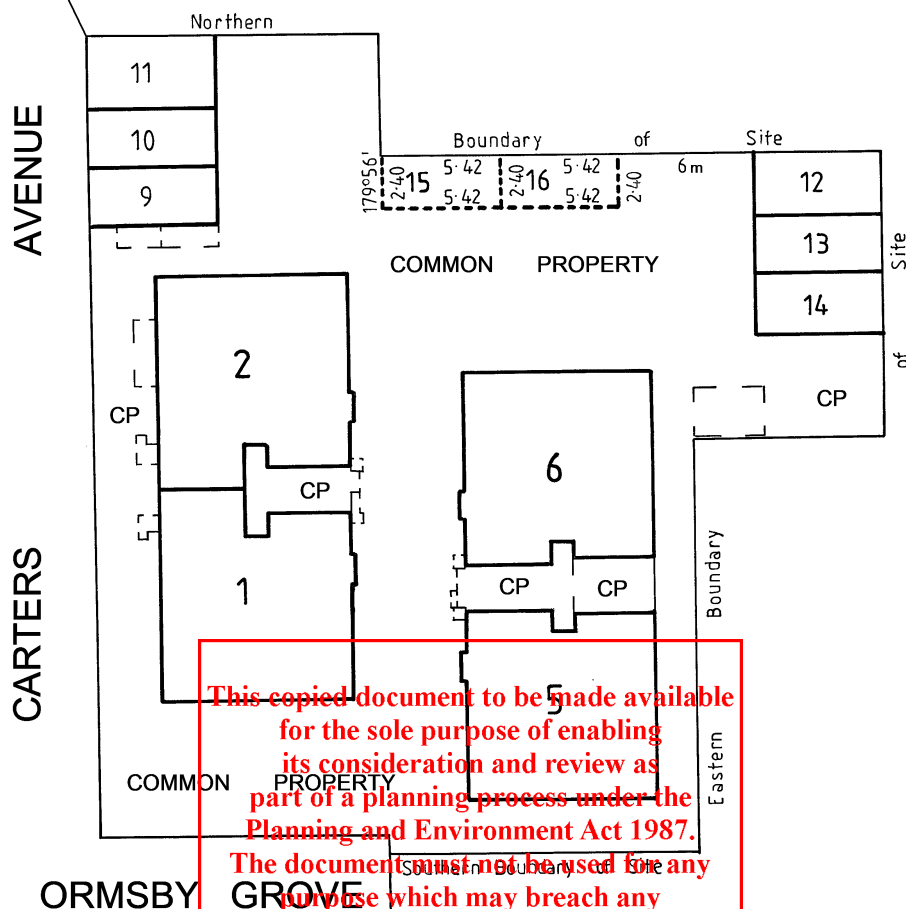
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PLAN OF STRATA SUBDIVISION

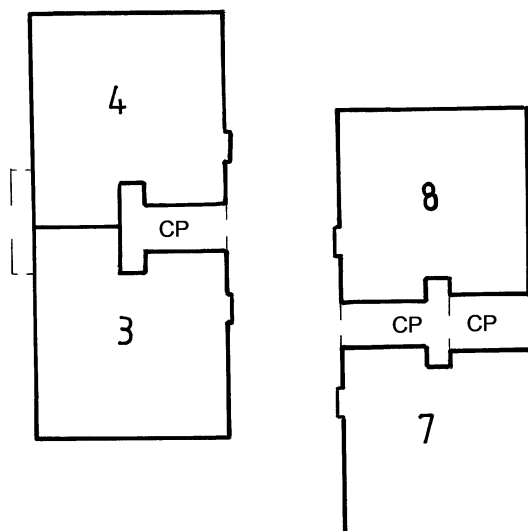
SP028115Y

DIAGRAM 1
GROUND LEVEL AND
GROUND STOREY



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DIAGRAM 2
TOPMOST STOREY



5 2.50 0 5 10
Lengths are in Metres



Department of Transport and Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AZ788011J
Date and Time Lodged	10/11/2025 10:45:18 AM		

Lodger Details

Lodger Code	18915V
Name	ARNOLD BLOCH LEIBLER
Address	
Lodger Box	
Phone	
Email	
Reference	011930955 Unit 1 Cav

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Jurisdiction

VICTORIA

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Land Title Reference

10482/299
10482/300

Caveator

Name	ORMSBY ROAD TOORAK DEVELOPMENT PTY LTD
ACN	692381507

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

01/11/2025

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely

Name and Address for Service of Notice



Department of Transport and Planning

Electronic Instrument Statement

Arnold Bloch Leibler

Address

Floor Type	LEVEL
Floor Number	21
Street Number	333
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	ORMSBY ROAD TOORAK DEVELOPMENT PTY LTD
Signer Name	DYLAN FELTHAM
Signer Organisation	ARNOLD BLOCH LEIBLER
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	10 NOVEMBER 2025

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Appendix B

Clause 57 Assessment

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Clause 57 – Two or More Dwellings on a Lot and Residential Buildings of Four to Six Storeys

Address

Requirements

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

If a development meets a standard:

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

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

Exemptions

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

If a development meets a standard:

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

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

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	Response
Clause 57.01 - APPLICATION REQUIREMENTS An application to which this clause applies must be accompanied by: • A site description. • A design response. • A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.	Details provided within the architectural development plans and this planning report.
Clause 57.01-1 - Site Description The site description may use a site plan, photographs or other techniques and must accurately describe: • The built form and scale of surrounding development including front fencing. • Site shape, size, orientation and easements. • Levels of the site and the difference in levels between the site and surrounding properties. • The location and height of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site. • The use of surrounding buildings. • The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 6 metres. • Solar access to the site and to surrounding properties.	Details provided within the architectural development plans and this planning report.

