URBIS

173 BURKE ROAD & 28 HOPE STREET, GLEN IRIS

Prepared for
GLEN IRIS DEVCO PTY LTD
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Report Number	Report 01

SUBMISSION DOCUMENTS

This report is to be read in conjunction with:

- Urban Context and Architectural Plans Package prepared by Cera Stribley;
- Urban Design Report prepared by Urbis
- Landscape Plans prepared by Acre;
- Economic Benefits and Impact Assessment prepared by Macroplan;
- Traffic Engineering Assessment prepared by Traffix;
- Loading Management Plan prepared by Traffix;
- Functional Layout Plan prepared by Traffix;
- Development Impact Assessment prepared by Arbor Survey;
- Environmental Wind Assessment prepared by MEL Consultants;
- Plan of Features and Levels prepared by Reeds;
- Development Impact Assessment (Arborist Report) prepared by Arbor Survey;
- Acoustic Report prepared by Acoustic Logic;
- Waste Management Plan prepared by WSP; and
- Sustainable Management Plan prepared by Sustainable Development Consultants

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society. We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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EXECUTIVE SUMMARY

This report has been prepared on behalf of Glen Iris Devco Pty Ltd in support of the planning permit application for a mixed-use development at No. 173 Burke Road and No. 28 Hope Street, Glen Iris.

The subject site is strategically located within the Central Park Village Neighbourhood Activity Centre and is within the Principal Public Transport Network. Key points of the proposal are:

- The site is predominately located within the Commercial 1 Zone (C1Z) and partially located within the General Residential Zone Schedule 10 (GRZ10), and is affected by Development Contributions Plan Overlay (DCPO) pursuant to Clause 34.01, Clause 32.08 and Clause 45.06 of the Stonnington Planning Scheme.
- The proposal seeks approval for the use and development of the site as a mixed-use building on the lot at 173 Burke Road, comprising of supermarket and retail premise at the ground level and residential dwellings above, and a multi-dwelling building on the lot at 28 Hope Street.

The proposed development is an excellent opportunity to add a high-quality development offering in this highly sought after Glen Iris location. The building design by Cera Stribley reflects a commitment to design excellence stemming from the client vision to deliver a premium housing choice to the area with associated upgrades to the public realm.

STONNINGTON PLANNING SCHEME

The site is affected by the following planning controls and permissions:

CONTROLS/PROVISIONS	PERMISSIONS
Commercial 1 Zone – Schedule 1 (Clause 34.01)	Use of the land as accommodation (dwellings) with a frontage of more than 2 metres at ground level Construction of a mixed-use development
General Residential Zone – Schedule 10 (Clause 32.08)	Construction of multi-dwelling development and construct a front fence
Development Contributions Plan Overlay (Clause 45.06)	No triggers under this overlay
Signage (Clause 52.05)	Construct and display signage, including business identification signage, pursuant to Clause 52.05-11
Car Parking (Clause 52.06)	Reduction of car parking spaces, pursuant to Clause 52.06-3

Table 1 – Applicable Controls and Permissions

ASSESSMENT SUMMARY

This report assesses the appropriateness of the proposal against the relevant controls and policies of the Stonnington Planning Scheme and having regard to the surrounding urban and built form context.

Overall, this report demonstrates that the proposal is an acceptable and appropriate outcome for the site for the following reasons:

- Has high architectural and urban design outcomes
- Is consistent with the statutory and strategic frameworks of the Planning Scheme
- Will positively contribute to the surrounding area and appropriately responds to the surrounding built form context.
- Will not result in any unreasonable amenity impacts to the surrounding area and will provides a high level of internal amenity for future residents.

- Incorporation of environmentally sustainable design initiatives and generous separation providing for views and good solar access for future residents
- Appropriately manages car parking, traffic and waste considerations
- Meets best practice ESD requirements

1. SITE CONTEXT

1.1. SUBJECT SITE

The subject site (the site) is located on the south-west corner of Burke Road and Hope Street. The site comprises of two lots, No. 173 Burke Road, Glen Iris, and No. 28 Hope Street, Glen Iris, which are formally known as (respectively):

- Lot 1 on Title Plan 136496Y. The lot is not affected by any restrictions, including covenants or Section 173 Agreements, or easements.
- Land in Plan of Consolidation 166589J. The lot is not affected by any covenants or easements.

The site has a frontage of 83.66 metres to Burke Road to the east of the site, a secondary frontage of 70.62 metres to Hope Street, and has partial rear frontages to an unnamed Council laneway to the west and south of the site of 37.7 metres and 38.92 metres respectively. The site is irregular in shape and has a total lot area of approximately 4,751 square metres.

The part of the site known as No. 173 Burke Road is currently occupied by a two-storey office building constructed of concrete panels and large glazed windows, with at-grade car parking spaces and under croft car parking spaces to the rear of the site. There is one double-width existing points of vehicle access to the site from Hope Street.

There is limited vegetation throughout the site, predominately along the east and west boundaries, which is not considered to be significant.

The part of the site known as No. 28 Hope Street site is currently occupied by a single storey pitched roof dwelling with limited vegetation to the north and south of the site and informal car parking access from the rear laneway.

Picture 1 Subject site (looking north)

Picture 2 Subject site (looking south)

1.2. IMMEDIATE SURROUNDS

North

To the north of the site is Hope Street, a local two-way street with on-street car parking spaces, established canopy street trees and a pedestrian footpath. Beyond that is No. 177 Burke Road, a double storey medical centre. There are also a number of single and double storey dwellings that front Hope Street opposite the site.

Picture 3 No.177 Burke Road

East

To the east of the site is Burke Road, an arterial road within Road Zone Category 1. Burke Road features a two-way road with on-street car parking spaces and a pedestrian footpath. Further east there are a number of single and double storey dwellings affected by Heritage Overlay 351.

Picture 4 Burke Road Commercial Strip

Source: Google Streetview

South

To the south of the site is No. 163a Burke Road, which is occupied by a double storey office building with no onsite car parking and primary pedestrian access from the Burke Road frontage of the lot. There is planning permit approval for the site to construct a mixed use building (Application No. 1016/20). This permit is currently undergoing an extension of time application.

To the south of the site is also the unnamed laneway, followed by No. 27 Irymple Avenue. The lot benefits from Planning Permit No. 446/11 and has been constructed with two double-storey dwellings. The dwellings feature a modern flat roof design with double width garage frontages to the Irymple Avenue frontage of the lot. The northern most of the two dwellings features a number of north facing windows within 2 metres of the lot's northern boundary.

Picture 5 No.163A Burke Road Glen Iris – Advertised Plans

Source: Planning Permit Application

West

To the west of the site is No. 1/26 and No. 2/26 Hope Street. The lot is occupied by tandem unit development featuring two single storey pitched roof dwellings and communal vehicle access along the eastern boundary of the site.

To the west of the site is also the unnamed laneway, followed by No. 23 Irymple Avenue a double storey pitched roof dwelling with vehicle access and car parking to the rear of the lot accessed from the unnamed laneway.

