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TOWN PLANNING REPORT V2

ADDRESS: 2-12 WILKINSON STREET, BRUNSWICK
PREPARED FOR: HAVEN HOME SAFE
DATE: 25 SEPTEMBER 2024

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Document Information

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| Issue Date | 25 September 2024 | Prepared for | Haven Home Safe |
| Prepared by | DC | Reviewed by | AL |
| Project No. | 14101 | Project name | 2-12 Wilkinson Street, Brunswick |

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1 Introduction

This planning report has been prepared by Human Habitats on behalf of 'Leddon Mallee Housing Services t/a Haven Home Safe' (the permit applicant) to accompany a planning permit for the 'use' and 'development' of 2-12 Wilkinson Street, Brunswick (the Subject Site) for the purpose of a residential development comprising thirty-nine (39) social housing apartments (dwellings).

The site is noted to be in a highly urbanised location being within the Brunswick Activity Centre - Sydney Road and Upfield Corridor. It is identified to be within the Principal Public Transport Network (PPN) and is in close proximity to a range of private and public services which will offer exceptionally high amenity for future residents.

The subject site is located in the Commercial 1 Zone (C1Z) and is affected by the Design and Development Overlay - Schedule 18 (DDO18), the Development Contributions Plan Overlay - Schedule 1 (DCPO1), the Heritage Overlay (HO149), the Parking Overlay - Precinct 1 (PO1), and the Environmental Audit Overlay (EAO). At a local policy level, the site is located within the Brunswick Major Activity Centre.

A lengthy preliminary design and project coordination process has led to being in the position to lodge this application, with the developer having thoroughly considered and examined the suitability of the site for a flagship development. Further to this, selection of a desirable project team, comprising many disciplines, has been undertaken to ensure the project delivers an exceptional outcome for both future residents and the community. Furthermore, multiple pre-application meetings have been held with senior Merri-bek Council Officers and officers from the Department of Transport & Planning's Development Facilitation Program, which has informed the design response.

1.1 Permit Triggers

Pursuant to the Merri-bek Planning Scheme, a planning permit is required for the following:

- Clause 34.01-1 (C1Z) - Use of the land for accommodation with a ground floor level frontage exceeding two metres.
- Clause 34.01-4 (C1Z) - To construct a building or construct or carry out works.
- Clause 43.02-2 (DDO18) - To construct a building or construct or carry out works.
- Clause 43.01-1 (HO) - To construct a building or construct or carry out works.
- Clause 52.06-3 (Car parking) - To reduce the number of car parking spaces required.
- Clause 53.23 (Significant Residential Development with Affordable Housing) (Category 2) - At least 10% of the total number of dwellings in the development must be affordable housing, or alternatively this condition may be met via an alternative mechanism for the provision of affordable housing specified in the agreement under section 173 of the Act referred to in clause 53.23-4.

1.2 Key Planning Considerations

It is our assessment that the proposed development is appropriate for this site and demonstrates an optimal outcome. In coming to this conclusion, we have considered the following key questions:

- **Strategic Planning Drivers** - Does the proposal demonstrate an appropriate outcome considering the relevant planning policy for Merri-bek?
- **Urban Design response** - Does the proposal advance the urban design and planning objectives of the DDO18?
- **On-site Amenity** - Will the proposal result in appropriate levels of on-site amenity?
- **Off-site Impacts** - Will the proposal mitigate off-site impacts to a reasonable degree?
- **Traffic Considerations** - Are the car parking and traffic movement arrangements acceptable?



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1.3 Planning Application Material

This application is supported by the following documents:

| No. | Item | Prepared By |
|-----|---|------------------------------|
| 1. | Cover Letter | Human Habitats |
| 2. | Title Documents | - |
| 3. | Planning Permit Application Form (completed online) | - |
| 4. | Planning Application Fee | - |
| 5. | Architectural Plans | MGS Architects |
| 6. | Urban Context Report/Architectural Statement | MGS Architects |
| 7. | Landscape Package | Schored |
| 8. | Town Planning Report | Human Habitats |
| 9. | Transport Impact Assessment | Onemilegrid |
| 10. | Waste Management Plan | Onemilegrid |
| 11. | Sustainability Management Plan | Ark Resources |
| 12. | Quantity Surveyor Report | PKT Quantity Surveyors |
| 13. | MPL Certificate | - |
| 14. | Haven Home Safe Capability Statement | Haven Home Safe |
| 15. | Wind Assessment | MEL Consultants |
| 16. | Haven Home Safe Funding Letter | Haven Home Safe |
| 17. | Homes Victoria Funding Letter | Homes Victoria |
| 18. | Access Gazette | Victorian Government Gazette |
| 19. | Equitable Development Analysis | Ark Resources |

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2 Subject Site and Surrounding Context

2.1 The Site

The subject site is comprised of four (4) land parcels which make up 2-12 Wilkinson Street, Brunswick. The site is regular in shape and located on a corner allotment with two street frontages. One frontage to Wilkinson Street to the south and one frontage to Rosser Street to the west. The total land area is approximately 1,005 square metres.

The table below provides further details on the Title particulars:

| Address | Lot Description(s) | Comments |
|----------------------------------|---|--|
| 2-12 Wilkinson Street, Brunswick | <ul style="list-style-type: none">Vol 4180 Fol 907, Lot 1 on TP240120EVol 5537 Fol 271, Lot 1 on TP220794SVol 3169 Fol 608, Lot 1 on TP375995PVol 8061 Fol 911, Lot 1 on TP241270L | No restrictive covenants or encumbrances identified. |



Figure 1 – Aerial view of the subject site (highlighted in red)

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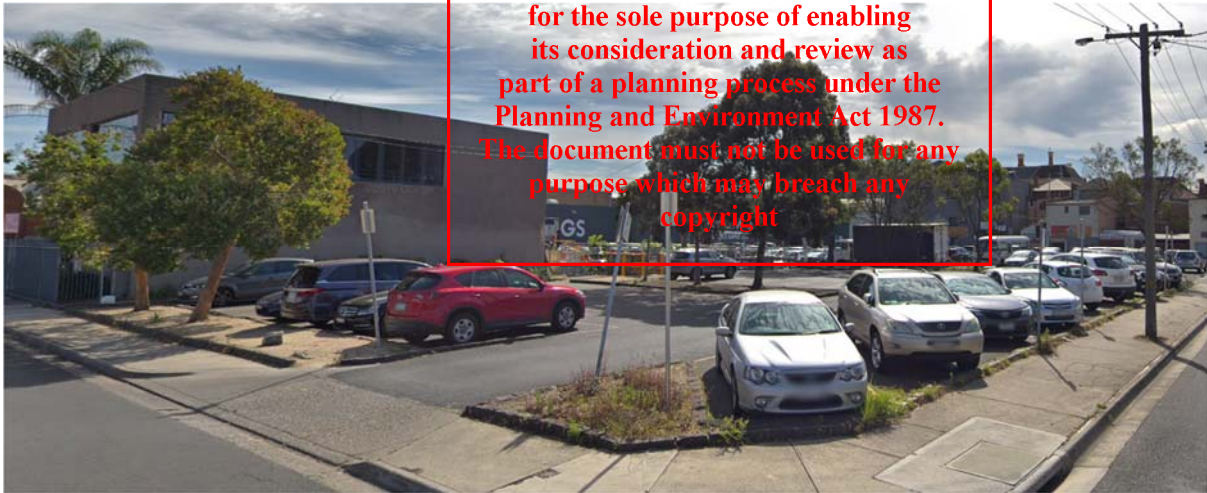


Figure 2 – View of the Subject Site from the corner of Wilkinson Street & Rosser Street



Figure 3 - Subject site from Rosser Street (looking east)



Figure 4 – Subject site from Wilkinson Street (looking northwest)



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2.2 Site Interfaces

2.2.1 South

To the **south** of the subject site lies an extension of the Commercial 1 Zone precinct where several properties interface with the site that are located on the southern side of Wilkinson Street. The most notable property features a recently completed 8 storey mixed use building at 19 Wilkinson Street. Adjoining properties within this interface comprise of single storey dwellings. Beyond these properties to the south is additional Commercial 1 Zone land which features both commercial and residential properties.



Figure 5 – Views to the south of the subject site

2.2.2 North

The most notable development to the **North** of the subject site is a Bunnings store. This facility partly utilises the car parking which is encumbered by the subject site, although there is an abundance of off street car parking found abutting the site to the north and east. Beyond the Bunnings is additional commercial and retail land which fronts Victoria Street. These properties are occupied by a variety of small businesses which contribute to the commercial activity of Victoria Street. The northern interface is again dominated by commercial and retail land uses.



Figure 6 – Views to the north of the subject site

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2.2.3 East

To the **east** of the subject site is an area of car parking which services the Bunnings to the north and surrounding commercial land including those shops which operate along Sydney Road and Victoria Street. Beyond this area of car parking, Sydney Road can be found which contributes substantially to the commercial and retail precinct.



Figure 7 - Views to the east of the subject site

2.2.4 West

To the **west** of the subject site is a large development site at 342-348 Victoria Street, which has received approval for the use and development of the site for the purpose of four mixed use buildings comprising of retail at the ground level and residential apartments at the upper storeys. The development will also include a central area of public open space. Beyond this development site is Brunswick Train Station and further to the west are areas of industrial land.

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2.3 Subject Site Locality & Wider Context

The subject site is located approximately 100m east of Brunswick Train Station. It also sits approximately 100m east from the major arterial road of Sydney Road with tram, bicycle and bus routes. The train line has a dedicated cycle path running parallel, which connects to the Capital City trail and the CBD to the south, and suburbs of Coburg and Fawkner to the north.

Located centrally within Brunswick, the site is within walking distance to retail, employment, schools, and tertiary institutions. The site is also located proximate to an abundance of social infrastructure, such as Brunswick Library and Brunswick Baths, and is within the Brunswick Activity Centre.



Figure 8 - Subject site locality mapping prepared by MGS Architects

The wider area is characterised by Commercial 1 Zone land, Mixed Use Zone land and Industrial Land. Commercial land is more commonly observed along Sydney Road, whilst Mixed Use land is observed in smaller pockets to either the east or west of Sydney Road. Beyond sees a scaling back to typical residential lands. There is a strong character of older commercial properties which are being gradually and consistently sold to new owners and developed into mixed-use multi-storey buildings. Most notably a development is currently under construction at 342-348 Victoria Street for multiple residential towers, commercial tenancies and public open space. Similarly, there are many new businesses opening which is creating a vibrant economy along Sydney Road to the east and Victoria Street to the north.