• Location of existing trees 5 metres in height or greater, with a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, on the site. • Any cut and filled areas of soil, where known. • Street frontage features such as poles, services, street trees and kerb crossovers. • Off-site noise sources. • The relevant NatHERS climate zones (as identified in clause 57.05-4). If in the opinion of the responsible authority a requirement of the site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.	
Clause 57.01-2 - Design Response The design response must explain how the proposed design: • Responds to the future urban development of the area. • Derives from and responds to the site description. • Specifies suitable materials and finish for the external walls. The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. The design response must include a landscape plan that details the proposed: • Retention and planting of canopy trees. • Planting of other vegetation including location, species, number and size at maturity of vegetation. • Where required, areas of deep soil and root barriers. • Irrigation system to support existing and planted vegetation including details of any alternative water supply sources. • Selection of vegetation that responds to the site's environment and geographic factors. • Location of site services. If in the opinion of the responsible authority a design response requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.	Details provided within the architectural development plans and this planning report.

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Clause 57.02 – URBAN CONTEXT	COMPLIANCE	THIRD-PARTY APPEAL RIGHTS	PLANNING ASSESSMENT				
Clause 57.02-1 - Street Setback Objectives To ensure that the setbacks of buildings from a street provide space for canopy trees and make efficient use of the site. To ensure that the setbacks of buildings from a street respond to the future urban development of the area. Standard E2-1 Walls of buildings are set back from streets: - At least the distance specified in a schedule to the zone; or - If no distance is specified in a schedule to the zone, the distance specified in Table E2-1. Entry canopies, pergolas and awnings for windows or doors may encroach up to 1.5 metres into the setbacks of this standard. Table E2-1 Street setback <table><tr><th>Minimum setback from front street</th><th>Minimum setback from side street</th></tr><tr><td>4.5 metres</td><td>3 metres</td></tr></table> Decision guidelines Before deciding on an application, the responsible authority must consider: - Any relevant urban design objective, policy or statement set out in this scheme. - The design response.	Minimum setback from front street	Minimum setback from side street	4.5 metres	3 metres	Objective met	☒ Yes ☐ No	Objective Met The building presents a considered three-storey street wall to both Ormsby Grove and Carters Avenue — its elongated masonry bays in light sandstone brick (soldier bond) stepping back at the upper levels to defer to the prevailing two-storey residential scale while delivering the density desired by the HCTZ2. Reduced street setbacks reflect the irregular 1,017.2 m² lot, the dual frontages, and parkland interface. Façade recesses accommodate landscaping and street tree planting, pending Council approval, and layered understorey, so the streetscape reads as a landscape-led composition rather than a hard urban edge.
Minimum setback from front street	Minimum setback from side street						
4.5 metres	3 metres						

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- Whether the siting of the building is constrained by the shape, dimensions, slope or other conditions of the site. - Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots. - Whether a different setback affects the ability to retain or plant canopy trees.			
Clause 57.02-2 – Side and rear setbacks objectives To ensure the setback of a building from a boundary provides sufficient space for canopy trees and landscaping. To ensure the setback of a building from a boundary responds to the future urban development of the area and limits the impact on the amenity of existing dwellings and small second dwellings. Standard E2-2 A new building not on or within 200mm of a boundary is set back from side or rear boundaries at least 4.5 metres. If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 13.5 metres and at least 12 metres for a height over 13.5 metres between south 30 degrees west to south 30 degrees east. Sunblinds, awnings, privacy screens, eaves, facias, gutters, rainwater goods, flues, pipes, domestic water tanks, heating or cooling equipment	Objective met	☒ Yes	Objective Met The building mass has been deliberately carved away from the eastern Ross Street boundary — the Site's only sensitive residential interface — and redistribute, where it can be absorbed without amenity consequence. Deep soil zones are retained within the reduced setback, with trees and their canopy establishing a graduated green threshold between private and public realms. Sections A–D of the architectural plans prepared by DKO confirm that upper levels step back progressively so that the effective height experienced from adjoining land diminishes with each storey.

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or other services may encroach not more than 0.5 metres into the side and rear setbacks.

Stairways and ramps (including landings) that are less than 1 metre above the ground level may encroach into the side and rear setbacks.

Pergolas and shade sails may encroach into the side and rear setbacks.