Further west is residential area, with a mixture of single dwellings and multi-unit developments, typically side by-side and tandem unit development.

Picture 6 No. 28 Hope Street Glen Iris

1.3. SURROUNDING CONTEXT

The site is well positioned for an increase in residential density, being located within Central Park Village Activity Centre, which provides access to retail, eating and drinking, entertainment, employment and cultural facilities and services at a local scale. As well as being closely located to a number of institutional facilities, including established and well renowned schools.

The site demonstrates a strategic advantage for the provisions of retail and business opportunities, as well as a diversity of housing opportunities. Importantly, the proposed development will provide for an updated, contemporary building which will enhance and activate the Burke Road and Hope Street frontages of the site as well as providing future occupants with high levels of internal amenity and views.

Land Use Pattern

Residential uses dominate the surrounding Glen Iris area with a high proportion of detached and semi-detached dwellings, as well as recent infill multi-dwelling developments in the neighbourhood. The current and expected growth of residents in this area has driven demand for increased accommodation along with supporting local services such as convenience retailing, shopping, entertainment, social venues and community services.

The site enjoys a range of locational land use attributes, including:

- Being located within the Central Park Village Neighbourhood Activity Centre, providing access to the local needs, including retail, eating, and drinking, entertainment, employment and services available for residents
- Proximity of the site to a number of education facilities, including: Caulfield Grammar, Korowa, Sacre Coeur and Central Park Child Care Centre
- Proximity to Central Park and Hedgeley Dene Gardens to the south, and south-east of the site

In the immediate precinct, there is a predominance of commercial, services and institutional uses including education facilities, medical uses and retail premises, with the Central Park providing the excellent garden and open spaces.

Built Form

There are significant streetscapes and individual buildings of historic significance sporadically within the broader surrounding area, including commercial lots affected by Heritage Overlay 353 to the south of the site and the residential lots affected by Heritage Overlay 351 to the east of the site.

The built form and subdivision pattern of the linear development strip located between Wattletree Road and Hope Street along the Burke Road streetscape, is characterised by a mixture of single and double storey commercial buildings with a mixture of development styles, types, and material details and not as consistent as the more cohesive, detached dwellings located to the east of Burke Road.

Further to the south of the site, along both Wattletree Road and Burke Road, has seen an emerging trend of robust three-storey apartment buildings that feature a greater variety of built form and materials, including several flat roof forms. These infill residential developments are generally constructed deep into the lot with limited side setbacks.

Vehicle and Public Transport Network

The site is highly accessible and surrounded by major road networks and a system of public transport infrastructure, including tram and bus routes. The site is located within Central Park Village Neighbourhood Activity Centre and walking distance of institutions, services and the public transport network. This includes:

- 5-10 minutes to Central Park, Tram Route along Wattletree Road, Bus Route along Burke Road and a number of education centres
- 15-25 minutes to Glen Iris Railway Station, Hedgeley Dene Gardens and Cabrini Hospital
- Burke Road is a pedestrian and cycle priority road, including being a designated cycling route on the VicRoads Principal Bicycle Network Map

2. PREVIOUS PERMIT APPLICATION

2.1. NO. 173 BURKE ROAD, GLEN IRIS

In 2020 a planning permit application (Application No. 278/21) for the redevelopment of this lot was lodged with City of Stonnington (Council). The proposal sought the full demolition of the existing building on the site (no permit required) and for the construction of a multi-storey mixed-use building, comprising of a supermarket and bottle shop at the ground floor and upper floor dwellings (85 apartments). The proposed building form comprised of a distinct two-storey podium with recessed upper floors that provide a U-shaped plan broken up into 5 distinct building blocks which reached a maximum height of 6 storeys.

The proposed development comprised of the following key elements:

ELEMENT	PROPOSAL
Proposed Uses	Retail Premises – Supermarket and Bottle shop Dwellings
Site Area	4305 sqm
Floor Area	GFA – Residential- 14,522 sqm GFA Commercial – 10,275 sqm
Height	Podium Height: 2 storeys Total: 6 storeys
Street Wall	Burke Road: 2 storeys Hope Street: 2 storeys
Apartments	80
Apartment Composition	1 Bedroom – 8 2 Bedroom – 61 3+ Bedroom – 11
Retail Premises	Supermarket: 3,749 sqm Bottle shop:178 sqm
Car Parking	Residential – 132 spaces Retail – 171 spaces Total – 303 spaces
Bicycle Spaces	Residential – 107 spaces Commercial – 26 spaces Total – 135 spaces

Table 2 – Details of Application No. 278/21

In 2021, Council issued a Notice of Refusal to Grant a Planning Permit. The Council decision was appealed and on 9 May 2022 Victorian Civil and Administrative Tribunal (VCAT) issued an order to reaffirm Council's decision and no permit was granted, *Glen Iris Devco Pty Ltd v Stonnington CC* [2022] VCAT 471.

Key commentary arising from the VCAT decision:

- The VCAT determination supported the apartment component and deemed it appropriate and an expected response to the scheme's policies. This included the development addressing both street frontages though residential lobbies fronting Hope Street and Burke Road
- The VCAT determination stated that modifications were required to the design response and built form. This included modifications to the height, scale, massing and visual bulk of the development and displaying an appropriate response to the context and character of surrounding areas. The VCAT determination discussed ground level articulation and found that there was limited activation at the ground floor and that the ground level

presentation on Hope Street was not integrated with the site's context in an acceptable manner

- The VCAT determination was concerned with 'back-of-house' activities including the loading dock, car parking and traffic implications to Hope Street. The amenity impacts of these changes to Burke Road and Hope Street were considered unacceptable. This includes the increased traffic generation and loss of on-site car spaces
- The Tribunal decision provided clear guidance on the redevelopment opportunity of the site and what should be avoided from the previous design, including:
  - Clear policy support for the apartment component of the development in direct response to local policy for residential uses in and beside activity centres
  - Architectural expression that is not repetitive along the Burke Road frontage and greater ground floor activation along Hope Street
  - Built form that needs to appropriately transition to the residential hinterlands along Hope Street, including the removal of a 2 metre high wall to the Hope Street setback adjacent to 28 Hope Street
  - Reduction of amenity impacts on adjoining allotments, by way of reducing the boundary wall along the unnamed laneway to match the existing boundary fence of approximately 2.8 metres and to reduce any potential overshadowing to adjoining lots
  - Redesign of vehicle and loading access arrangements, including removal of loading from Hope Street; removal of signalised intersection and associated limiting of significant on-street car parking loss; and reduction of impact on the medical centre access

2.2. NO. 28 HOPE STREET. GLEN IRIS

This lot is benefitted by Planning Permit No. 989/12. The Permit was issued on 12 May 2023 and approves the construction of two dwellings on the lot within the General Residential Zone. The development comprises of a double storey development with one 2-bedroom dwelling and one 3-bedroom dwelling with vehicle access and parking from the rear (south) of the lot to unnamed laneway.