Vegetation is limited, noting that most of the land surrounding the site is encumbered by existing buildings or hard surfaces area observed through areas of car parking.



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2.4 Public Transport and Non-Car Access

The subject site is located within the Principal Public Transport Network (PPTN). It is located 100 metres to the east of Brunswick Train Station and also is a short walk from multiple bus routes including Routes 508 & 951. The site is also located 75 metres to the west of Sydney Road where the 19 Tram operates along.

Moreover, there are numerous walking and cycle paths including Capital Cityrail which connects to the CBD.

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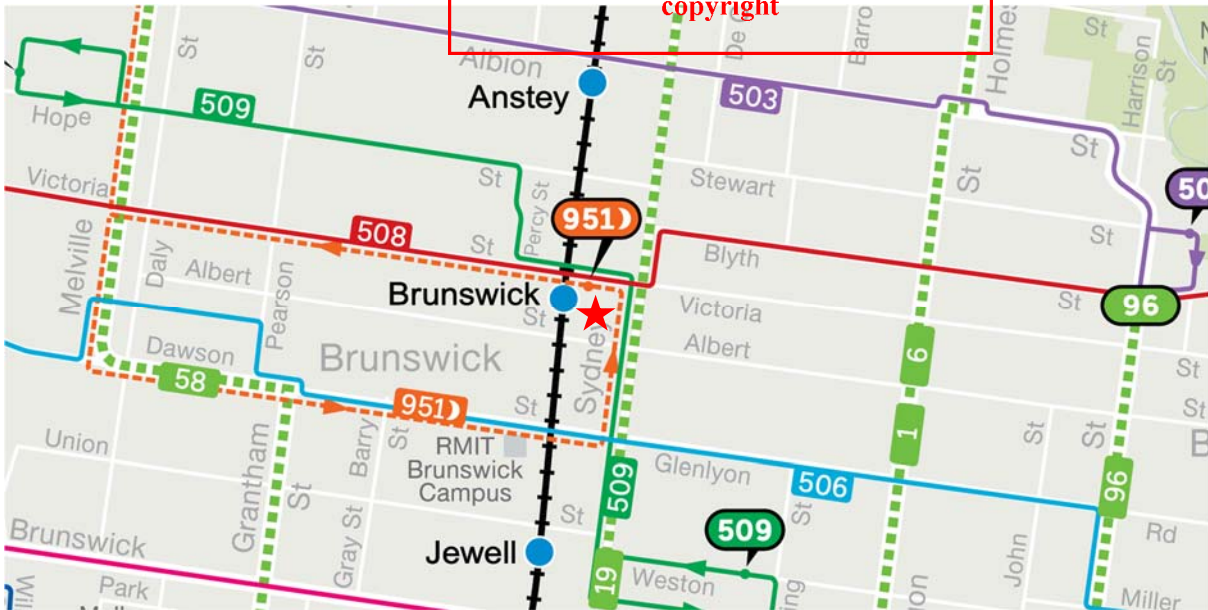


Figure 9 – Public transport map (subject site highlighted by red star)

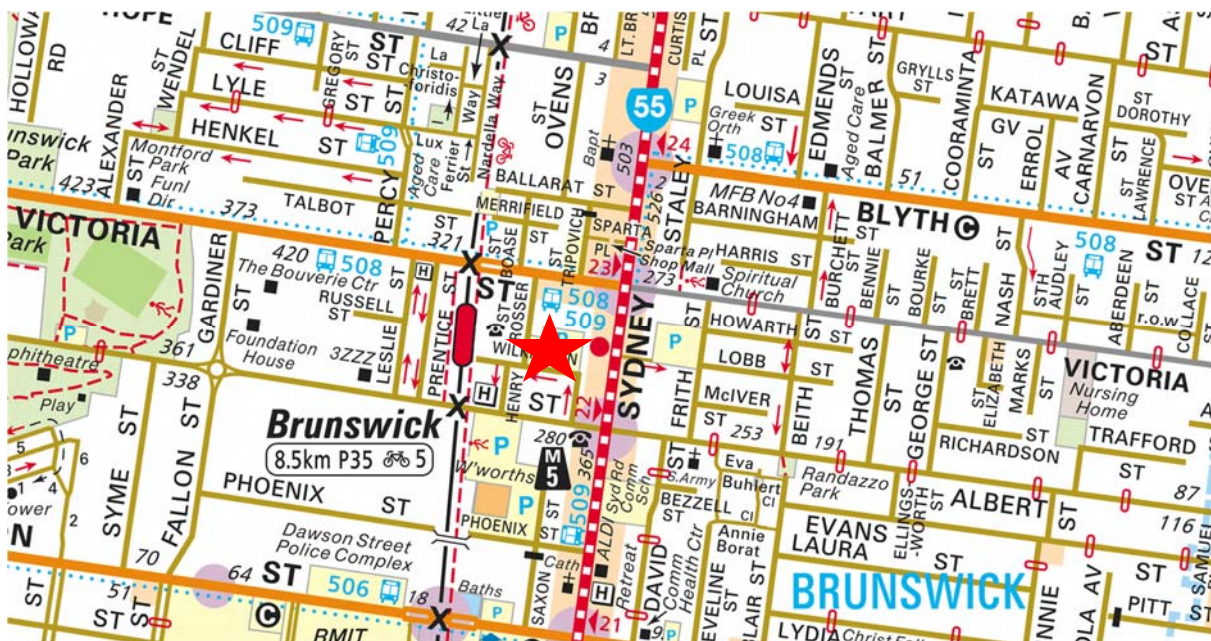


Figure 10 – Melway map (subject site highlighted by red star)



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3 Project Background

The project has been undertaken extensive pre-application discussions with both Council and areas of State Government. To assist in the understanding of the project timeline to date, we have prepared the table below which provides an overview of the key events, milestones, and engagement had with different authorities since 2020.

| Date | Task Undertake |
|------------------------------|---|
| November 2020 | Initial presentation and pitch from Moreland Affordable Housing (MAH) to Merri-bek City Council regarding a multistorey social housing development on the subject site. |
| December 2020 | Merri-bek City Council provide preliminary advice and feedback on potential development at site. |
| March 2021 | 6 Degrees Architects prepared first schematic scheme of the proposed multi-storey social housing development. |
| May 2021 | Schored Architects prepared a revised scheme based on MAH brief and feedback received from Council. |
| June 2021 | Merri-bek City Council approves commencement of process under Section 189 of the Local Government Act 1989 to proceed with sale of land for purpose of a social housing development. |
| June 2021 to October 2022 | Further works and negotiations with Merri-bek City Council were undertaken to gain letter of support in preparation for funding bid to Homes Victoria (HV) (BOP2 Social Housing Growth Fund). |
| September 2021 | Haven Home Safe (HHV) confirmed as development partner with MAH through the signing of a Heads of Agreement. |
| October 2022 | Receive in-principal letter of support from Merri-Bek Council and submitted application for funding to BOP2 of Social Housing Growth Fund. |
| November 2022 to August 2023 | Works and negotiations were undertaken with HV to an agreeable funding deed and annexures. |
| September 2023 to March 2024 | A new consultant team was established, including a new architect (MGS Architects) to start work on a new design which considered the feedback received to date and increased apartment internal amenity, in preparation for town planning submission. |
| December 2023 | Funding deed signed. |
| December 2023 | Additional presentations to Merri-bek City Council with refined design which was amended upon structural and service review. The revised scheme responded to all HV design requirements. |
| March 2024 | Submission of pre-application request to DFP pursuant to Category 3 of Clause 53.23. |

4 The Proposal

4.1 Overview

The developer and permit applicant (Haven Home Safe) seeks to develop the subject site to provide a high-quality, fit-for-purpose residential building that will be home to 39 social apartments across a 6 storey building. The key features of the proposal are:

- Approximately 274 square metres of retail/shop space. This space will be spread across 4 different tenancies which will each connect to an apartment. The intention is for the occupant of each apartment to operate a small business out of each shop.
- A total twenty-three (23) 1-bedroom apartments and sixteen (16) 2-bedroom apartments.
- 6-storeys of apartments (mix of bedroom numbers).
- A total of 240 squares metres of communal open space is proposed across two key areas including within the south facing podium terrace proposed on the third storey and a rooftop communal terrace.
- Residential access for pedestrians is via the Wilkinson Street entry at ground floor level.
- The building will be constructed at grade and includes minimal excavation.
- Given the social housing use, and the abundance of on and off-street car parking, no on-site parking is proposed.
- 39 bicycle parking spaces for residents and 6 bicycle parking spaces for visitors.
- Deep soil planting areas along the northern boundary.
- Robust and characterful materiality.
- Strong Environmentally Sustainable Design (ESD) response including average of NatHERS rating of 7.5 stars across the building. All apartments are to be serviced by the rooftop air-conditioning condenser area and no heating/cooling units are required on balconies.

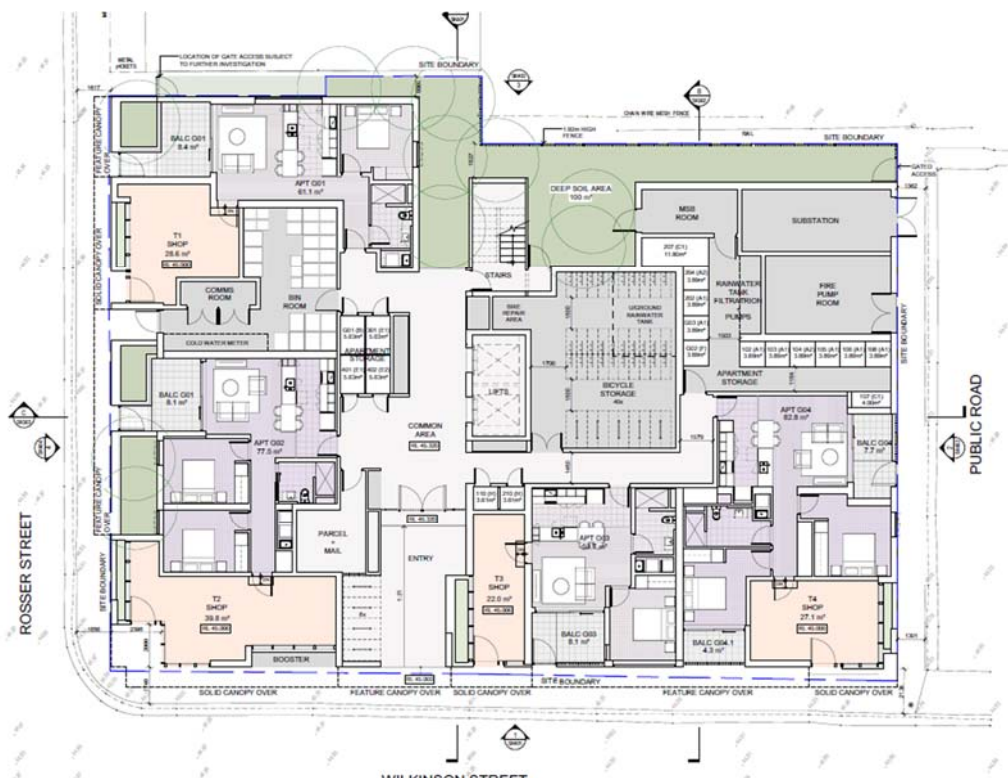


Figure 11 – Proposed ground floor plan

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4.2 Site Layout

The positioning, location and configuration of the building has afforded multiple access points for residents, visitors, and staff of the site. Namely, the building will be accessible via:

- The pedestrian main entry from Wilkerson Street
- Each round level apartment individually accessible via their respective terrace.
- Each ground level shop tenancy to have their own point of access.
- Service areas including the fire pump & tank room and substation to be accessed via eastern footpath.
- Rear access can be achieved via the rear landscaped areas.