Diagram E2-2.1 Side and rear setbacks

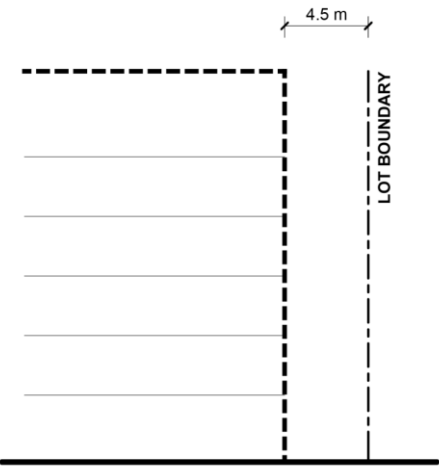
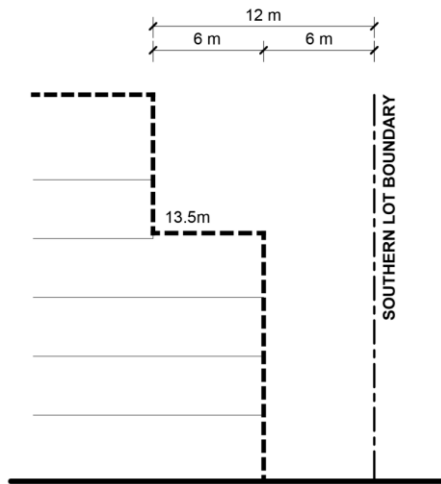


Diagram E2-2.2 Side and rear setbacks to a southern boundary

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Decision guidelines

- Before deciding on an application, the responsible authority must consider:
- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
- Whether the boundary abuts a public open space and how the interface responds to the public open space.
- The impact on the amenity of the habitable room windows and private open space of existing dwellings or small second dwellings.
- The relationship between the setbacks and those of existing adjacent buildings, including the interface with laneways.

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- Whether a different setback would be more appropriate, considering the slope of the land and effective height of the building in relation to adjoining properties. - Whether a different setback in a rear yard affects the ability to provide landscaping or retain or plant canopy trees.			
57.02-3 Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary responds to the future urban development of the area and limits the impact on the amenity of existing dwellings and small second dwellings. Standard E2-3 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.	Standard met	☒ No	Standard Met The development doesn't propose any walls on boundaries. 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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A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed 3.6 metres unless abutting a higher existing or simultaneously constructed wall. Decision guidelines Before deciding on an application, the responsible authority must consider: - Any relevant urban design objective, policy or statement set out in this scheme. - The design response. - The extent to which walls on boundaries are part of the site context or contribute to the future urban development of the area. - The orientation of the boundary. - The impact on the amenity of existing dwellings or small second dwellings. - The extent to which the slope and retaining walls or fences reduce the effective height of the wall. - Whether the wall abuts a side or rear lane. - The location of existing light courts and habitable room windows.			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
57.02.04 Site coverage objective	Objective met	☒ Yes	Objective Met

To ensure that the site coverage responds to the future urban development of the area and to the features of the site. Standard E2-4 The site area covered by buildings does not exceed: • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 70 per cent. Decision guidelines Before deciding on an application, the responsible authority must consider: • Any relevant urban design objective, policy or statement set out in this scheme. • The design response. • Any constraints imposed by existing development or the features of the site. • Whether a different area of site coverage affects the ability to retain or plant canopy trees. • Whether the arrangement of buildings on the site is efficient and allows for separation between buildings.			Site coverage of 776 m² (76.3%), reflects the consolidation of dwelling, circulation and service areas within a single sculptural form — its massing broken into legible bays by façade recesses, planter voids and the two deliberate breaks along Carters Avenue. The efficiency of this compact footprint releases 196.5 m² (19.3%) of true deep soil in consolidated zones oriented towards the adjacent parkland, 218.5 m² (21.5%) of pervious surface, and 308.8 m² (30.3%) of garden area. The Canopy Coverage Plan and Tree Schedule (LP08-D4226, Revision C1) confirms that total proposed canopy encompasses 48.69% of the site. 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
57. 02-05 Access objectives	Standard met	☒ No	Standard Met

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To ensure the number and design of vehicle crossovers responds to the future urban development of the area. To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. Standard E2-5 The width of accessways or car spaces (other than to a rear lane) does not exceed: • 33 per cent of the street frontage; or • 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree that is proposed to be retained in a road by more than 10 per cent. Decision guidelines Before deciding on an application, the responsible authority must consider: • Any relevant urban design objective, policy or statement set out in this scheme. • The design response. • The impact on the street.			A single two-way crossover of 6.6 m to Ormsby Grove sited near the dead end and aligned with the existing driveway entry — does not exceed 33% of the 27 m frontage. The design intent is emphatic: all vehicular movement is consolidated, leaving the entire Carters Avenue parkland frontage free of vehicle conflict and available as a pedestrian-priority threshold. The crossover location does not encroach the tree protection zone of any retained tree by more than 10%. 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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• The impact on the safety of pedestrians or cyclists. • The reduction of on-street car parking spaces. • Whether a different accessway width, number of access points or encroachment of an existing tree affects the ability to retain or plant canopy trees on the site or footpath.			
57.02-06 Tree canopy objectives To provide tree canopy and landscaping that responds to the future urban development of the area. To preserve existing tree canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat. To ensure that basements allow for space for deep soil planting at the front of a site. Standard E2-6 Basements of a building are setback at least 3 metres from the frontage and at least one other boundary. Provide a minimum canopy cover as specified in Table E2-6.1.	Objective met	☒ Yes	Objective Met The proposal meets the tree canopy objectives. The proposal seeks to provide 48.69% in canopy coverage, exceeding the minimum of 20% to be provided. The tree comprise f 37 nominated trees across eight species, with 7 of the tree species identifies as Type A trees and all located in generous soil volumes. Terraces included enlarged planters with integrated drip irrigation. The proposed basements of the building is not setback 3 metres from the frontage and one other boundary, this is due to the irregular lot shape.