Figure 1 – Hope Street Elevation of Development under Permit No. 989/21

Source: Carr Design Group Pty Ltd

3. PROPOSAL

3.1. OVERVIEW OF PROPOSAL

The proposal seeks the full demolition of the existing building on the site (no permit required). The proposal subsequently seeks approval for the construction of a multi-storey mixed-use building, comprising of a supermarket, food and drink premise and dwellings. The proposed development includes a five-storey building on the portion of the site known as 173 Burke Road and a three-storey building on the portion of the site known as 28 Hope Street. Key details of the proposal for each building are as follows.

ELEMENT	PROPOSAL
Proposed Uses	Retail Premises – Supermarket and Food and Drink Dwellings
Site Area	4306 sqm
Floor Area	NSA Residential – 7,316 sqm NLA Retail – 3,322 sqm
Height	Podium Height: 3 storeys Total: 5 storeys
Street Wall	Burke Road: 3 storeys Hope Street: 3 storeys
Apartments	58
Apartment Composition	1 Bedroom – 2 2 Bedroom – 30 3 Bedroom – 26
Retail Premises	Supermarket: 3,035 sqm (NFA) Food and Drink: 125 sqm (NFA)
Car Parking	Residential – 120 spaces Retail – 170 spaces Total – 290 spaces
Bicycle Spaces	Staff – 14 spaces Residential – 49 spaces Visitor On-Site – 22 spaces Visitor Off-Site – 12 spaces Total – 97 spaces

Table 3 – Details of Proposal for 173 Burke Road

ELEMENT	PROPOSAL
Proposed Uses	Dwellings
Site Area	446 sqm
Floor Area	NSA Residential – 369 sqm
Height	3 storeys
Apartments	6
Apartment Composition	1 Bedroom – 4 2 Bedroom – 2
Car Parking	3 spaces
Bicycle Spaces	12 spaces

Table 4 – Details of Proposal for 28 Hope Street

3.2. BUILT FORM DETAILS

In summary, the development comprises of the construction of a mixed-use building (retail premise and dwellings) and a multi-dwelling building. Ground floor will comprise of a Woolworths supermarket and a separate food and drink premise, alongside services and vehicle access/loading docks within the portion of the site known as 173 Burke Road, and dwellings within the portion of the site known as 28 Hope Street. The upper floors will be entirely occupied by dwellings.

The proposal seeks to introduce a high-quality building to the site that enhances the public realm and contributes to the wider area. The main details of the proposal are clearly depicted in the architectural plans and summarised below:

- Full demolition of the existing building on the site and the subsequent construction of a high-quality development designed to respond to its corner site location. The proposed development provides a distinct three-storey podium with recessed upper floors
- Ground floor retail tenancies (supermarket and food and drink) tenancies that wrap around the Burke Road and Hope Street frontages of the site, and residential entry and lobby accessed from both the Burke Road and Hope Street frontages of the site. Vehicle access and loading bay access are predominately available from Burke Road, with secondary vehicle access from Hope Street. The dwellings proposed within 28 Hope Street will have separate access from the unnamed laneway
- Upper levels comprising of a mixture of housing stock (one, two, three and bedroom dwellings) and associated built form interspersed with landscaped balconies, communal open space areas and glazing elements to provide depth and visual interest in the development
- The materials and finishes proposed for the podium aspect are responsive to the existing heritage buildings within the surrounding area

3.3. SIGNAGE

The proposed development seeks to provide a number of signs across the site, including business identification signs. This will include 11.7 square metres of signage along the Hope Street frontage and 6.1 square metres along the Burke Road frontage.

3.4. TRAFFIC ARRANGEMENTS

The main vehicular access and loading arrangement to the site will be provided via the Burke Road frontage to the site. The application proposes two separate vehicle access points. One access point from Burke Road will service both the basement car park areas and the loading bay, while a secondary access point at Hope Street is proposed for basement parking only.

The Hope Street access point will facilitate the ability for a vehicle leaving the site to undertake a right-turn movement from Hope Street into Burke Road.

Loading will be provided at street level and will be accessed by a crossover on Burke Road. A turntable will be provided, enabling trucks to enter and exit the sire in a forward manner with no auditory reversing signals. The loading bay area is fully enclosed.

A total of 120 car parking spaces for future residents are to be provided within Basement Levels 2 and 3. An additional 170 spaces are provided for staff and visitors to the supermarket and food and drink tenancies on Basement Levels 1 and 2.

Access to the residential car space will be via a secure entry gate separating the residential parking from the commercial parking.

A hoist services lift will provide for loading opportunities between the loading bay located on Ground Level, along with storage area in Basement Level 2 and the supermarket ‘pick-up’ area located within Basement Level 1.

The building on 28 Hope Street will feature separate vehicle access from the unnamed laneway for 3 car parking spaces.

The Traffic Engineering Assessment prepared by Traffix Group, provides further detail of the traffic arrangements.

3.5. PEDESTRIAN ACCESS

The provision of clear pedestrian entry and linkages throughout the site is a critical design response of this development to activate the ground level and provide viable and safe access for future occupants. The main entrances and access points are as follows:

- Pedestrian access to the supermarket is provided to Burke Road at the subject site’s eastern boundary and pedestrian access to the residential component is provided to Hope Street at the northern boundary

- A pedestrian lift and travellators will provide access from Basement Levels 1 and 2 to the ground floor supermarket, while separate pedestrian lifts will provide access between the resident parking Basement Levels and the residential apartments
- The ground floor retail tenancies have been designed and orientated to provide maximum activation and viability of the ground floor spaces utilising the Burke Road frontage of the site

4. STONNINGTON PLANNING SCHEME

A detailed overview of the relevant planning controls and policies is provided in Appendix A. A summary of the key controls and policies is provided below.