4.3 Social Housing Apartments

The building comprises 39 social housing apartments spread across 6 storeys. The bedroom mix is made-up as follows:

- 23 x 1-bedroom.
- 16 x 2-bedrooms.

Moreover, all apartments are provided with balconies or terraces. The design and layout of the apartments have been guided by, and ultimately assessed as satisfactory against, Clause 58 Objectives. Particular features generally provided are:

- Excellent access to daylight through increasing the number of dual aspect apartments, and minimising the number of south facing apartments as practically possible.
- Highly functional layouts that create excellent natural ventilation opportunities.
- Appropriate bedroom and living room depths for increased daylight access.
- Adequately sized balconies/terraces.
- Generous storage areas, internal and external to the apartments.

Shown below is a typical 2-bedroom apartment with details provided regarding the aforementioned features.



Figure 12 - Typical two bedroom apartment layout

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Please see **Appendix A** for a Clause 58 (Apartment Developments) assessment of this proposal to assist your examination.

4.4 Architecture

MGS Architects have a core commitment to exploring and delivering an environmentally sustainable design. This commitment has enabled them to provide an appropriate design response for this site, in collaboration and consultation with the project team and Council.

Responding to the determined aforementioned strategies has influenced the architecture through the provision of an appropriate ground plane which aims to upgrade the streets, and give back to the public realm; and suitable built form elements which respond to their interfaces.

The resultant architecture is a contemporary building but one influenced by the historical architectural context of Brunswick. A strong element in the proposed building is the material of brick veneer, as brick construction is a long-seen feature of both industry and housing in the locality. Particularly that within the heritage context in which the subject site find itself in.

4.5 Ground Level Shop Tenant Selection Method

In response to the changing times and post pandemic ways of work, included will be the innovation of four SOHO designed units that will have a small street shop frontage, enabling an eligible person to operate a small sole trader business. As many small businesses, will take some years to gain profit or provide an ongoing income, rental leases for the home and business will be provided for 5 years and based on an Expression of Interest. The SOHO Units will be developed in partnership with Juno who provide mentoring and coaching to women to achieve their economic goals, many who are undertaking small business enterprises. Women identified and interested will put forward their business plan and demonstrate readiness to embark on their enterprise. The SOHOs will be suitable for couples (Cis or nonbinary) or women with children. The benefits for women with children, means that many will be able to continue the care of their child/ren (given it is also their home), saving on childcare costs, and giving flexibility to family needs.

Potential applicants will be eligible for the VHR and may have completed a TAFE course or training or have skills in the Arts and Crafts. Other small enterprises offerings may include, a photographer/videographer, sole operator bookkeeper, jewellery maker or limited barrister offering. One example may be a former refugee that is offering ethnic handmade jewellery or wears. The street activation will enable the resident to provide opening hours to the public and space to undertake their business activity. Rental for the business will be initially free for the first year and if individuals are making substantial profit, a small rent contribution may be negotiated.

The program is yet to be fully developed but will be co-designed in conjunction with Juno, other local job network advisers and Centrelink, and also from pro-bono business mentoring group 'The Network of Consulting Professionals' (NCP) who have offered to provide advice to the SOHO program in its creation, and also in providing direct business mentoring to individuals that take up the SOHO units. The idea being to enhance individuals' business prowess and acumen with the key goal of supporting a person through to success in their enterprise.

The Place Manager will support the SOHO enterprise owners, linking them to external supports for example Centrelink support through the NEIS program, and to the local Brunswick Traders Association and relevant Council contacts.

HHS will also be seeking philanthropic partners to support this innovative approach to support women's or gender diverse persons empowerment, with a focus to attract interest free loans and seed funding for the participants, gain funding to access further training, support in set up costs - including computer required software, funding for 1st year operational costs and materials, advertising, and marketing. Whilst the philanthropic support may not be needed by everyone, start-ups have a greater chance of success when in a position to have initial capital (where possible funded or without loan fees) and expert mentoring and support to make their venture a success.

We are therefore providing a unique 5-year opportunity for four low income resident households to be part of this very innovative project that will enhance their capability- leading a new pathway to economic resilience and self-employment. Providing housing led economic resilience - to support people to thrive, not just survive.



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4.6 Car Parking and Access

No vehicle access is proposed into the site, in addition to no car parking spaces. We have undertaken a review of this outcome and associated car parking reduction, and a summary of this review can be found within the submitted Transport Impact Assessment from Onemilegrid.

4.7 Financial Feasibility

Our client, Haven Home Safe, has undertaken a thorough and robust assessment on the feasibility of both site acquisition and construction of the proposed 6 storey residential building. For evidence of such, we have provided a Quantity Survey Report prepared by PKT Quantity Surveyors, which has demonstrated the calculation of the anticipated cost of construction for the proposal.

4.8 Key Development Statistics

Below is a summary of the key development statistics (some figures are approximate).

| Statistic | Detail |
|------------------|---|
| Total Site Area | 1,005 square metres |
| Communal Area | Internal: 57.7 square metres External: 182.7 square metres |
| Bicycle Spaces | 39 spaces for residents and 6 spaces for visitors |
| Shop space | 274 square metres |
| Dwellings | 39 |
| Development Cost | \$16,871,000 (estimated) |

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5 Planning Policy Framework and Controls

Development on the subject site is to be assessed against a range of applicable state and local planning policies, which are summarised below.

5.1 Policy Summary

- **Clause 02.01 (Context)** - Merri-bek is home to a diverse population with a wide range of cultures, household types, tenures, incomes, skills and occupations. Merri-bek is a community in transition, with strong population growth accompanied by structural changes in the economy and urban fabric. A growing population has resulted in increased pressure on housing, infrastructure and community facilities and services.
- **Clause 02.02 (Vision)** - Merri-bek City Council's vision is to plan for and manage population growth and associated development by creating sustainable neighbourhoods of well-designed environmentally sustainable development. These neighbourhoods will place emphasis on the social, cultural, physical and economic well-being of the community.
- **Clause 02.03-1 (Settlement)** - Policy denotes the subject site as being located within the Brunswick Activity which is deemed a one of three Major Activity Centres within the municipality. The role and function of a Major Activity Centre is to provide a broad mix of retail uses, commercial and cultural activity, employment options, administrative and civic centre functions, government investment and regional facilities. Moreover, these areas should accommodate substantial residential/mixed-use growth and change to create a new character of increased density and scale of built form.
- **Clause 02.03-4 (Built Environment & Heritage)** - Policy notes that improving the design quality of the built environment in Merri-bek is a high priority in managing development associated with population growth. Good design is intrinsically linked to safety, health and well-being and environmental sustainability.
- **Clause 02.03-5 (Housing)** - Policy encourages a diversity of housing that meets the needs of different sectors of the community. Planning should facilitate housing that is affordable in relation to purchase price, rental price and ongoing living costs (utilities, transport) associated with the design and location of housing.
- **Clause 11-1S (Settlement)** - Planning should anticipate and respond to the needs of existing and future communities, including the provision of community facilities and infrastructure.
- **Clause 11.03-1S (Activity Centres)** - Planning should encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural **developments into activity centres that are highly accessible to the community.**
- **Clause 13.04-1S (Contaminated & Potentially Contaminated Land)** - Seeks to ensure that contaminated and potentially contaminated land is used and developed safely.
- **Clause 15 (Built environment and heritage)** - Seeks to ensure land uses and development responds to its context, and should promote excellence in the built environment.
- **Clause 15.01-1S (Urban Design)** - Seeks to create urban environments that are safe, healthy, functional and enjoyable, as well as promote good urban design along and abutting transport corridors.
- **Clause 15.01-1L (Urban Design in Merri-bek)** - Seeks to ensure site design, building frontages, design articulation and internal layout achieve a good interface with and surveillance of the public realm, including maximising opportunities for active frontages.
- **Clause 15.01-1L (Building Design in Merri-bek)** - Policy calls for good-quality contemporary architecture.
- **Clause 15.01-1S (Building Design)** - Policy aims to ensure development responds and contributes to the strategic and cultural context of its location; improves the energy performance of buildings; retains existing vegetation; and provides landscaping.

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- **Clause 15.01-2L (Apartment Developments in Merri-bek)** – Policy provides built form guidance apartment developments in Merri-bek including parameters for building setbacks and separation and light wells.
- **Clause 15.01-2L-05 (Environmentally Sustainable Development)** – Policy prescribes ESD performance measures for residential development.
- **Clause 15.02-2L-04 (Energy Efficiency in Merri-bek)** – Policy seeks to ensure development maximises passive energy efficiency and creates quality living and working environments.
- **Clause 15.01-5S (Neighbourhood Character)** - Policy seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.03-1S (Heritage Conservation)** – Policy seeks to ensure the conservation of places of heritage significance.
- **Clause 15.03-1L (Heritage in Merri-bek)** – Policy prescribes various strategies for demolition and additions for planning applications within the Heritage Overlay.
- **Clause 16 (Housing)** – Aims to provide for housing diversity; ensure the long-term sustainability of new housing, including access to services, walkability to activity centres, public transport, and open space; and seek inclusion of land for affordable housing.
- **Clause 16.01-1S (Housing Supply)** – Encourages an appropriate quantity, quality, and type of housing is provided, including aged care facilities and other housing suitable for older people.
- **Clause 16.01-2S (Housing Affordability)** – Encourages delivery of more affordable housing closer to jobs, transport, and services.
- **Clause 16.01-2L (Housing Affordability Merri-bek)** – Policy encourages developments to include affordable housing to be owned and managed by a registered housing association, registered housing provider or the Director of Housing.
- **Clause 17.02-1S (Business)** – Policy is to promote development that meets the community’s needs for retail, entertainment, office, and other commercial services.
- **Clause 18.01-1S (Land use and transport integration)** – Aims to facilitate opportunities by effectively integrating land use and transport.