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Table E2-6.1 Canopy cover

Site area	Canopy cover
1000 square metres or less	10% of site area
More than 1000 square metres	20% of site area

Existing trees to be retained meet all of the following:

- Has a height of at least 5 metres.
- Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level.
- Has a trunk that is located at least 4 metres from proposed buildings.

The minimum canopy cover is met using any combination of trees specified in Table E2-6.2.

Existing trees that are retained can be used in calculating canopy cover.

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Table E2-6.2 Tree type, canopy cover, deep soil and planter requirements

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 metres	6 metres	12.6 square metres	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension 2.5 metres)	0.8 metres
B	8 metres	8 metres	50.3 square metres	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension 4.5 metres)	1 metre
C	12 metres	12 metres	113.1 square metres	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension 6.5 metres)	1.5 metres

Provide at least one new or retained tree in the front setback and the rear setback.

Trees are located in either:

- An area of deep soil as specified in Table E2-6.2; or
- A planter as specified in Table E2-6.2

Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

Decision guidelines

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Before deciding on an application, the responsible authority must consider: - Any relevant urban design objective, landscaping or environmental policy, objective, strategy or statement set out in this planning scheme. - The site context and design response. - The extent to which the existing and proposed canopy trees contribute to a greener environment and reduce urban heat. - Whether the growth characteristics of existing trees and proposed canopy trees will provide the required canopy cover. - The suitability of the proposed location and deep soil area for proposed canopy trees. - Whether the species of canopy tree is suited to the soil conditions of the site. - The suitability of the proposed landscaping in communal outdoor open space.			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
57.02-7 Front fences objective To encourage front fence design that responds to the future urban development of the area. Standard E2-7 A front fence within 3 metres of a street is: The maximum height and transparency specified in a schedule to the zone, or	Objective met	☒ Yes	Objective Met Front fences do not strictly comply with the height and transparency thresholds of Table E2-7. The elongated light sandstone masonry, permeable masonry screen panels and glazed openings achieve a 18% visual permeability. While the transparency doesn't meet the minimum 25%, the fence reads as an integrated architectural along the street interfaced rather than a conventional boundary element, with layered understorey

- If no maximum height or transparency is specified in a schedule to the zone, the maximum height and transparency specified in Table E2-7.

Transparency is measured as the percentage of the fence that is open when viewed perpendicular to the fence line.

Table E2-7 Maximum front fence height

Street context	Maximum front fence height	Minimum front fence transparency
Streets in a Transport Zone 2	2 metres	25%
Other streets	1.5 metres	25%

Decision guidelines

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

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.
- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.

planting and breaks within the fencing. This seeks to dissolve the threshold between the public footpath and public realm.

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57.03 LIVEABILITY

COMPLIANCE

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PLANNING ASSESSMENT

57.03-1 Parking location objective To minimise the impact of vehicular noise within developments on residents. Standard E3-1 Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where window sills are at least 1.5 metres above ground level. Decision guidelines Before deciding on an application, the responsible authority must consider: • The design response. • The need for landscaping adjacent to the accessway and car park.	Standard met	☒ No	Standard Met All 24 car spaces are concealed within two basement levels accessed exclusively from Ormsby Grove. No at-grade parking or accessway adjoins habitable room windows and setbacks well exceeding 1.5 metres. The basement is treated as infrastructure embedded in the landscape with surrounding deep soil planting. 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
57.03-2 Street integration objectives	Standard met	☒ No	Standard Met

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To integrate the layout of development with the street and open spaces to support the safety and amenity of residents. To support development that activates and provides passive surveillance to streets and public open spaces. Standard E3-2 Development is oriented to front a street. Where a development fronts a street or abuts public open space: - Passive surveillance is provided by a direct view from at least one balcony or habitable room window at each storey of the building to each street and public open space. - The total cumulative width of all site services located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage. Pedestrian entries are located on street frontages. Car parking and internal waste collection areas are visually concealed from the street. Lighting is provided to all external accessways and paths. One mailbox is provided for each dwelling, and at least one parcel locker is provided for every five dwellings. Mailboxes and parcel lockers are communally located. Decision guidelines			The building fronts both Ormsby Grove and Carters Avenue and addresses the playground, with balconies and habitable room windows at every storey providing passive surveillance. Pedestrian entry is on Carters Avenue and separated from the Ormsby Grove vehicle entry, car parking and waste are concealed within the basement, and lighting and communal mailboxes are provided at the ground level entry
Where a development fronts a street or abuts public open space: - Passive surveillance is provided by a direct view from at least one balcony or habitable room window at each storey of the building to each street and public open space. - The total cumulative width of all site services located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage. Pedestrian entries are located on street frontages. Car parking and internal waste collection areas are visually concealed from the street. Lighting is provided to all external accessways and paths. One mailbox is provided for each dwelling, and at least one parcel locker is provided for every five dwellings. Mailboxes and parcel lockers are communally located. Decision guidelines			The building activates all frontages through inhabited edges, habitable room windows, terraces and balconies that occupy every storey of every façade delivering passive surveillance and a sense of safety to the public realm that fundamentally transforms the blank northern edge. Pedestrian entry is on Carters Avenue, separated from the Ormsby Grove vehicle entry, so the arrival sequence is unambiguously pedestrian. Car parking, waste and building services are concealed within the basement, with mailboxes and parcel lockers are communally located at the ground level entry with external lighting to all paths.