4.1. ZONE

4.1.1. Commercial 1 Zone

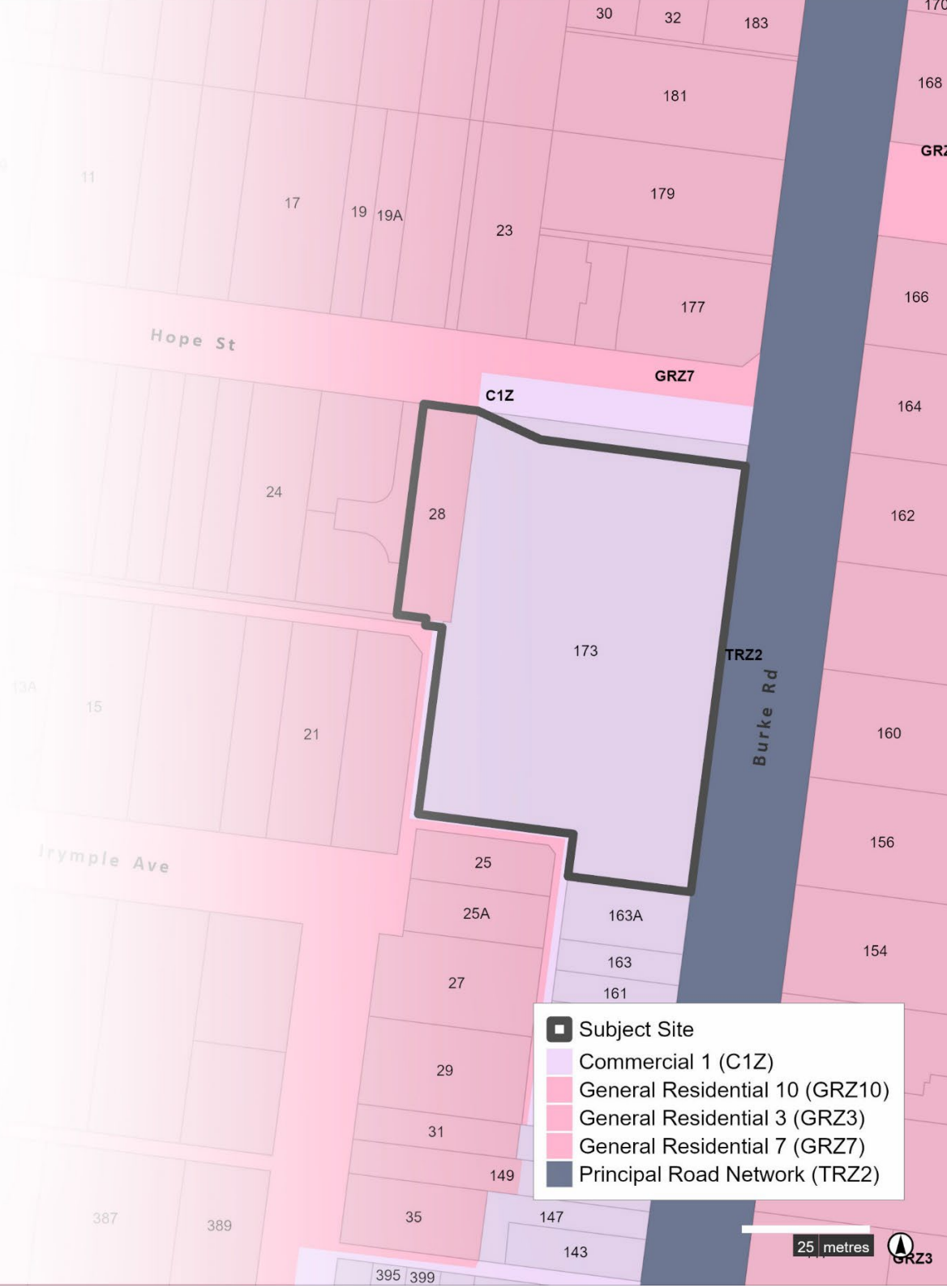
The majority of the subject site is affected by the Commercial 1 Zone (C1Z) pursuant to Clause 34.01 of the Stonnington Planning Scheme. The purpose of the C1Z is:

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

A planning permit is required:

- To construct a building or construct or carry out works
- To use the site for 'accommodation' noting the ground level frontage dedicated to the residential component is greater than 2 metres wide. A planning permit is not required for the use of the site as a 'retail' (including supermarket)

Pursuant to Clause 34.01-9, sign requirements are provided at Clause 52.05 and the Commercial 1 Zone is in Category 1 of the sign controls.



4.1.2. General Residential Zone Schedule 10

The remainder of the subject site is located in the General Residential Zone – Schedule 10 ('GRZ10'), Garden River and Garden Suburban Precincts. The relevant purposes of the General Residential Zone include:

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

Pursuant to Clause 32.08-2, the proposed use of the land for dwellings does not require a planning permit, as Dwelling is a Section 1 use. It is noted that no commercial use is proposed within the land zoned GRZ10.

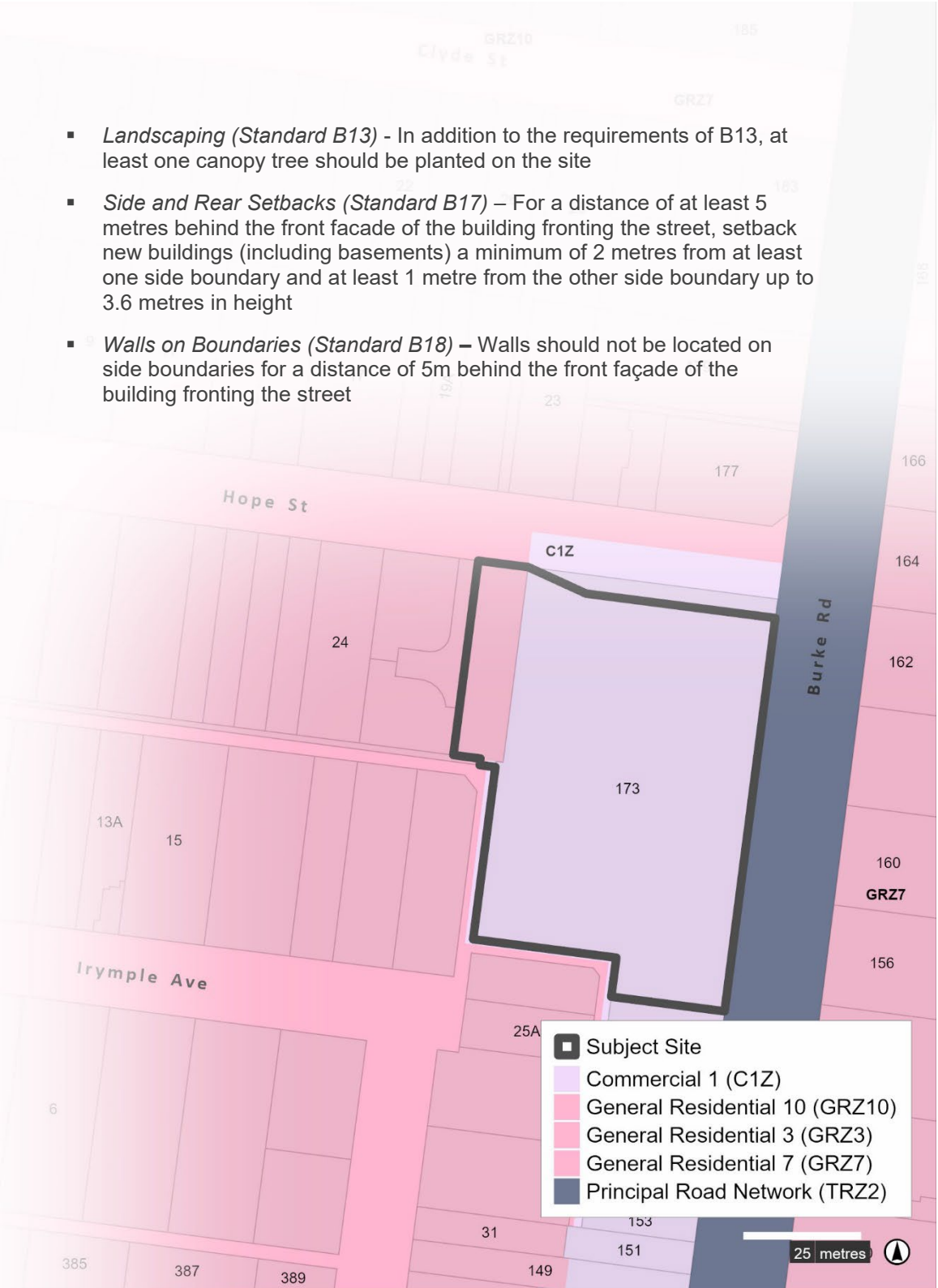
Pursuant to Clause 32.08-6, a permit is required to construct two or more dwellings on a lot and a front fence.