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5.2 Commercial 1 Zone (C1Z)

The C1Z has the following purpose:

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



Figure 13 - Zone map

A permit triggered under the C1Z for the following:

- Clause 34.01-1 - Use of the land for accommodation with a ground floor level frontage exceeding two metres.
- Clause 34.01-4 - To construct a building or construct or carry out works.

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5.3 Overlays

5.3.1 Design and Development Overlay – Schedule 18 (DDO18 – Brunswick Activity Centre – Sydney Road and Upfield Corridor)

The DDO has the following purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

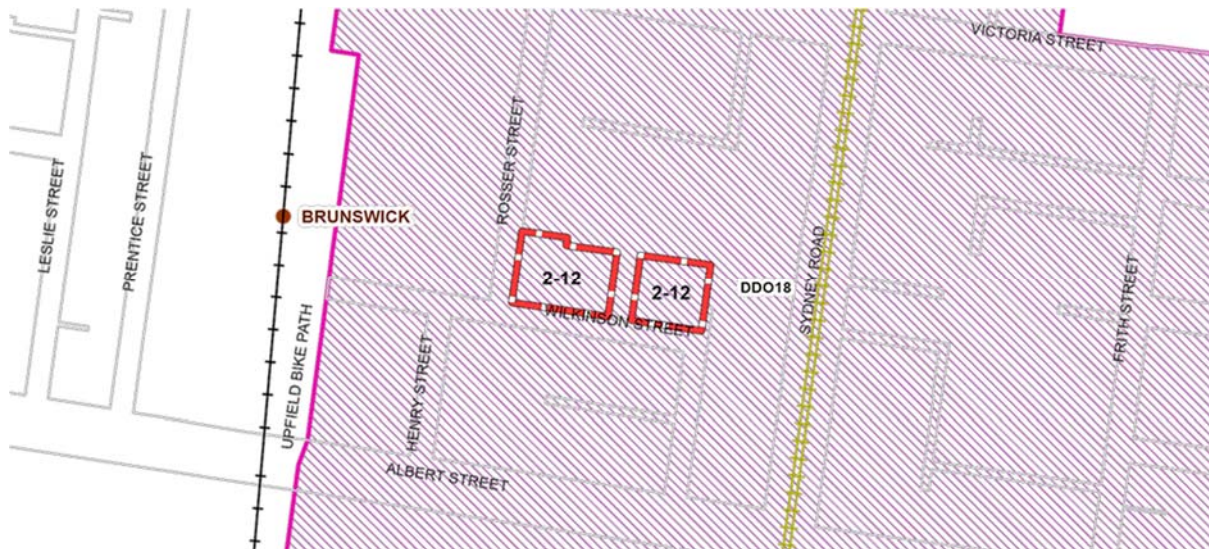


Figure 14 – DDO map

A permit triggered under the DDO18 for the following:

- Clause 43.02-2 – Construct a building or construct or carry out works

Buildings and works requirements within Schedule 18 pertinent to the subject site include:

- The maximum building height shown on Precinct Map 1B (South) *should* not be exceeded. A *preferred* height of 15 metres is prescribed.
- Buildings within the Commercial Zone and Mixed-Use Zone *should* be constructed to the street frontage.
- Street wall heights to Wilkinson Street & Rosser Street *should* be between 7 and 10 metres.
- Street facades within the Commercial 1 Zone *should* extend to both sides of the property boundary.
- Development that seeks to vary the street wall heights must demonstrate how the design objectives and requirements of this schedule will be met.
- Upper levels (other than Sydney Road) *should*:
 - Be setback at least 5 metres from the street boundary. Balconies and other architectural features may protrude into the setback by a maximum of 2 metres.
 - From ground level not exceed the horizontal distance from the opposite street boundary as illustrated in Figure 2.
 - Adopt the same street setback for at least 75% of the height of the upper levels to avoid ‘wedding cake’ built form outcomes.
- Frontage Type B: Commercial – A display window and/or entrance, measuring at least 60% of the width of the street frontage of each individual premise.

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- In commercial and mixed use zones, development *should* have a ground floor ceiling height that allows for a range of commercial uses.
- Development *should* incorporate awnings over the footpath for the full width of the building frontage along Sydney Road and Key Pedestrian Streets indicatively shown on *Open Space and Public Realm Network Map 2A (North)* and *Map 2B (South)*. Wilkinson Street is identified as a key pedestrian street.
- Services cabinets *should* be located at the rear of buildings wherever possible, or the side of corner buildings away from the front façade where rear access is not available. Where they can only be located in the front façade, the size of services cabinets should be minimised and they should be integrated with the overall façade design.

5.3.2 Development Contributions Plan Overlay – Schedule 1 (DCPO1)

The DCPO has the following purpose:

- *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.*



Figure 15 - DCPO map

As specified in Clause 3.0 of the Schedule 1 of the DCPO, we can expect for a suitably worded condition on any permit issued for the payment of a Development Infrastructure and Community Infrastructure Levy which accords with the Merri-bek Development Contributions Plan, December 2023.

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5.3.3 Environmental Audit Overlay (EAO)

The EAO has the following purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.



Figure 16 – EAO map

Before a sensitive use (residential use, child care centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school commences or before the construction or carrying out of buildings and works in association with these uses commences:

- A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or
- An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or
- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
- A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the use or proposed use.

5.3.4 Heritage Overlay (HO149)

The HO has the following purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

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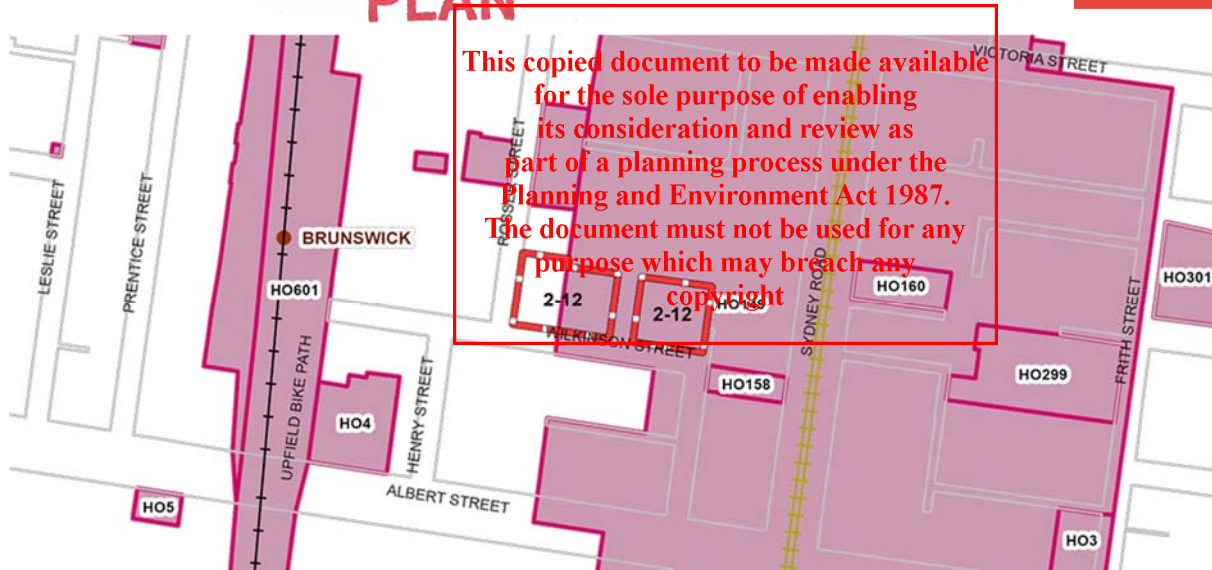


Figure 17 – HO map

A permit is triggered under the HO for the following:

- Clause 43.01-1 – Construct a building or construct or carry out works.

The HO149 prescribes the Subject Site as being located within the *Sydney Road Precinct, Brunswick* and applies the *Moreland Heritage Exemptions Incorporated Plan 2023*. External tree controls apply only to Hooper Reserve.

5.3.5 Parking Overlay – Precinct 1 (PO1)

The PO has the following purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To facilitate an appropriate provision of car parking spaces in an area.*
- *To identify areas and uses where local car parking rates apply.*
- *To identify areas where financial contributions are to be made for the provision of shared car parking.*



Figure 18 – PO map

The Schedule to the Parking Overlay does not specify any requirements that are to be varied under the Schedule.



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5.4 Particular Provisions

5.4.1 Clause 52.06 (Car parking)

This Clause specifies car parking rates as well as parking accommodation and access standards.

The applicable car parking rates are taken from Column B of Table 1 to this Clause as this site is located within the Principal Public Transport Network (PPTN).

The applicable rate for *Dwellings* is:

- 1 car parking space to each one or two bedroom dwelling;
- 2 car parking spaces to each three or more bedroom dwelling; and
- 0 car parking spaces for visitors to every five dwellings.

The applicable rate for *Shops* is:

- 3.5 car parking spaces to each 100 square metres of leasable floor area.

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5.4.2 Clause 53.23 (Significant Residential Development with Affordable Housing)

This Clause provides criteria for Significant Residential Development Applications with Affordable Housing to be considered and assessed by Development Facilitation Panel (DFP).