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Before deciding on an application, the responsible authority must consider: - Any relevant urban design objective, policy or statement set out in this scheme. - The design response. - The design of screening for services. - Whether the pedestrian entry is to an active frontage.			
57.03-3 Building entry and circulation objectives To provide safe, weather protected building entries with a sense of address. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal common circulation areas provide adequate access to daylight and natural ventilation. Standard E3-3 An apartment development or residential building has: - A ground level entry door, gate or walkway with a direct line of sight from a street. - An external covered area over the entry door to the building of at least 1.44 square metres with a minimum dimension of 1.2 metres.	Standard met	☒ No	Standard met A ground level pedestrian entry with a direct line of sight from Carters Avenue is provided, with a covered area exceeding 1.44 m² and 1.2 m minimum dimension, separated from the basement entry. The entry has an integrated bench seat and a planter at the street edge that signals arrival when mediating between the public footpath and private lobby. Inside, the ground floor lobby unfolds with an open stair, integrated planting, full-height glazing and large skylight that draws natural light deep into the circulation core. A clear sightline from the entry to lift lobby is maintained, and each communal landing serves no more than three apartment entries, keeping

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Pedestrian building entries are separated from vehicle entry points. Shared corridors and common areas: • Have at least one source of natural light and natural ventilation. • Are unobstructed by building services; and • Have a clear sightline from the building entry to the lift lobby area at ground level. Decision guidelines Before deciding on an application, the responsible authority must consider: • Whether the building entry is visible and easily identifiable from streets and other public areas. • Whether the entry provides shelter, a sense of address and a transitional space around the entry. • The useability and amenity of internal common areas and circulation spaces based on daylight access and the natural ventilation they will receive. • The level of passive surveillance to the street, public open space and communal space. • The length of corridors and any concealed areas.			corridors short, free of concealment and naturally ventilated. 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
57.03-4 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.	Standard met	☒ No	Standard Met Every apartment opens directly from its living area onto generous private open space, with ground floor terraces of up to 54.5 m², with upper level balconies

Standard E3-4

A dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:

- An area of 15 square metres of private open space at ground level or on a podium, with a minimum dimension of 2.4 metres width; or
- A balcony with at least the area and dimensions specified in Table E3-4; or
- An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.

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

Table E3-4 Private open space for a balcony

Dwelling type	Minimum area	Minimum length (parallel to the external wall)	Minimum width
Studio or 1 bedroom dwelling	8 square metres	3 metres	1.8 metres
2 bedroom dwelling	8 square metres	3 metres	2 metres
3 or more bedroom dwelling	12 square metres	3 metres	2.4 metres

Decision guidelines

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

expanding up to 230.4 m², with wrap around terraces to Apartment 8 of 504.6 m² well exceeding the requirements of Table E3-4.

Step-free thresholds are provided to all balconies and terraces, each fitted with a hose tap and floor waste so that private open space functions as a true outdoor space.

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• The design response. • The useability of the private open space, including its size and accessibility. • The availability of and access to public or communal open space. • The orientation of the lot to the street and the sun.			
57.03-5 Communal space objectives To provide communal space that meets the recreation and amenity needs of residents. To ensure that communal space is accessible, practical, attractive and easily maintained. To ensure that communal space is integrated with the layout of the development and enhances resident amenity. Standard E3-5 A development of 10 or more dwellings includes communal space accessible to all residents of at least: • 2.5 square metres per dwelling; or • 25 per cent of the site area, whichever is the lesser. This may consist of multiple separate areas of communal space. This may include indoor communal space or outdoor communal space.	Not Applicable	☒ No	Not Applicable The standard applies to developments of 10 or more dwellings and is not triggered by the nine dwellings proposed. A communal ground floor lobby is nonetheless provided, and communal outdoor space is not provided, due to each dwelling have ample private open space provided, as explained in Standard E3-4. 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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If outdoor communal space is provided, 50 per cent of the area or 25 square metres whichever is the greater, is not overshadowed for a minimum of two hours between 9 am and 3 pm on 22 September. Decision guidelines Before deciding on an application, the responsible authority must consider: - Any relevant urban design objective, policy or statement set out in this scheme. - The design response. - The availability of and access to public open space. - The useability of the communal space, including its size and accessibility.			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
57.03.6 Functional layout objective To ensure dwellings provide functional areas that meet the needs of residents. Standard E3-6 Bedrooms: - Meet the minimum internal room dimensions specified in Table E3-6.1; and - Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.	Standard met	☒ No	Standard Met Room dimensions are annotated apartment-by-apartment on sheets TP500-TP502 and meet the requirements of Tables E3-6.1 and E3-6.2 with at least 0.8m² provided in wardrobe space in each bedroom. Apartments are generously proportioned (154.5 to 256.3 m²) with living and bedroom zones effectively separated, kitchens are well-located with ceiling heights of up to 3.1 metres lend volumetric generosity.

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Table E3-6.1 Bedroom dimensions

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

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table E3-6.2.