The GRZ also requires a minimum garden area of 25% for the construction of a dwelling on a lot between 400 to 500 square metres. Drawing No. TP.1051–28 Hope Street Garden Area establishes all uncovered outdoor areas of the site that meets the minimum garden area of 25% (125 square metres), noting that an eave, fascia or gutter can be included in the garden area provided it does not exceed a total width of 600mm.

Schedule 10 to the General Residential Zone states that a building used as a dwelling or a multi-dwelling development must not exceed a height of 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 10 metres.

The development is subject to Clause 55 variations specified in Schedule 10 to the General Residential Zone under the Stonnington Planning Scheme. The variations specify:

- *Site Coverage (Standard B8)* – Basements should not exceed 75% of the site area
- *Landscaping (Standard B13)* - In addition to the requirements of B13, at least one canopy tree should be planted on the site
- *Side and Rear Setbacks (Standard B17)* – For a distance of at least 5 metres behind the front facade of the building fronting the street, setback new buildings (including basements) a minimum of 2 metres from at least one side boundary and at least 1 metre from the other side boundary up to 3.6 metres in height
- *Walls on Boundaries (Standard B18)* **–** Walls should not be located on side boundaries for a distance of 5m behind the front façade of the building fronting the street



4.2. OVERLAYS

The site is affected by the Development Contributions Plan Overlay (DCPO1) pursuant to Clause 45.06 of the Stonnington Planning Scheme.

The Development Contributions Plan Overlay has the purpose 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*

This Clause specifies the Stonnington Development Contributions plan and lists a summary of costs relevant to each application type.

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

4.3. GENERAL AND PARTICULAR PROVISIONS

The following general and particular provisions are related to the proposal:

- Clause 52.05 – Signs
- Clause 52.06 – Car Parking
- Clause 52.29 – Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road
- Clause 52.34 – Bicycle Facilities
- Clause 53.18 – Stormwater Management in Urban Development
- Clause 58 – Apartment Developments
- Clause 66.02 – Use and Development Referrals
- Clause 65 – Decision Guidelines

4.4. MUNICIPAL PLANNING STRATEGY

The flowing Clauses of the MSS are related to the proposal:

- Clause 02.01 – Context
- Clause 02.02 – Vision
- Clause 02.03 – Strategic Directions
- Clause 02.03-1 – Settlement
- Clause 02.03-5 – Built Environment and Heritage
- Clause 02.03 -5 – Housing
- Clause 02.03-7 – Transport
- Clause 02.04 – Strategic Framework Plans

4.5. PLANNING POLICY FRAMEWORK (PPF)

The following Clauses off the PPF are relevant to the proposal:

- Clause 11 – Settlement
- Clause 11.01-1R - Settlement – Metropolitan Melbourne
- Clause 11.01-1L-02 – Social Impacts
- Clause 11.03-1R – Activity Centres
- Clause 11.03-1L-01 – Activity Centres
- Clause 15 – Built Environment and Heritage
- Clause 15.01-1L-01 – Urban Design
- Clause 15.01-1L-03 - Signs
- Clause 15.01-2L-01 - Building Design of design that facilitates social interactions and community inclusion.
- Clause 15.01-2L – Environmentally Sustainable Development
- Clause 15.01-4S – Healthy Neighbourhoods
- Clause 15.01-5L – Preferred Neighbourhood Character
- Clause 16 – Housing
- Clause 16.01-1S – Housing
- Clause 16.01-1L-01 – Housing Supply and Diversity
- Clause 16.01-2R - Housing Supply – Metropolitan Melbourne
- Clause 16.01-2S – Housing Affordability seeks to deliver more affordable housing closer to jobs, transport and services
- Clause 17 – Economic Development
- Clause 17.02-1S – Business
- Clause 18 – Transport
- Clause 18.02-3R – Principal Public Transport Network
- Clause 18.02-4L-02 – Car Parking

5. ASSESSMENT

The following sections of this report provide an assessment of the proposal against the relevant statutory and strategic provisions of the Planning Scheme having regard to the site's physical context.

This assessment focuses on the appropriateness of the following key matters:

1. Response to Relevant Policies of the Planning Scheme
2. Appropriateness of Land Use
3. Built Form and Character Response
4. Appropriateness of Signage
5. Management of Off-Site Amenity
6. Internal Amenity
7. Car Parking, Waste and Loading
8. ESD Response

Each of these matters is dealt with in turn below.

RESPONSE TO RELEVANT POLICIES OF THE PLANNING SCHEME

The Planning Policy Framework recognises the importance of ensuring there are enough employment opportunities within the municipality. It also seeks to ensure that any proposed development achieves design excellence whilst contributing to the overarching vision for the area. These policies seek to facilitate land use outcomes that support the ongoing vitality of the city. The proposal achieves the broad objectives of these guiding policy documents.

Planning Policy Framework

The State and Local Planning Policy Framework recognises the importance of ensuring that there is enough flexibility within planning policy to achieve design excellence and contribute to the overarching vision for the city. These policies seek to facilitate land use outcomes that support the ongoing vitality of the city as an environmentally sustainable place to live, work, play and visit. The proposal achieves the broad objectives of these guiding policy documents.

The proposal meets the objectives of the PPF as follows:

- The proposal reflects the strategic direction of Clause 02.03 and Clause 11 as it represents a consolidation, redevelopment and intensification of an existing urban area, further ensuring sufficient supply of land in well-serviced locations with access to public transport
- The proposed development provides a high-quality mixed-use development aligned with Clause 11.03-1L-01 (Activity Centres), which seeks to maintain and enhance a network of sustainable and viable activity centres and to protect and enhance the individual character, identity and amenity of the different activity centres. This includes encouraging a broad range of uses in small neighbourhood activity centres to improve their viability and community focus. It is also identified that the scale, density and design of commercial development is to be consistent with the existing and preferred scale and character of the centre. The site is located within the Central Park Village Activity Centre
- The proposal is consistent with the policy direction of Clause 15 and specific matters associated with the design and built form as discussed within the Built Form and Character Response section of this Report. Specifically, Clause 15.01-1L-01 (Urban Design) that seeks to encourage the design of developments to address the public realm and that developments incorporate elements that promote public use
- The site is strategically located in proximity to the bus and tram network, as well as other services. The site's proximity to services and transport support its development for mixed-use development, providing high-quality accommodation options through a diversity of housing types
- The site is strategically located in proximity to the bus and tram network, as well as other services. The site's proximity to services and transport supports its development for mixed use development, providing a high-quality accommodation option through a diversity of housing types as envisaged by Clause 16
- The proposal is consistent with policy objectives in Clause 16, which encourages increasing the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including underutilised land. Clause 16.01-1S reflects this by encouraging higher density housing development on sites that are well located in relation to jobs, services and public transport
- The development contains retail floor space, providing additional employment opportunities, which are accessible by public transport as envisaged within Clause 17. The proposed development will allow for a variety of retail uses which will add to the emerging vibrancy of this area and encouraging economic growth within the municipality.
- The proposal also aligns with Clause 18.02 (Transport), specifically Clause 18.02-02R, which encourages the increase of diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.