It is noted that the proposal does not meet the Category 1 requirements of Clause 53.23, although we submit the development does meet the Category 2 requirements. The table below provides a detailed assessment of how the proposal meets these requirements.

| Requirement | Response |
|---|---|
| <p>The purpose of clause 53.23 which is to:</p> <ul style="list-style-type: none"> ▪ To facilitate residential development that includes affordable housing to meet existing and future needs. ▪ To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs. ▪ To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches. ▪ To facilitate residential development with high quality urban design, architecture and landscape architecture. ▪ To provide opportunities for non-residential use and development in association with residential development. | <p>The proposal aligns with the purpose of Clause 53.23 through:</p> <ul style="list-style-type: none"> ▪ The proposal features a development which is comprised entirely of much needed social housing that will serve the local and wider community. ▪ Although the proposal does not include either the redevelopment or renewal of a public housing stock, it does feature an improvement of an underutilised parcel of land for the sole purpose of social housing. The presence of such housing in a location where there is a demonstrated need indicates that the proposal is suitable and in line with the objectives of the planning policy. ▪ The proposal will be constructed, operated, and owned by Haven Home Safe, a registered social housing provider. ▪ The proposal features a residential development that will result in an excellent urban design, architectural and landscape outcome. A detailed response to this is provided for our response to '<i>Whether the design, liveability and sustainability of the development is exemplary</i>'. ▪ The ground level features an innovative housing model that pairs apartments with modest commercial spaces. Tenants for these apartments will be carefully curated, pairing tenants with small businesses to these units in |

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|--|--|
| | <p>ensuring that they are used as intended and contribute positively to street activity.</p> <p>For these reasons above, it is submitted that the proposal demonstrates clear alignment with the purpose of Clause 53.23.</p> |
| <p>The percentage of the total number of dwellings in the development that are proposed to be affordable housing and whether an alternative mechanism will be used for the delivery of affordable housing.</p> | <p>The proposal features the construction of thirty-nine (39) apartments, all of which will be social housing.</p> |
| <p>The location of the development and whether it has convenient access to jobs, services, infrastructure and community facilities.</p> | <p>The subject site is located approximately 100m east from Brunswick Train Station. It also sits approximately 100m east from the arterial road of Sydney Road with tram and bus routes. The train line has a dedicated cycle path running adjacent, which connects to the Capital City trail and the CBD.</p> <p>Located centrally within Brunswick, the site is within walking distance to retail, employment, schools, and tertiary institutions. The site is also located proximate to an abundance of social infrastructure, such as Brunswick Library and Brunswick Baths, and is within the Brunswick Activity Centre. The activity centre is home to an abundance of jobs, services, and community facilities.</p> <p>It is submitted that the site is positioned within an ideal location for a social housing development of its kind.</p> |
| <p>Whether the design, liveability and sustainability of the development is exemplary.</p> | <p>Largely driven by the DDO, the building is conceived of a lower podium form with modest upper-level tower that is set back from the key street frontages. The podium levels occupy most of the site, with a street wall presented to Wilkinson Street and a more varied setback arrangement to Rosser Street, providing opportunities for some tree planting to be dispersed with commercial frontages to the street. A northern setback provides a deep soil zone for tree planting that will provide a buffer between the building and the adjacent car park and service yard at this interface. Tree planting areas are largely located to the north and west as these areas will receive good access to sunlight that will encourage healthy growth.</p> <p>The ground level introduces an innovative housing model that pairs apartments with modest commercial spaces. Tenants for these apartments will be carefully curated, pairing tenants with small businesses to these units to ensure that they are used as intended and contribute positively to street activity. Despite the site having its major frontage towards Wilkinson Street oriented south, the architects have arranged the floor plates to minimise the number of south-facing apartments to optimise solar access for the development, and to provide additional opportunities for cross-ventilated units, achieving an additional 20% over minimum compliance requirements. Moreover, the proposal's design excellence and liveability is confirmed through its high compliances with the Better</p> |

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| Requirement | Response |
|--|---|
| | <p>Apartments Design Standards (BADS) which are prescribed within Clause 58 of the Merri-bek Planning Scheme.</p> <p>The rooftops of both the podium and upper-level tower are leveraged for additional value through creating a diversity of high-quality spaces for resident use paired with a generous flexible common room that can be used for social gatherings and events. Apartment condensers are located at rooftop level, away from balconies where they impact the quiet enjoyment of apartments and balcony spaces. A generous solar PV setup on the rooftop level will reduce electricity drawn from the grid, taking advantage of clean energy, and reducing residents' utilities bills. In essence, the proposal will be constructed to highest practical sustainable standard.</p> |
| <p>Whether the development will be owned and operated by a community housing provider.</p> | <p>The development will be owned and operated by Haven Home Safe, a social housing provider which has been dedicated to investing in housing and homelessness solutions for better futures for the past 45 years.</p> <p>In 2022-23 across the state, Haven Home Safe:</p> <ul style="list-style-type: none"> ▪ Delivered 28 housing and homelessness support programs. ▪ Had 7361 people request their support, of which 2472 were accessing their services for the first time. ▪ Are currently building 173 homes for people on the VHR. <p>The proposed development aligns with the vision of Haven Home Safe in providing housing for homeless people in Victoria. Further details please refer to the submitted Capability Statement prepared by Haven Home Safe.</p> |

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6 Planning Considerations

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6.1 Overview

The proposal seeks to develop the subject land for the purpose of a residential development comprising thirty-nine (39) social housing apartments (dwellings) within a 6 storey building envelope. Upon consideration of a range of planning and social factors, it is our submission that the proposal will result in a substantial net community benefit and deliver much needed social housing to Merri-bek. It is our assessment that the proposal demonstrates an optimal outcome for this site and in coming to this conclusion, we have considered the following key questions:

- **Strategic Planning Drivers** – Does the proposal demonstrate an appropriate outcome considering the relevant planning policy for Merri-bek?
- **Urban Design response** – Does the proposal advance the urban design and planning objectives of the DDO18?
- **On-site Amenity** – Will the proposal result in appropriate levels of on-site amenity?
- **Off-site Impacts** - Will the proposal mitigate off-site impacts to a reasonable degree?
- **Traffic Considerations** – Are the car parking and traffic movement arrangements acceptable?

6.2 Strategic Planning Drivers

There is significant, detailed, and long-term strategic policy concerned with this site in particular, as well as the context it sits in. The site context is noted as ideal from a strategic perspective given:

- Its proximity to public transport (trains, trams, and buses).
- Convenient access to Capital City trail.
- The rich supply of local services and amenities, including Woolworths and Aldi supermarkets; a multitude of retail offerings; and public open space (such as Clifton Park, Gilpin Park and Brunswick Park); and
- Proximity to the CBD.

The strategic context has been confirmed by all levels of policy, state and local, with particular emphasis in:

- **Clause 02.03-1 (Settlement)** which designates the site as being located within the Brunswick Activity Centre. The role and function of this area is to provide a broad mix of retail uses, commercial and cultural activity, employment options, administrative and civic centre functions, government investment and regional facilities. In addition, accommodate substantial residential/mixed-use growth and change to create a new character of increased density and scale of built form.

The proposal is deemed to align with this policy considering the position contribution it will make to the commercial and cultural activity of the area. The provision of 39 social housing apartments will allow for much needed housing for the community. Moreover, the incorporation of commercial/shop fronts at the southern and western frontages will activate the street and add to the commercial activity of the area. The 6-storey scale and intensity of the proposal is considered to be appropriate when reviewing the prevailing built form, recent development approvals and minimal amenity impacts of the proposal.

Clause 02.03-5 (Housing) notes that Council seeks for diversity of housing that meets the needs of different sectors of the community. In addition to facilitating housing that is affordable in relation to purchase price, rental price and ongoing living costs (utilities, transport) associated with the design and location of housing. Similarly, the inclusion of 39 social housing apartments in an excellently located commercial area in proximity to various amenities enables the proposal to align with the strategic framework of Clause 02.03-5 (Housing).

- Moreover, the proposal demonstrates alignment with strategic objectives of the Merri-bek Planning Scheme through the following:
 - The site is located within the C1Z, which permits a residential development.

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- The site is 1,005 square metre underutilised parcel of land which is proposed to contribute to the housing affordability of Merri-bek and vibrancy of the area.
- The site is not constrained by a Heritage Overlay given the lack of heritage features contained within.
- The site is within 100 metres of a train station and a tram route, and is a strategic corridor being Sydney Road.
- The proposal includes improvements to the public realm and pedestrian environment through ground floor activity and passive surveillance opportunities.

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Given the proposal seeks to develop a high-density residential building, to the maximum number of storeys permissible, and is of a landmark form and composition, it is submitted the proposal is considerably responsive to notable strategic planning drivers. This is further demonstrated by the high level of compliance with DDO18 in particular which encapsulates the strategic context of the site and confirms the broader planning policy aspirations which identify the subject land as a strategic development opportunity. This is discussed further in section 7.3 of this report.

6.3 Urban Design Response

6.3.1 Design and Development Overlay – Schedule 18

A key control for the site, as noted previously, is the DDO18. This policy provides a clear urban design and planning framework to which any development of the site should be responsive to. Clause 2.0 of the DDO18 prescribes buildings and works requirements which are pertinent to the subject site. These have been summarised within the table below, together with the proposed response to each requirement.

| DDO18 Buildings and Works Requirement | Response |
|--|--|
| <i>The maximum building height shown on Precinct Map 1B (South) should not be exceeded. A preferred height of 15 metres is prescribed.</i> | <p>A maximum building height of 22.3 metres is proposed. Although exceeding the preferred building height, it is submitted that the built form outcome proposed is appropriate. It is noted that a majority of the building which exceeds the preferred building height is positioned towards the northern portion of the site which has created a shadow that will not cast into any properties to the south.</p> <p>Moreover, the substantial southern setback above the street wall will ensure that the visual mass of the proposal is kept to an acceptable level and not visually bulky.</p> <p>In addition, the colours and materials scheme proposed across the extent of the building will ensure that the building is not visually intrusive, rather, is of architectural interest. In summary, despite exceeding the height of the preferred built form control, it is submitted that the building will make a positive contribution to the character of the area whilst not undermining adjoining amenity.</p> |
| <i>Buildings within the Commercial Zone and Mixed-Use Zone should be constructed to the street frontage.</i> | <p>The site is located within the Commercial 1 Zone and sits on a corner allotment which has two street frontages. The proposed building to be constructed to the edge of either street frontage and will match in with the existing footpath located on the northern side of Wilkinson Street and eastern side of Rosser Street.</p> |
| <i>Street wall heights to Wilkinson Street & Rosser Street should be between 7 and 10 metres.</i> | <p>The proposed includes a street wall height of 3.4 metres to Rosser Street and 9.6 metres to Wilkinson Street.</p> |