Table E3-6.2 Living area dimensions

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

Decision guidelines

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

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

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57.03-7 Room depth objective

To allow adequate daylight into single aspect habitable rooms.

Standard E3-7

Standard met

☒ No

Standard Met

Room depths documented on sheets TP500–TP502 comply. All dwellings are dual or multi-aspect through corner or full-floor layouts. Open plan living, dining and kitchen areas extend to greater depths, ensuring daylight penetrates deep

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The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. 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 is measured from the external surface of the habitable room window to the rear wall of the room. For the purposes of clause 57.03-7 a single aspect habitable room is a habitable room with windows on only one wall. Decision guidelines Before deciding on an application, the responsible authority must consider: • The design response. • The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. • The useability, functionality and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.			into the proposed areas, well above the 2.7 metre ceiling height required for the 9 metre allowance. 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
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Any overhang above habitable room windows that limits daylight access.			
57.03-8 Daylight to new windows objective To allow adequate daylight into new habitable room windows. Standard E3-8 Habitable rooms are to have a window in an external wall of the building. A habitable room window is not located in a basement. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: - A minimum width of 1.2 metres. - A maximum depth of 1.5 times the width, measured from the external surface of the window. - A window clear to the sky. Decision guidelines Before deciding on an application, the responsible authority must consider: - The design response. - The extent to which habitable rooms are provided with reasonable daylight access through the number, size, location and orientation of windows.	Standard met	☒ No	Standard Met All habitable rooms have a window in an external wall and none is located in a basement or from a small secondary area within a bedroom. The window schedule at sheet TP608 documents all proposed window types, confirming generous openings across all facades, complimented by low reflective insulated glazing to manage privacy while admitting diffused light. The Sustainable Management Plan confirms 100% of living areas and bedrooms achieve best practice daylight. 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

- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms. - Whether there are other windows in the habitable room which have access to daylight.			
57.03-9 Natural ventilation objectives To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. Standard E3-9 At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: - A maximum breeze path through the dwelling of 18 metres. - A minimum breeze path through the dwelling of 5 metres. - Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling. Decision guidelines Before deciding on an application, the responsible authority must consider: - The design response. - The size, orientation, slope and wind exposure of the site.	Standard met	☒ No	Standard Met 100% of apartments are naturally cross ventilated, well in excess of the 40% required. Breeze paths are documented on sheets TP500-TP502 and aligned with operable window sections. The buildings dual-aspect and corner apartment typologies maximise opportunities for ventilation while operable windows to bathrooms, laundries and upper floor lobbies extend the natural ventilation strategy beyond the dwelling. 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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• The extent to which the orientation and layout of the dwelling maximises opportunities for cross ventilation. • Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and site context.																		
57.03-10 Storage Objective To provide adequate storage facilities for each dwelling Standard E3-10 Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table E3-10. Table E3-10 Storage <table><tr><th>Dwelling type</th><th>Total minimum storage volume</th><th>Minimum storage volume within the dwelling</th></tr><tr><td>Studio</td><td>8 cubic metres</td><td>5 cubic metres</td></tr><tr><td>1 bedroom dwelling</td><td>10 cubic metres</td><td>6 cubic metres</td></tr><tr><td>2 bedroom dwelling</td><td>14 cubic metres</td><td>9 cubic metres</td></tr><tr><td>3 or more bedroom dwelling</td><td>18 cubic metres</td><td>12 cubic metres</td></tr></table> Decision guidelines Before deciding on an application, the responsible authority must consider: • The design response. • The useability, functionality and location of storage facilities provided for the dwelling.	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	Standard met	☒ No	Standard Met Each apartment has exclusive access to storage exceeding the requirements listed in Table E3-10, with a minimum of 18m² documented per dwelling on sheets TP500-TP502. Storage is distributed between internal zones and dedicated cages in the basement, ensuring convenience without compromising dwelling amenity. 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
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																

57.03-11 Accessibility objective To ensure the design of dwellings meets the needs of people with limited mobility. Standard E3-11 At least 50 per cent of dwellings 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 E3-11	Standard met	☒ No	Standard Met All nine apartments (100%) are designed to be accessible – double the 50% minimum. All compliant apartments are annotated on sheets TP500-TP502 with wall nibs, provision of future grab rails and step-free thresholds throughout. With 850mm clear openings at the dwelling entrance and main bedroom, a 1.2 metre clear path connecting an entrance to main bedroom, adaptable bathrooms and living area. The intent is a building that ages with its residents.
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Table E3-11 Bathroom design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: ▪ A minimum area of 1.2 metres by 1.2 metres. ▪ Located in front of the shower and the toilet. ▪ Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: ▪ A minimum width of 1 metre. ▪ The full length of the bathroom and a minimum length of 2.7 metres. ▪ Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

Decision guidelines

None specified.

