

15 May 2026

Anne-Marie Edgley

Senior Planner – Development Assessment
Department of Transport and Planning
8 Nicholson Street
EAST MELBOURNE VIC 3002

ADVERTISED PLAN

18 – 24 Scott Street, Dandenong
Planning Permit PA2503483
Section 72 Amendment

Dear Anne-Marie,

We refer to the above matter and make application under Section 72 of the Planning and Environment Act 1987 to amend the plans and permit conditions associated with the planning permit. As outlined in our pre-application correspondence, the attached amended plans show the following key changes:

- Amalgamation of all the car parking from levels 2 and 3 into a single car park level on level 2 and converted level 3 into a pure apartment level.
- Improved floorplate efficiencies so all car parks meet the BADS requirements whilst increasing the amount of internal storage in each apartment.
- Increased the yield on the site from 86 to 88 apartments while increasing total car parks by 1 (thus increasing car park to apartment ratios). The apartments will continue to be 100 percent affordable housing.
- Provided façade resolution in relation to the car parking level as shown on the elevations and particular on the 3D imagery provided on sheets 29 - 33 which show the infill of the openings with glazing to maintain the presentation to the street and perceived surveillance from this level. Refer also to TP.2104.
- Maintained the side and rear setbacks where there is an interface with the adjoining property to the east to ensure an equitable development outcome. As part of this, there more wall proposed on the east boundary for Apartment 205 where it has an interface with the laneway, however this is beyond 4.5m from the adjoining property to the east. This allows for a two bedroom apartment to meet the mix sought for the development and is considered reasonable as you will see the architectural response in the 3D imagery is well resolved on this elevation.
- Provision of a communal roof deck exceeding 30 square metres, in lieu of the one proposed by condition on a lower level.

We are seeking the approval of these plans via the amendment process, which will require the replacement of the plans previously considered and adjustment to conditions, specifically condition 1a needs to be deleted. The balance of conditions remain appropriate and will be met in due course, like conditions 7, 9, 12 and 15 which all require documents to be supplied for review and endorsement. In relation to the feedback provided by the Department about daylight, this is to be addressed via the ESD report to be supplied in response to condition 12.

If you have any questions, please email jason@squareback.com.au or call me on 9965 1930.

Regards,



Jason Barnfather
Director
Squareback Planning

12 June 2026

Anne-Marie Edgley

Senior Planner – Development Assessment
 Department of Transport and Planning
 8 Nicholson Street
 EAST MELBOURNE VIC 3002

ADVERTISED PLAN

18 – 24 Scott Street, Dandenong
Planning Permit PA2503483
Section 72 Amendment

Dear Anne-Marie,

We refer to the above matter and the request for further information and we now provide the following documents:

1. Amended Development Plans.
2. Sustainable Management Plan.
3. Traffic Impact Assessment.
4. Waste Management Plan.

These respond to the information sought in the request and they are complemented by the following assessment of the amended apartment layouts in response to the BADS requirements.

The proposed development comprises 88 apartments (54 one-bedroom and 34 two-bedroom apartments) and demonstrates compliance with the relevant Better Apartment Design Standards (BADS) under Clause 58. All apartment typologies are identified as achieving Option A compliance for accessibility, with a summary table of the compliance with the balance of relevant BADS provided below.

Clause	Objective	Quantitative Assessment	Compliance
58.05-1 Accessibility	Reasonable access for people of all abilities	All apartment types achieve Option A DDA compliance. Lift access provided to all levels.	Complies
58.05-3 Private Open Space	Adequate private open space	Terraces generally range from 9.6m ² –10.7m ² .	Complies
58.05-4 Storage	Adequate storage	1-bedroom apartments provide 10.3m ³ –14.9m ³ . 2-bedroom apartments provide 11.6m ³ –16.2m ³ .	Complies
58.03-2 Communal Open Space	Meet recreation and social needs	Indoor communal area and a rooftop communal terrace provided.	Complies
58.03-3 Solar Access	Solar access to communal space	Rooftop terrace receives excellent solar access.	Complies
58.03-5 Landscaping	Integrate landscaping	Landscaping and planter boxes are integrated throughout development.	Complies
58.06-3 Waste and Recycling	Adequate waste facilities	Dedicated waste room and separate waste streams provided.	Complies

58.06-5 Water and Stormwater	Integrated water management	13,000L rainwater tank and STORM score of 108%.	Complies
58.07-1 Functional Layout	Functional dwelling layouts	Apartment sizes range from 50.1m ² to 64.6m ² . The proposal includes bedrooms with minimum dimensions exceeding 3.4 metres by 3 metres for the main bedroom (10.2m ²) and 3 metres by 3 metres (9m ²) for all other bedrooms, consistent with the standard. The proposal includes living areas with a minimum width exceeding 3.6 metres and area exceeding 12m ² , consistent with the standard.	Complies
58.07-2 Room Depth	Adequate daylight	The majority of apartments include dual aspect living rooms, with kitchens provided at the rear of the spaces. These all comply with the standard, noting there are no rooms that exceed a depth of 9 metres (irrespective of whether they are single or dual aspect).	Complies
58.07-3 Windows	Adequate daylight to habitable rooms	All habitable rooms have a window in an external wall consistent with the standard and will allow adequate daylight into the rooms consistent with the objective. It is also worthy to note that there are no habitable rooms that rely on snorkels for access to daylight which is a common outcome for many apartment designs. For further details, refer to the SMP which includes daylight modelling.	Complies
58.07-4 Natural Ventilation	Natural ventilation	All habitable rooms include a section of window or door opening that will allow for natural ventilation and all dwellings include cross flow ventilation with a breeze path between 5 metres and 18 metres, consistent with the requirements of this standard.	Complies

If you have any questions, please email jason@squareback.com.au or call me on 9965 1930.

Regards,



Jason Barnfather
Director
Squareback Planning

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