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| DDO18 Buildings and Works Requirement | Response |
|--|--|
| <p><i>Street facades within the Commercial 1 Zone should extend to both sides of the property boundary.</i></p> | <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</p> <p>All street facades, including those to the west to Rosser Street, south to Wilkinson Street, and east to the area of car parking; extend the entire length of the property boundary and maximise the use of the site. Each ground level facade introduces an innovative housing model that pairs apartments with modest commercial spaces. Tenants for these apartments will be carefully curated, pairing tenants with small businesses to these units in ensuring that they are used as intended and contribute positively to street activity.</p> |
| <p><i>Development that seeks to vary the street wall heights must demonstrate how the design objectives and requirements of this schedule will be met.</i></p> | <p>The proposal does not seek to vary the street wall height. Both street walls to Rosser Street and Wilkinson Street do not exceed the 10-metre maximum height prescribed.</p> |
| <p><i>Upper levels (other than Sydney Road). Any part of a building above the street wall height should:</i></p> <ul style="list-style-type: none"> ▪ <i>Be setback at least 5 metres from the street boundary. Balconies and other architectural features may protrude into the setback by a maximum of 2 metres.</i> ▪ <i>From ground level not exceed the horizontal distance from the opposite street boundary as illustrated in Figure 2.</i> ▪ <i>Adopt the same street setback for at least 75% of the height of the upper levels to avoid 'wedding cake' built form outcomes.</i> | <p>The western setback above the street wall is recessed 2.27 metres from the boundary. Although this does not comply with the 5-metre requirement, it is appropriate noting the orientation of the setback and adjoining interface. In contrast to the southern setback, a reduced western setback will not substantially or unreasonably increase the shadowing to the adjoining land to the south.</p> <p>It is noted that the south facing setback above the street wall is 7.99 metres which exceeds the 5-metre requirement.</p> <p>The proposal seeks a minor variation to the setbacks and showing requirements of Figure 2, which are discussed below this table.</p> <p>Setbacks above the street wall are generally consistent, although differentiated which appropriate to create an articulated building which not result a 'wedding cake' built form outcome.</p> |
| <p><i>Frontage Type B: Commercial – A display window and/or entrance, measuring at least 60% of the width of the street frontage of each individual premise.</i></p> | <p>All the commercial spaces proposed at the ground floor level include extensive glazing and window entries that allow for a permeable and attractive architectural outcome. Noting the unique arrangement where commercial tenancies are incorporated into the ground level residential spaces, the extent of glazing and windows at proposed within the streetscape is submitted to be acceptable.</p> |
| <p><i>In commercial and mixed use zones, development should have a ground floor ceiling height that allows for a range of commercial uses.</i></p> | <p>The proposal features a ground floor ceiling height of 3.4 metres which is appropriate. As mentioned previously, tenants for the ground level apartments will be carefully curated, pairing tenants with small businesses to these units in ensuring that they are used as intended and contribute positively to street activity. Noting that the tenants for each ground level commercial tenancy will be carefully selected by Haven Home Safe, we submit the 3.4 metre ceiling height will be appropriate for these prospective tenants.</p> |
| <p><i>Development should incorporate awnings over the footpath for the full width of the</i></p> | <p>The proposal features a 1.25-metre-deep canopy that will extend over the length of the Wilkinson Street footpath</p> |

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DDO18 Buildings and Works Requirement

building frontage along Sydney Road and Key Pedestrian Streets indicatively shown on Open Space and Public Realm Network Map 2A (North) and Map 2B (South). Wilkinson Street is identified as a key pedestrian street.

Services cabinets should be located at the rear of buildings wherever possible, or the side of corner buildings away from the front façade where rear access is not available. Where they can only be located in the front façade, the size of services cabinets should be minimised and they should be integrated with the overall façade design.

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All building services and service areas are located either internally to the building or within the rooftop. No services will be visible to the public view.

Setback and Shadowing Requirements of Figure 2 (Clause 2.0 of DDO18)

Figure 2 of Clause 2.0 of the DDO18 prescribes that 'any part of a building above the street wall height should from ground level not exceed the horizontal distance from the opposite street boundary'. An illustration of Figure 2 is noted below within Figure 21.

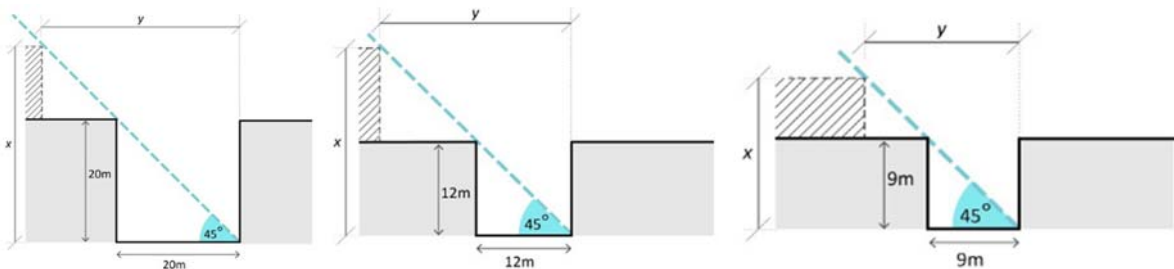


Figure 19 – Figure 2 imagery prescribed within Clause 2.0 of DDO18

As depicted within Figure 21, the policy calls for the shadow cast by buildings on the 45 degree angle to not extend beyond the southern edge of the footpath within the southern interface. Whilst this policy is acknowledged, the proposal does propose an extremely minor non-compliance with the shadow which is cast by the proposed building within the early parts of the day.

Figure 22 below, which illustrates the shadow proposed to be cast at 10am via a shadow diagram (left) and shadow section (right), provides details on the proposal's response to the built form and shadow requirements of Clause 2.0 of the DDO18.



Figure 20 – Proposed shadow diagram (left) and shadow section (right)

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Whilst it is acknowledged that the Figure 22 does portray a minor non-compliant response to the DDO18 requirements, it is submitted that the non-compliance is negligible and will not substantially impact or undermine the amenity of the immediate area. This is evident within Figure 22 which provides a shadow section detailing the shadow cast by the building at 10am. Further context is provided through the inclusion of a person standing on the adjoining southern footpath of Wilkinson Street within the shadow section. This demonstrates that the shadow cast at this time of the day will not extend above a person's waist and this outcome is a reasonable amenity response.

Moreover, considering the orientation of the site and building composition, we note that the 10am hour will be most impactful with regards to shadowing of the southern footpath on Wilkinson Street. For the remainder of the day, the said footpath will be unimpeded by the shadow cast from the building. As such, it is submitted that the proposals responses to the DDO18 is appropriate despite the minor non-compliance observed for a brief period of the time in the morning.

Response to Design Objectives

The DDO18 is furthermore prescribed with a series of design objectives which provide guidance on the built form outcomes sought by the DDO18. The proposal has responded appropriately to each of these through the following:

- The provision of a 6-storey building within the subject site will appropriately sit within the existing and future built form of the area. It is noted that recently a 6-storey building has been completed to the south of the site, in addition to four buildings being approved within the site to the west that range from 8 to 11 storeys. With this said, it is clear the proposal will sit comfortably within the existing and future built form character of the area.
- The site is not of individual heritage significance, nor does it contain any heritage features which contribute towards the precinct that it is located within. No heritage features are required to be considered as part of the design response within the site.
- The policy calls for street walls to play a primary role in contributing to the built form outcome of the site, whilst built form above the street wall is sought to be visually recessive. The proposal aligns with this design objective in its built form response to Wilkinson Street and Rosser Street. A 9.6m street wall height comprising three storeys to Wilkinson Street allows for this portion of built form to contribute most substantially to the streetscape. In addition, levels 4-6 are setback 7.99 meters from the southern boundary. This setback allows for the built form above the podium to be visually recessive which aligns with the design objective. The use of contrasting materials for the podium in comparison to the built form above it, further allows for the street wall to contribute most towards the built form of the streetscape. This is visually portrayed within the perspective below.



Figure 21 – Render perspective of the proposal when viewed from Wilkinson Street

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- As there is no public open space which adjoins the site, the proposal will be of no consequence to the amenity of such areas. In addition, the proposal will not adversely affect key pedestrian links, such as Wilkinson Street, nor the amenity of adjacent residential land. The proposed building has been strategically positioned and designed to ensure that the southern footpath of Wilkinson Street is not unreasonably overshadowed throughout the day. This is confirmed within the submitted shadow diagrams and sections. Moreover, the same can be said for the land located to the south of the site, across Wilkinson Street. Although this land is zoned within the Commercial 1 Zone, it is more often used for residential purposes. Nonetheless, the shadow cast by the building will be of zero consequence to these properties and the amenity of the neighbouring residential land will be unaffected.

For these reasons, it is submitted that the proposal provides an excellent response to the design objectives prescribed within the DDO18.

6.3.2 Clause 15.01-2L (Apartment Developments in Merri-bek)

Additional guidance on built form is available in Clause 15.01-2L (Apartment Developments in Merri-bek) within the Merri-bek Planning Scheme, specifically tailored for apartment developments exceeding five stories. Consequently, this local policy is pertinent to the current proposal. It delineates specific design criteria such as building setbacks, separation, and light wells, each of which are elaborated upon below along with an assessment of the proposal's compliance with them.

Building Setback and Separation Strategies & Guidelines

The proposal responds well to the building setback and separation strategies through:

- The positioning and architectural layout of the proposed apartment development facilitate ample daylight access for living rooms and bedrooms in all units where feasible. The design of the proposal undertook a comprehensive review aimed at minimising the number of south facing units. It is submitted that this design review has been successful, resulting in a minimal proportion of south-facing apartments and thereby ensuring that the majority of units benefit from excellent daylight and solar access opportunities.
- The positioning and arrangement of the building, while occupying a significant portion of the site, still allows for ample opportunities for deep soil planting, primarily situated within the northern setback and supplemented by additional pockets along the western interface. Furthermore, landscaping opportunities extend beyond the ground floor level, as illustrated in the submitted landscape plan, which includes provisions for landscaping on level 3 and the rooftop communal areas. Consequently, the proposal achieves a commendable balance between landscaping and communal spaces throughout the building.
- The architectural design of the building provides exceptional views and maximises daylight in living spaces while ensuring the future residents' amenity is safeguarded. Internal overlooking is kept to a minimum, and where it occurs, suitable screening measures are implemented.
- Given the subject site's location and its proximity to neighbouring development sites, it is submitted that the proposal will not detract from the development potential of adjacent properties.