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57.03-12 Building separation within a site objective

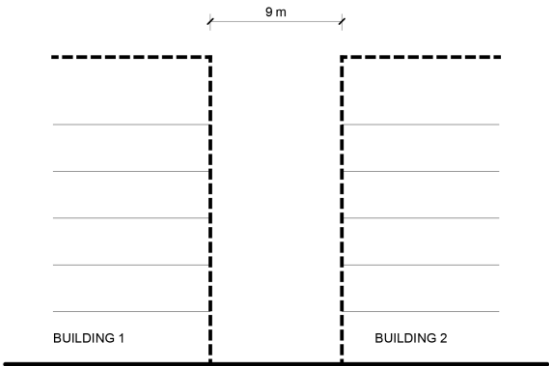
Not Applicable

☒ No

Not Applicable

To ensure that the separation between buildings (other than a light court) within a site provides a reasonable outlook and adequate daylight to new dwellings, and sufficient space for canopy trees and landscaping. Standard E3-12 Walls of buildings that contain a habitable room window or balcony are set back from other walls of buildings on a site by at least 9 metres. This does not apply to a wall that forms part of a light court. Sunblinds, awnings, privacy screens, eaves, facias, gutters, rainwater goods, flues, pipes, domestic water tanks, heating or cooling equipment or other services may encroach up to 0.5 metres into the building separation setback. Stairways and ramps (including landings) that are less than 1 metre above the ground level may encroach into the building separation setback. Pergolas and shade sails may encroach into the building separation setback. Diagram E3-12 Building separation within a site			The proposal is a single building with no separation between buildings. Outlook, daylight and canopy planting are secured through the dual and multi-aspect apartment layouts, generous private open space at every level, and the deep soil and terrace planting that wraps the building in living green. 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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 Decision guidelines Before deciding on an application, the responsible authority must consider: • The design response. • The design, function and layout of the building separation setback. • Whether the building separation setback provides reasonable outlook and adequate daylight to new dwellings. • Views between private open spaces and habitable room windows. • Whether a different building separation setback affects the ability to retain or plant canopy trees.			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
57.03-13 Light courts objective	Not Applicable	☒ No	Not Applicable

To ensure that a light court provides adequate daylight into a new bedroom or non-habitable room window. Standard E3-13 A light court: • Has a minimum dimension of at least 4.5 metres and an area of at least 20.25 square metres. • Has a maximum dimension of 6 metres and a maximum area of 36 square metres. • Is enclosed by the wall of a building for at least 75 per cent of its perimeter. • Is clear to the sky. • Is not the primary source of daylight to a living room or private open space. Decision guidelines Before deciding on an application, the responsible authority must consider: • The design response. • Whether the light court provides adequate daylight to a new bedroom or non-habitable room window. • The arrangement of windows facing the light court.			No light court is proposed. All habitable rooms draws daylight directly from external walls facing the street. 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
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57.04.1 Overshadowing secluded private open space objective To ensure that any part of a building that does not meet standards E2-2 and E2-3 does not significantly overshadow existing secluded private open space. Standard E4-1 The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight is not further reduced. This standard does not apply to any part of a new building that meets standards E2-2 and E2-3. Decision guidelines Before deciding on an application, the responsible authority must consider: • The design response. • The impact on the amenity of existing dwellings or small second dwellings.	Objective met	☒ Yes	Objective Met Due to parts of the building not meeting Standard E2-2 and E2-3, Standard E4-1 is engaged. Through successive design iterations with the OVGA, the building mass has been sculpted back from the eastern and southern interfaces. The resulting five-storey form casts shadow comparable to the HCTZ2 deemed-to-comply four-storey envelope, ensuring the additional height causes no unreasonable loss of amenity. Shadow diagrams on sheets TP400-TP403 model the September equinox hourly shadows from 9am to 3pm comparing existing, HCTZ2 and proposed shadows across the secluded private open space of 11,15,17 and 19 Ross Street and 10 Ormsby Grove. 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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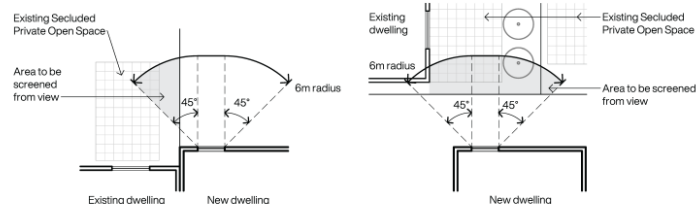
- Existing sunlight penetration to the secluded private open space of the existing dwelling or small second dwelling. - The time of day that sunlight will be available to the secluded private open space of the existing dwelling or small second dwelling. - The effect of a reduction in sunlight on the existing use of the existing secluded private open space.			
57.04-2 Overlooking objective To limit views from any part of a building that does not meet standard E2-2 into existing secluded private open space and habitable room windows. Standard E4-2 A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 6 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.5 metres above floor level. A habitable room window, balcony, terrace, deck or patio located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 6 metres (measured at ground level) of the window, balcony, terrace, deck or patio: - Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or - Has a sill height of at least 1.5 metres above floor level; or	Standard Met	☒ Yes	Standard Met Overlooking is managed through a carefully layered suite of fixed screening measures — permeable masonry screens, balustrades, with vertical flat bar and top rail, overhead planes, and generously proportioned planter boxes to all Apartments with species selected for dense, year-round foliage that interrupts sightlines from both seated and standing positions while softening the building's edge as experienced from the street. Sections A-D on sheets TP304-TP307 annotate views screened to Ross Street and 10 Ormsby Grover interfaces.