APPROPRIATENESS OF LAND USE

A permit is required for the use of the land as accommodation at ground floor along Burke Road and Hope Street exceeds 2 metres in the Commercial 1 Zone. It is noted that a permit is not require for retail (supermarket) premises and no commercial uses are proposed within the portion of the site within the General Residential Zone.

As discussed, the proposed development of the site and the associated uses as accommodation achieve key planning policy direction for the site within an activity centre and other housing developments. This includes the policy direction found within the Commercial 1 Zone, which seeks to 'provide for residential uses at densities complementary to the role and scale of the commercial centre'.

Whilst the frontages associated with accommodation land uses along Burke Road and Hope Street exceed 2 metres, the area is proposed to be used as a designed designated residential entry and lobby and will not comprise of dwellings. This will ensure the positive activation and passive surveillance of the Burke Road and Hope Street streetscapes, while also providing a sense of address and safety to future occupants.

While a permit is not required for the use of the site as a supermarket, *Glen Iris Devco Pty Ltd v Stonnington CC* [2022] VCAT 471 provides the following relevant commentary on the appropriateness of a supermarket on the site, subject to appropriate management:

> [*90] …A full-line supermarket can be used for daily needs as well as a 'weekly shop'. The subject land has been included in a zone that reflects its position as part of the activity centre. The retail use has the potential to support the land use role for this Group 4 centre and the objectives and some strategies in clause 21.04-1 (Activity centres network, viability and identity). It is relevant that the Council has not contended that the full-line supermarket would undermine or jeopardise the activity centre hierarchy in the scheme.*

BUILT FORM AND CHARACTER RESPONSE

The proposed mixed-use building designed by Cera Stribley Architects represents a high-quality architectural outcome that will enhance the built form character within the Central Park Village Activity Centre and will contribute to the emerging contemporary character within the surrounding area, whilst providing a respectful response to the existing built form. The proposed development will achieve these desired built form outcomes as explored in the following sections of this report.

Building Height and Form

The proposed development is considerate of the existing built form context, including its provision of a height and massing that reflect the emerging development within the area whilst responding to its location as a corner site.

Within *Glen Iris Devco Pty Ltd v Stonnington CC* [2022] VCAT 471, the Tribunal noted:

> *[146] The broad concept adopted by this design is an appropriate and efficient response to the site's context and policies. This includes ground floor development built to the street frontages, strong street walls, recessed upper levels, and a transition in built form toward the residential interfaces. Upper level dwellings provide passive surveillance opportunities. We do, however, have serious concerns with respect to the focus of 'back-of-house' activities such as the loading dock, and car park with over 300 spaces, to Hope Street, as we set out later.*

However, the Tribunal went on to say that there was concern with the high visual impact of the development as viewed from the public realm along Hope Street, exasperated by a 2-metre-high acoustic wall to the front setback of 28 Hope Street.

The current proposal makes substantial departures from the previous scheme, by reducing building height by one storey and by incorporating the lot at 28 Hope Street to provide a three-storey built form. This provides a high level of visual transition from the massing on 173 Burke Road to the residential hinterlands to the west.

Further to this, the development incorporates more generous setbacks from the south and west boundaries to provide greater visual break from the massing on the site. The development also incorporates a different, softer upper storey built form through the introduction of a curved, organic architectural form with a dark

grey metal finish, distinguishing it from the light grey brick within the podium of the development.

As detailed within the Architectural Package prepared by Cera Stribley as well as the Urban Design Report prepared by Urbis, the development first considers the massing of the existing building on the site and the context of emerging development pattern within the surrounding area. The development then rationalises the built form envelope that ensures a scale and siting of development provides a positive response, whilst avoiding the typical 'wedding cake' development.

Architectural Expression

Clause 11.03-1L-01 gives guidance on the development of Activity Centres within Stonnington and encourages the protection and enhancement of the individual character, identity, and amenity of the different activity centres. The Clause outlines various built form strategies including managing the sale, density and design of commercial developments to reflect the character and identity of each centre and that it is to be of the existing and preferred scale.

The proposed building embodies a contemporary expression with articulated facades and a strong presentation to both Burke Road and Hope Street. Within the base of the building, the design utilises elements reflective of the commercial strip within the Central Park Village Activity Centre.

The design of the proposal is responsive to the recommendations of the previous VCAT decision for the site. The proposal has increased setbacks to residential interfaces and the façade is more responsive with a less repetitive grid, which improves the pedestrian experience. The building is proposed to use arch structures at the ground floor, with upper levels incorporating natural elements and greenery onto their balcony structures. This has enabled more pronounced breaks to the building form.

One of the key criticisms within *Glen Iris Devco Pty Ltd v Stonnington CC* [2022] VCAT 471, was that the Burke Road frontage was too repetitive in nature, causing a perception of excessive visual dominance. The proposed scheme has taken a completely different approach to the architectural expression along the Burke Road frontage as demonstrated within the below two images.

The development incorporates non-repetitive grid lines with meaningful breaks in the built form that allow for canopy planting and a curved form to the Burke Road and Hope Street corner to provide visual interest and a strong sense of place to the gateway to the Central Park Activity Centre.

Figure 2 – Massing Diagram

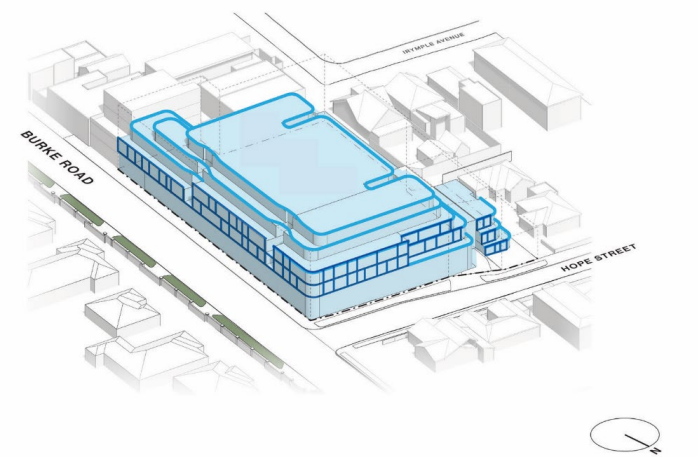


Figure 3 Render of Proposed Development

Whilst a separate building, the proposed built form element at 28 Hope Street has been designed in whole with the remainder of the development inclusive of the continuation of the use of the brick work and curved architectural expression to provide an appropriate response from the commercial interface to the east to the residential hinterlands to the west.