Moreover, the Building Setback and Separation policy is prescribed with guidelines on building setback requirements which are detailed in Tables 1, 2 & 3. Each of the requirements prescribed within Tables 1, 2 & 3 seek for development to provide a minimum outlook from living areas, balconies, and bedrooms. Noting the site context and building layout, it is noted that all living areas, balconies, and bedrooms are afforded with excellent outlook opportunities that are not impeded by the proposed building, or adjoining development. The future amenity for residents in this regard will be excellent.

Additionally, the Building Setback and Separation policy includes specific guidelines outlining building setback requirements outlined in Tables 1, 2 & 3. These requirements aim to ensure that developments offer a minimum outlook from living areas, balconies, and bedrooms. Considering the site context and building layout, it is submitted that all living areas, balconies, and bedrooms enjoy excellent outlook opportunities unobstructed by the proposed building or neighbouring developments. Consequently, the future amenity of residents in this aspect is anticipated to be excellent.

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| Building Height | Living Room or Main Balcony Outlook Requirement | Bedroom Outlook Requirement | Planning Response |
|---|--|--|-------------------|
| Table 1 Building setbacks to the side or rear boundary | | | |
| Up to 4 storeys or 12 metres | Living Room or Main Balcony Outlook: 6 metres Bedroom Outlook: 3 metres | Living Room or Main Balcony Outlook: 1.9 metres (north) & 5 metres (west) Bedroom Outlook: 1.9 metres (north) & 5 metres (west) | |
| 5-8 storeys or up to 25 metres | Living Room or Main Balcony Outlook: 9 metres Bedroom Outlook: 4.5 metres | Living Room or Main Balcony Outlook: 1.9 metres (north) & 5 metres (west) Bedroom Outlook: 1.9 metres (north) & 5 metres (west) | |
| 9 or more storeys or over 25 metres | Living Room or Main Balcony Outlook: 12 metres Bedroom Outlook: 6 metres | N/A | |
| Table 2 Building setbacks to a lane | | | |
| Up to 4 storeys or 12 metres | Living Room or Main Balcony Outlook: 0 metres Bedroom Outlook: 0 metres | Living Room or Main Balcony Outlook: 0 metres Bedroom Outlook: 0 metres | |
| 5-8 storeys or up to 25 metres | Living Room or Main Balcony Outlook: 6 metres Bedroom Outlook: 3 metres | Living Room or Main Balcony Outlook: 0 metres Bedroom Outlook: 0 metres | |
| 9 or more storeys or over 25 metres | Living Room or Main Balcony Outlook: 9 metres Bedroom Outlook: 6 metres | N/A | |

Moreover, being situated on an island site, the proposed building will not impede the development opportunities of any site within proximity.

Light Wells Strategies & Guidelines

Policy provides guidance on the provision and design of light wells. It is noted the due the site context, being an island site, and the design of the proposed building; the provision of light wells has not been a requirement of the design. The proposal allows for excellent opportunities for natural daylight and solar access without the need for light wells.

6.4 On-site Amenity

The proposal has undergone a detailed design process to ensure that the site is accommodated by a best practice architectural outcome. As discussed previously, this is evident in the proposal's high compliance with the DDO18 and Clause 58.

Key elements noted generally throughout the apartments which demonstrate a positive outcome for future residents include:

- Generous bedrooms.
- A generous living room.
- A usable, weather protected balcony of good proportion.

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- Large amounts of internal and external storage.
- Good access to daylight to all rooms with appropriate room depths.
- Thermally comfortable spaces.

Additionally, many apartments throughout the proposal benefit from:

- Effective natural ventilation.
- Generous circulation spaces that are step-free.
- Accessible bathrooms with potentially step-free showers.

Through the building in multiple discrete areas are resident-only amenities. These are presently noted as:

- Level 3 communal courtyard.
- Rooftop communal room.
- Rooftop communal courtyard.

It is the desire of the developer that residents find themselves content with their accommodation and lifestyle and are encouraged to spend time in shared spaces to foster a sense of community throughout the building.

As per the Clause 58 assessment provided in **Appendix A**, the proposal provides an excellent, highly compliant response to the on-site amenity standards included within Clause 58.

6.5 Off-site Impacts

The design response includes a range of features that protect the amenity of neighbouring properties. It is noted that significant setbacks are provided from the fourth to sixth storey of the proposal to all side boundaries of the site. This ensures that the sensitive adjacent features are not unreasonably impacted by the proposal. The proposal appropriately mitigates offsite amenity impacts and achieves a high level of compliance with Clause 58.04: Amenity Impacts, exceeding the Standards of Objectives D14 to D16.

Further design details include:

- The proposal complies with standard of D14 with the built form incorporating generous side and rear setbacks.
- The proposed built form provides substantial setbacks from neighbouring dwellings and minimising solar impacts to existing habitable room windows.
- As evident in the submitted shadow diagrams, any overshadowing of neighbouring properties is minimal.
- A design response which has strategically positioned the built form above the podium away from the southern side of Wilkinson Street and properties to the south of Wilkinson Street, so that shadowing is controlled, and the visual mass of the building is not excessive.
- Building siting allows for screening landscaping within the northern setback and within the communal areas located at the third level and rooftop.
- Although lacking designated car parking spaces on the premises, it is submitted that this will not result in a detrimental impact to the car parking provision for the wider area. For further details, please refer to the Traffic Impact Assessment prepared by Onemilegrid.

For these reasons it is submitted that the off-site amenity impacts will not be unreasonable or detrimental manner.

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6.6 Traffic Considerations

The car parking requirements for the proposal are set out in Clause 52.06 of the Merri-bek Planning Scheme. The statutory car parking requirements are outlined in the table below for the proposed use and development:

| Requirement | Rate | Requirement | Proposed Provision |
|---------------------|--|-------------|--------------------|
| Dwelling | 1 space per one or two bedroom dwelling | 39 | 0 |
| Visitor Car Parking | 1 for every 5 dwellings for development of 5 or more dwellings | 0 | 0 |
| Shop | 3.5 spaces to each 100 square metres of leasable floor area | 4 | 0 |
| Total | | 43 | 0 |

The car parking rate required therefore totals to 43 spaces. The proposal provides for a total of 0 car parking spaces which therefore leaves a shortfall of 43 spaces and therefore triggers the need for a reduction to the required car parking rate. Despite this, the outcome is considered appropriate with regard to the site's proximity to train stations and bus stops. Moreover, an area of car parking is to be retained adjacently to the east of the site which will afford car parking opportunities for future residents and visitors to the site.

Please refer to the enclosed traffic assessment, that concludes that the proposed car parking provision is appropriate.

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7 Conclusion

The proposal seeks to develop this strategic site to provide a high quality social housing building with generous communal spaces. MGS Architects and the broader project team have worked diligently to provide a fit-for-purpose and site-responsive proposal that will provide a high-level of amenity for future residents and a net benefit for the wider community. A key to achieving a successful outcome for the site has been adherence and observance to the key strategic planning framework and built form drivers for the site.

Of note, the proposal appropriately balances strategic drivers in favour of a net benefit for the site for the following key reasons:

- The proposal responds strongly to the strategic planning drivers, particularly at a local level.
- The composition of the proposal provides for a visually responsive building, that will be of architectural interest, whilst also making a substantial contribution to the housing stock of Brunswick.
- The proposal will result in 39 high-quality social dwellings which will contribute to the provision of housing within Brunswick.
- Generous internal and external communal facilities will be provided on-site to assist in comfortable supplementary areas for residents.
- The proposal features a unique arrangement where commercial tenancies will be paired with dwellings at the ground floor level to achieve an appropriate activation of the street.
- Off-site impacts have been mitigated through a considered design response including building composition that affords minimal shadowing impacts to the private land and public domain interfacing with the south of the site.
- A strong ESD response has been provided, going beyond minimum requirements.
- The proposal includes sufficient car parking spaces given the location and on-site servicing, with car parking provided below ground to minimise impacts on the surrounding street network and neighbouring properties.

For the reasons outlined above and those in the supporting information, we submit that the proposal is sound and an amended permit should issue (subject to standard conditions) to allow the project to be realised.

Human Habitats Pty Ltd

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Appendix A – Clause 58 Assessment

Urban Context – Clause 58.02

| Title & Objective | Standard | Complies/Does Not Comply/ Additional Information Required |
|--|---|---|
| <p>D1 Urban Context</p> <p>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p> | <p>The design response must be appropriate to the urban context and the site.</p> <p>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</p> | <p>✓ Complies</p> <p>The proposed design responds to the characteristics of the site and surrounds as evident within this Report.</p> |
| <p>D2 Residential Policy</p> <p>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To support higher density residential development where development can take advantage of public and community infrastructure and services.</p> | <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p> | <p>✓ Complies</p> <p>This Report provides a written statement that assesses the development against the relevant housing policy within the LPPF. For further information please refer to the Planning Considerations section of this Report (Section 6).</p> |
| <p>D3 Dwelling Diversity</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p> | <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</p> | <p>✓ Complies</p> <p>A mix of 1 and 2 bedroom apartments are provided.</p> |
| <p>D4 Infrastructure</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably</p> | <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> | <p>✓ Complies</p> <p>The proposal will not unreasonably overload the capacity of utility services and infrastructure.</p> |

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| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|--|---|---|
| <p>overload the capacity of utility services and infrastructure.</p> | <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p> | |
| <p>D5 Integration with the Street</p> <p>To integrate the layout of development with the street.</p> | <p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p> | <p>✓ Complies</p> <p>The development is appropriately integrated with the layout of the street and will ensure the street connectivity is not undermined.</p> <p>The zoning provisions encourage development at higher densities; therefore, the proposal is considered to align with the envisioned future character of the area.</p> <p>The development is not located next to existing public open space.</p> |

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Site Layout - Clause 58.03

| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|---|---|---|
| <p>D6 Energy Efficiency</p> <p>To achieve and protect energy efficient dwellings and buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</p> | <p>Buildings should be:</p> <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimised.</p> <p>Dwellings located in a climate zone identified in Table D1 [not shown] should not exceed the maximum NatHERS annual cooling load.</p> | <p>✓ Complies</p> <p>A large proportion of apartments are north, east- or west-facing.</p> <p>The extent of south facing balconies has been minimised as much as practically possible.</p> <p>There are no adjoining buildings or structures which would impact the energy efficiency of the proposal.</p> |
| <p>D7 Communal Open Space</p> | <p>Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5</p> | <p>✓ Complies</p> <p>Convenient, useful, and manageable communal open</p> |