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• Has fixed, obscure glazing in any part of the window below 1.5 metre above floor level; or • Has permanently fixed external screens to at least 1.5 metres above floor level and be no more than 25 per cent transparent; or • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Obscure glazing in any part of the window below 1.5 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view are: • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.5 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio that is located in any part of a building that meets standard E2-2.			ADVERTISED PLAN
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Diagram E4-2 Overlooking



Decision guidelines

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

- The design response.
- The impact on the amenity of the secluded private open space or habitable room window.
- The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings or small second dwellings.
- The internal daylight to and amenity of the proposed dwelling, residential building or small second dwelling.
- The orientation and location of windows to limit views.

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PLANNING ASSESSMENT

57.05-1 Permeability and stormwater management objectives

Standard met

☒ No

Standard Met

To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling. Standard E5-1 The site area covered by the pervious surfaces is at least 20 percent of the site. Buildings are connected to a non-potable dual pipe reticulate water supply, where available from the water authority. The development includes a stormwater management system designed to: • Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: ○ Suspended solids 80% reduction in mean annual load. ○ Total phosphorus and Total Nitrogen 45% reduction in mean annual load. ○ Litter 70% reduction of mean annual load. <i>Note: A certificate generated from a stormwater assessment tool including STORM, MUSIC or an equivalent product accepted by the responsible</i>			Pervious surfaces total 218.5 m² (21.5%) exceeding the 20% requirement. Ground level paving is a composition of plants planted in the joints, allowing rainwater to infiltrate directly into the soil profile and contributing to urban cooling. A 4,000L rainwater tank serves all toilet flushing and a 5,000L tank harvests terrace rainwater for landscape irrigation, with integrated drip irrigation to all planter boxes connected to the rainwater system. The Sustainable Management Plan confirms a 107% Bluefactor stormwater rating, exceeding the best-performance objectives. 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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<i>authority may be used to demonstrate the performance objectives for stormwater quality are met.</i> • Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge. Decision guidelines Before deciding on an application, the responsible authority must consider: • The design response. • The capacity of the site to incorporate stormwater retention and reuse. • The existing site coverage and any constraints imposed by existing development. • The capacity of the drainage network to accommodate additional stormwater. • Whether the stormwater treatment areas can be effectively maintained. • Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.			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
57.05-2 Water and recycling objectives To ensure dwellings are designed to facilitate waste recycling.	Standard met	☒ No	Standard Met A shared bin storage area of 50.1m² in the basement exceeds the 30m² minimum and is mechanically ventilated with a tap and drain for bin washing , bin chutes on every level for general

To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

Standard E5-2

The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table E5-2.

Table E5-2 Bin storage

Number of dwellings	Minimum area	Minimum depth	Minimum height
15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres
16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres
56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area.	1 metre	2.7 metres

Enclosed bin storage areas are ventilated by:

- Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or
- A mechanical exhaust ventilation system.

A tap and drain are provided to wash bins.

waste, and commingled recycling which discharge directly to the basement, providing a continuous and convenient path of travel. Each dwelling also contains internal storage areas for waste which exceeds the 0.07 cubic metres.

Refer to the Waste Management Plan prepared by Traffic Group for further details.

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A continuous path of travel is provided from each dwelling to bin storage areas. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres. Decision guidelines Before deciding on an application, the responsible authority must consider: • The design response, including a Waste Management Plan. • Any relevant waste and recycling objective, policy or statement set out in this planning scheme. • The functionality and accessibility of waste and recycling facilities, including for people with limited mobility. • Whether facilities are provided for on-site reuse or management of food and garden organics through composting or other waste recovery. • Whether waste and recycling facilities are designed to meet the better practice design options specified in Waste management and recycling in multi-unit developments (Sustainability Victoria, 2019).			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
57.05-3 Noise impacts objectives To minimise the impact of mechanical plant noise located in the development.	Standard met	☒ No	Standard Met Mechanical plant is located at roof level within an acoustic screen enclosure, physically and acoustically separated from bedrooms for both new and existing dwellings. Car parking, lift facilities and

To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources. Standard E5-3 Mechanical plant, including mechanical car storage, lift facilities, building services, non-residential uses, car parking, communal areas are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms. Buildings within a noise influence area specified in Table E5-3 are designed and constructed to achieve the following noise levels: • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements. Noise levels are assessed in unfurnished rooms with a finished floor and the windows closed.			building services are contained within the solid concrete basement structure, providing a robust line-of-sight and acoustic barrier. The Site is not within a noise influence area under Table E5-3. 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
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Table E5-3 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	
Railways 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

Decision guidelines

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

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

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57.05-4 Energy efficiency objectives

Standard met

☒ No

Standard Met

To achieve energy efficient dwellings and buildings.

To ensure dwellings achieve adequate thermal efficiency.

Standard E5-4

Dwellings located in a climate zone identified in Table E5-4 do not exceed the maximum NatHERS annual cooling load.

Table E5-4 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

NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum
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).

Decision guidelines

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

The proposal achieves a preliminary NatHERS average of 8.0 stars with no dwelling below 6.5 stars, and does not exceed the maximum annual cooling load for the applicable climate zone.

Refer to the Sustainable Management Plan prepared by *GIW Environmental Solutions Pty Ltd* for further details.

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| <ul style="list-style-type: none">• The design response.• The size, orientation and layout of the site.• The availability of solar access to north-facing windows on the site.• The annual cooling load for each dwelling. | | | |
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