Figure 4 - Render of Development from Hope Street without and with current street tree

Overall, the proposed building is an attractive and suitable development for the area with active street frontages and an interesting façade which aims to respond to the pedestrian experience.

Streetscape/Pedestrian

The design response for the ground floor plane has been designed to allow for an activated and accessible layout. This is a substantial improvement from the existing conditions on the site. The layout of the ground floor allows for active frontages onto Burke Road and Hope Street and has clearly defined commercial and residential entries. The design will provide a high level of safety and passive surveillance by using glazing onto the streetscapes.

It is noted that within *Glen Iris Devco Pty Ltd v Stonnington CC* [2022] VCAT 471, the Tribunal raised concern with the extent of stairs, loading docks and basement car parking along the Hope Street frontage resulting in a lack of activation. The proposed design removes the loading dock from this interface and extends the glazing and associated activation further down the Hope Street frontage to positively respond to these comments.

The retail tenancies predominantly front Burke Road and will provide an activated corner as it wraps along Hope Street.

A residential entry has been provided from Burke Road which is separated from the commercial entry along Burke Street. The entry ways are to be recessed behind the building line to create a lobby area. Both the residential and commercial lobby areas are a generous and open space with glazed corners allowing for natural daylight to enter the space.

Awnings are located along the front façade and provide shade from the rain and sun for future occupants accessing the site.

APPROPRIATENESS OF SIGNAGE

Clause 52.05 provides the following key assessments for any proposed signage:

- Are the proposed signs compatible with the amenity and visual appearance of an area, including the existing or desired future character?
- Do the proposed signs contribute to excessive visual clutter or visual disorder?
- Will the proposed signs result in any unreasonable loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road?

The proposed signage on the street facades will provide a positive activation and identification of the uses on the site. The level of signage is minimal given the overall frontage off the site and is consistent with the extent of the other signage within the commercial area and activity centre. The proposed signage responds to the provisions of Clause 52.05 ‘Signs’, noting:

- The sign is well proportioned and will not dominate the façade (or relevant streetscape), due to the breadth of the frontage and the central façade location
- There are only three signs proposed to the Burke Road frontage and Hope Street frontages respectively. The proposed signage is for the purpose of identifying the business occurring on the site, ensuring that the signs will not create visual clutter
- The signage will be stylised and designed to complement the building and will be attractive and visible to pedestrians
- The sign will not affect the amenity of the area or adjoining lots, the level of illumination is consistent with that found within the surrounding commercial area and for activity centres of this scale
- The proposed signage are non-illuminated and will not impact on the safety of either Burke Road or Hope Street, it will be fixed to the building and will not flash or emit colours

MANAGEMENT OF OFF-SITE AMENITY

The proposed development has been carefully designed to be responsive to the amenity of the surrounding properties and the wider public realm and surrounding residential hinterland. The proposal has been designed to limit external amenity impacts in terms of visual bulk, overlooking, overshadowing, noise, and vehicle movements.

The site has limited sensitive interfaces due to its corner location, with Burke Road to the east and Hope Street to the north.

Visual Impacts

The proposed development has been carefully designed to respond to the amenity of the surrounding properties, wider public realm and surrounding residential hinterland. The proposal has been designed to limit external amenity impacts in terms of visual bulk, overlooking, overshadowing, noise, and vehicle movements.

A full assessment of Clause 55 (ResCode) as relevant to the proposed building at 28 Hope Street is provided at Appendix B. It is noted that ResCode does not technically apply for the remainder of the development but can be used as a guide as necessary.

28 Hope Street Interfaces

The building setbacks have been designed to appropriately respond to the immediate interfaces of the site and ensure the setbacks proposed will enable equitable development opportunities and allow ongoing amenity, including solar access to surrounding residents and guests of the future development.

Specifically, the proposed development provides adequate side and rear setbacks to allow for an inground landscaping response along all common boundaries of the site and to reduce visual bulk when viewed from these locations. Further, the development incorporates landscaped balconies at the upper floors to soften the presentation of these levels when viewed from adjoining lots.

The proposed side and rear setbacks comply with Standard B17.

The proposed setbacks ensure sufficient visual relief is provided between the development and adjoining built form when viewed from the public realm. They will also ensure that the internal amenity of the proposed development and adjoining properties is not compromised.

Notably, along the southern interface, the site is separated by a laneway from the nearest adjoining residential building. The setbacks to these residential interfaces exceeds the requirements of ResCode Standard B17.. This ensures that the proposed development provides a visual transition to the residential hinterlands to the south of the site.

As such, the design of the proposed development will ensure that there are no unreasonable visual bulk impacts on adjoining lots.

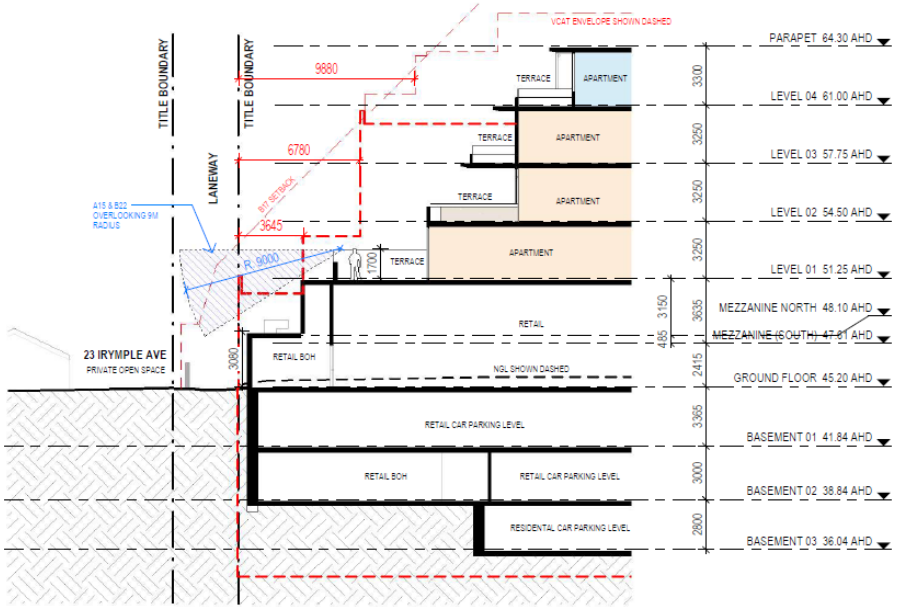
This proposal also changes the materiality of the front fence to the Hope Street apartments to timber to match the streetscape and adjoining boundary fence.

Remainder of Development

The remainder of the development has been designed, both through use of setbacks and differentiating architectural expression at the upper floors to soften the presentation of the proposed development to surrounding allotments. While not strictly applicable, the development seeks to meet or exceed the Standard B17 setback requirements.