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| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|--|--|---|
| <p>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</p> | <p>square metres per dwelling or 250 square metres, whichever is lesser. Communal open space should:</p> <ul style="list-style-type: none"> ▪ Be located to: <ul style="list-style-type: none"> - Provide passive surveillance opportunities, where appropriate. - Provide outlook for as many dwellings as practicable. - Avoid overlooking into habitable rooms and private open space of new dwellings. - Minimise noise impacts to new and existing dwellings. ▪ Be designed to protect any natural features on the site. ▪ Maximise landscaping opportunities. ▪ Be accessible, useable and capable of efficient management. | <p>spaces in-excess of this requirement has been provided, both at the Level 3 podium terrace and rooftop terrace.</p> |
| <p>D8 Solar Access to Communal Outdoor Open Space</p> <p>To allow solar access into communal outdoor open space.</p> | <p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</p> | <p>✓ Complies</p> <p>The rooftop terrace and areas of communal open space within this storey will receive an ample extent of solar access with unimpeded northern aspects.</p> <p>It is noted that whilst the Level 3 podium communal open space is south facing, it is summited due the building composition and layout this area will receive adequate solar access. Primarily through appropriate eastern and westerly aspects.</p> |
| <p>D9 Safety</p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p> | <p>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from</p> | <p>✓ Complies</p> <p>All entrances are clearly identifiable and pedestrian sight lines and safety are maintained.</p> <p>There is opportunity for passive surveillance to and from the street.</p> |

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| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|---|--|---|
| | inappropriate use as public thoroughfares. | |
| <p>D10 Landscaping</p> <p>To encourage development that respects the landscape character of the area.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p> <p>To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</p> | <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Be responsive to the site context. ▪ Protect any predominant landscape features of the area. ▪ Take into account the soil type and drainage patterns of the site and integrate planting and water management. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. ▪ Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site stormwater infiltration. ▪ Maximise deep soil areas for planting of canopy trees. <p>Development should provide for the retention or planting of trees, where these are part of the urban context.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should provide the deep soil areas and canopy trees specified in Table D2 [not shown].</p> | <p>✓ Complies</p> <p>As discussed previously, a generous landscape response is proposed for the site, including good area for deep soil planting observed along the northern boundary of the site.</p> |

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| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|--|--|--|
| | <p>If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:</p> <ul style="list-style-type: none"> ▪ Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. ▪ Vegetated planters, green roofs or green facades. | <div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> |
| <p>D11 Access</p> <p>To ensure the number and design of vehicle crossovers respects the urban context.</p> | <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> ▪ 33 per cent of the street frontage, or ▪ If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p> | <p>N/A</p> |
| <p>D12 Parking Location</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p> | <p>Car parking facilities should:</p> <ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings. ▪ Be secure. ▪ Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> | <p>N/A</p> |
| <p>D13 Integrated Water and</p> | <p>Buildings should be designed to collect rainwater for non-drinking purposes</p> | <p>✓ Complies</p> |

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| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|---|--|---|
| <p>Stormwater Management</p> <p>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</p> <p>To facilitate stormwater collection, utilisation and infiltration within the development.</p> <p>To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</p> | <p>such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be:</p> <ul style="list-style-type: none"> Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. | <p>See provided SMP for further details.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin-top: 20px;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> |

Amenity Impacts – Clause 58.04

| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|--|---|---|
| <p>D14 Building Setback</p> <p>To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</p> <p>To allow adequate daylight into new dwellings.</p> <p>To limit views into habitable room windows and private open space of new and existing dwellings.</p> <p>To provide a reasonable outlook from new dwellings.</p> <p>To ensure the building setbacks provide</p> | <p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> Ensure adequate daylight into new habitable room windows. Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. Ensure the dwellings are designed to meet the objectives of Clause 58. | <p>✓ Complies</p> <p>Due to the considered siting and arrangement of the proposed building, including all setbacks, a strong response to the context including neighbours has been provided.</p> |

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| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|--|---|---|
| appropriate internal amenity to meet the needs of residents. | | |
| <p>D15 Internal Views</p> <p>To limit views into the private open space and habitable room windows of dwellings within a development.</p> | <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling</p> | <p>✓ Complies</p> <p>Internal views are prevented through appropriate screening and glazing treatments where required.</p> |
| <p>D16 Noise Impacts</p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external and internal noise sources.</p> | <p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D3 [not shown] should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> ▪ 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. <p>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.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p> | <p>✓ Complies</p> <p>Noise sources such as plant equipment will be located away from noise sensitive rooms and adjoining properties.</p> |

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| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|---|---|--|
| <p>D17 Wind Impacts</p> <p>To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.</p> | <p>Development of five or more storeys, excluding a basement should:</p> <ul style="list-style-type: none"> ▪ not cause unsafe wind conditions specified in Table D6 [not shown] in public land, publicly accessible areas on private land, private open space and communal open space; and ▪ achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land <p>within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.</p> <p>Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.</p> | <p>✓ Complies</p> <p>Should a wind assessment be required, we ask that this be requested via a suitably worded condition on permit.</p> |

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On-Site Amenity and Facilities – Clause 58.05

| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|--|--|--|
| <p>D18 Accessibility</p> <p>To ensure the design of dwellings meets the needs of people with limited mobility.</p> | <p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> ▪ 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. | <p>✓ Complies</p> <p>All dwellings have been composed to be accessible in-line with these requirements.</p> |

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| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|---|---|---|
| | <ul style="list-style-type: none"> At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4 [not shown]. | |
| <p>D19 Building Entry and Circulation</p> <p>To provide each dwelling and building with its own sense of identity.</p> <p>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</p> <p>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</p> | <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> Be visible and easily identifiable. Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> Clearly distinguish entrances to residential and non-residential areas. Provide windows to building entrances and lift areas. Provide visible, safe and attractive stairs from the entry level to encourage use by residents. Provide common areas and corridors that: <ul style="list-style-type: none"> Include at least one source of natural light and natural ventilation. Avoid obstruction from building services. Maintain clear sight lines. | <p>✓ Complies</p> <p>The proposal provides an easily identifiable, sheltered, and accessible building entry from Wilkinson Street.</p> <p>All common areas and corridors are afforded with more than an adequate extent of natural light, are void of building services, and maintain clear sight lines.</p> |
| <p>D20 Private Open Space</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> | <p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or A balcony with an area and dimensions specified in Table D5 | <p>✓ Complies</p> <p>All dwellings are provided with either a ground floor terrace or a balcony for private recreation needs.</p> <p>All areas are of good proportions and generally of a good orientation.</p> |

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| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
|---|---|---|
| | <p>and convenient access from a living room, or</p> <ul style="list-style-type: none"> A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room. <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</p> | <p style="text-align: center;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> |
| <p>D21 Storage</p> <p>To provide adequate storage facilities for each dwelling</p> | <p>Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6 [not shown].</p> | |

Detailed Design – Clause 58.06

| Title & Objective | Standard | Complies/Does Not Comply/ Variation Required |
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| <p>D22 Common Property</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership</p> | <p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p> | <p>✓ Complies</p> <p>Public and private areas are clearly delineated.</p> <p>Common property has been simplistically designed to ensure that it is functional and can be easily maintained.</p> |
| <p>D23 Site Services</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p> | <p>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> | <p>✓ Complies</p> <p>The proposal provides sufficient space for services and mailboxes that can be conveniently accessed by residents and relevant bodies.</p> |

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| | Mailboxes should be provided and located for convenient access as required by Australia Post. | |
| <p>D24 Waste and Recycling</p> <p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</p> | <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> ▪ Waste and recycling enclosures which are: <ul style="list-style-type: none"> - Adequate in size, durable, waterproof and blend in with the development. - Adequately ventilated. - Located and designed for convenient access by residents and made easily accessible to people with limited mobility. ▪ Adequate facilities for bin washing. These areas should be adequately ventilated. ▪ Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. ▪ Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. ▪ Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. ▪ Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> ▪ Be designed to meet the best practice waste and recycling | <p>✓ Complies</p> <p>The proposal conveniently locates residential waste and recycling bins within the bin store at ground level. The bin store is easily accessible by waste services and will ensure that waste is stored in a clean and well-ventilated space.</p> |

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| | <p>management guidelines for residential development adopted by Sustainability Victoria.</p> <ul style="list-style-type: none"> Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. | |
| <p>D25 External Walls and Materials</p> <p>To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</p> <p>To ensure external walls endure and retain their attractiveness.</p> | <p>External walls should be finished with materials that:</p> <ul style="list-style-type: none"> Do not easily deteriorate or stain. Weather well over time. Are resilient to the wear and tear from their intended use. <p>External wall design should facilitate safe and convenient access for maintenance.</p> | <p>✓ Complies</p> <p>The material palette has been carefully chosen for long-term viability.</p> |

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Internal Amenity – Clause 58.07

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| <p>D26 Functional Layout</p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p> | <p>Bedrooms should:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table D7 [not shown]. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8 [not shown].</p> | <p>✓ Complies</p> <p>The proposal provides adequately sized bedrooms and living areas.</p> <p><i>Bedrooms</i></p> <p>All dwellings are provided with adequately dimensioned bedrooms with each achieving minimum dimensions 3m by 3.4m for main bedrooms and 3m by 3m for all other bedrooms.</p> <p>The bedrooms are considered to meet the objective of providing functional spaces that meet the needs of future residents.</p> <p><i>Living Areas</i></p> <p>Every dwelling features generously sized living areas that are provided with adequate sunlight access and direct</p> |

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| | | <p>access to a balcony private open space.</p> <p>Each primary living area meets the minimum dimension and total area required by the standard.</p> |
| <p>D27 Room Depth</p> <p>To allow adequate daylight into single aspect habitable rooms.</p> | <p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> ▪ The room combines the living area, dining area and kitchen. ▪ The kitchen is located furthest from the window. ▪ The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen | <p>✓ Complies</p> <p>The proposal features living rooms which are all provided to a minimum room depth of 2.5 times the ceiling height.</p> |
| <p>D28 Windows</p> <p>To allow adequate daylight into new habitable room windows.</p> | <p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> ▪ A minimum width of 1.2 metres. ▪ A maximum depth of 1.5 times the width, measured from the external surface of the window. | <p>✓ Complies</p> <p>Habitable room windows are located within an external wall generally.</p> |
| <p>D29 Natural Ventilation</p> <p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p> | <p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> ▪ A maximum breeze path through the dwelling of 18 metres. ▪ A minimum breeze path through the dwelling of 5 metres. ▪ Ventilation openings with approximately the same area. | <p>✓ Complies</p> <p>All dwellings are provided with effective cross ventilation, as is illustrated in the provided architectural drawings.</p> |

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

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