Within *Glen Iris Devco Pty Ltd v Stonnington CC* [2022] VCAT 471, the Tribunal noted concern with the high wall along the south-west boundary, and how this wall and the upper floors will impact on surrounding allotments, notably 23 Irymple. The proposed development substantially reduces the height of the wall along the laneway interface to be approximately 3 metres high along the boundary with a 3.2-3.5m element on the corner to accommodate a lift core. The new wall replaces an existing boundary fence at 2.8 metres. The proposal then incorporates far more generous setbacks than the previous scheme as demonstrated in the below section.

Figure 5 - Proposed Section with 23 Irymple Avenue



While the development is higher than those found within the surrounding residential areas, this is not considered to be an unreasonable interface of a Residential and Commercial Zone, where more robust built form is expected and encouraged. The proposal still ensures generous upper floor setbacks, in excess of the previous scheme, to ensure that visual bulk is appropriately managed through the site.

Wind

The wind impacts of the proposed development have been carefully considered in the preparation of the design response to ensure the amenity of the public realm is preserved and the wind impacts at entrance areas and pedestrian links around and within the site are appropriately addressed.

An Environmental Wind Assessment has been prepared by MEL Consultants and it confirms that the development will ensure that the new building will not increase the level of wind at ground level, while minimising impacts on pedestrian comfort.

Overshadowing

The proposed building, including by way of reduced building height and increased setbacks has been designed to reduce any unreasonable shadow impacts on adjoining lots. It is noted that within *Glen Iris Devco Pty Ltd v Stonnington CC [2022]* VCAT 471, the Tribunal raised concern with additional shadow on adjoining lots until 10:30am. The revised scheme ensures that there is no additional shadow on adjoining properties from 10 am onwards. Also, the proposal is not considered to have unreasonable impacts on the usability of these secluded private open space.

Further, the development has been carefully designed and considered to ensure that the development does not unreasonably overshadow the footpath along Burke Road.

Overlooking

The development has been designed in a manner to incorporate boundary setbacks and to take advantage of the abutting laneway to ensure that there is no overlooking into adjoining sensitive lots without the need to rely on overlooking screens.

In relation to internal overlooking within the proposal, adequate separation distances between the various areas of the building are provided, or limited screening is used when necessary. This includes maximisation of street fronting dwellings.

Therefore, overlooking internally and externally to the site is appropriately managed in line with Standard D14, as well as the guidance provided within ResCode Standards B22 and B23.

Please refer to architectural plans for further details with respect to overlooking.

Noise and Traffic Movements

The development has been carefully designed to ensure no unreasonable impacts on adjoining lots by way of noise or traffic movements. This includes ensuring that all services are located away from adjoining lots. Notably, services located on the roof are offset from all boundaries with appropriate screening methods, as reviewed and deemed appropriate by the Acoustic Logic.

Vehicle access and car parking areas are designed in a way to limit off-site impacts, with loading access provided from the Burke Road frontage of the site

and all retail and residential car parking (other than the three at grade spaces to the rear of 28 Hope Street) occurring within the basement. Further, it is considered that traffic generation will not result in undue amenity impacts on adjoining sites or the wider road network. Please refer to the Traffic Engineering Assessment prepared by Traffix Group.

INTERNAL AMENITY

An assessment against the Better Apartment Design Standards (BADS) has been included within this report and is further described below. The proposed development exhibits a high level of internal amenity for future residents of the site, as explained below:

- The building provides a clear and easily identifiable sense of address with entrance to the residential apartments provided at Ground Floor with two separate residential lobbies from Burke Road and Hope Street
- The internal floor layouts have been designed to provide an efficient layout, incorporating ample storage areas and providing highly functional spaces contributing to appropriate levels of accessibility
- Habitable rooms have been designed to benefit from direct daylight access. Habitable rooms further benefit from good levels of external ventilation and appropriate outlooks, with a large portion with dual aspects
- All dwellings will comprise of master bedrooms that meet or exceed the minimum internal room dimensions specified in Table D7 and the design of the development ensures these rooms are provided with favourable outlook and high levels of internal amenity
- All dwellings will comprise living areas that meet or exceed the minimum required area, in most cases exceeding these requirements to ensure functionality and usability for future occupants
- All dwellings are provided with private open space accessed directly from living areas with minimum areas that exceed the requirements of Standard D19, this includes balconies, and ground floor terraces that provide a minimum of 25 square metres of private open space. In combination with the abundant amount of communal open space through the development, future residents will be comfortably catered for all their recreation and service needs
- Communal open space areas are provided throughout the development that have been designed with a high level of care to ensure accessibility and usability for future occupants. The areas provide activation and integration to the relative streetscapes and internal roads, as well as the overall building
- Proposed landscaping will be integrated throughout the development and carefully curated to complement the overall planting scheme through the development
- Windows and balconies have been designed to not overlook the POS of a lower-level dwelling within the same development. The proposed building has been carefully designed to ensure that all private open spaces and habitable room windows are orientated external to the building to ensure there is no unreasonable internal overlooking, as well as mitigating the requirement for the development to incorporate overlooking screening, improving the amenity of the development for future occupants
- Effective cross ventilation is achieved in more than 47% of the apartments, providing high levels of natural ventilation throughout the development, achieving full compliance with Standard D29.
- The apartment building will provide accessibility to future residents, with 57% of the dwellings achieving the minimum Standard D17 requirements
- Residents will not be affected by noise sources such as mechanical plant due to its location away from dwellings and internal communal access spaces. Noise sensitive rooms and secluded private open spaces of the new dwellings have been designed with protection from nearby noise sources
- Access between the residential and basement levels is provided through core lifts and staircases
- The combined storage amounts for each dwelling will meet or exceed the total minimum storage volume required, meeting the objective of Standard D20 of Clause 58

Please refer to the full Clause 58 Assessment within **Appendix C**.

Communal Facilities and Amenities

The proposed development will provide 482 square metres of communal space areas, comprising of 141 square metres of internal area. This also includes a landscaped, centrally-located communal terrace at Level 1. All of this communal space will have a high-level landscape response with integrated planting and seating designed by Acre. In excess of 125 square metres of these communal open space will receive a minimum of 2 hours of sunlight on 21 June between 9am and 3pm, exceeding Standard D8.

The development amenity also includes Apartment 120, which is a 1 bedroom unit to be used as a guest house that residents can book for their overnight visitors through the body corporate.

We would be comfortable accepting a condition within the planning permit, should one be issued, that requires this unit to be managed by the body corporate.

CAR PARKING, WASTE AND LOADING

Within *Glen Iris Devco Pty Ltd v Stonnington CC* [2022] VCAT 471, substantial concern was raised about the proposed traffic implications of the previously proposed development. These included impacts of the proposed signalised intersection at Burke Road and Hope Street, the operation of Hope Street, traffic volumes along Hope Street, loss of on street carparking and access to surrounding properties.

The proposed scheme provides a 'smaller' set of traffic signals compared to that at the previous VCAT hearing to minimise on-street car parking loss but still provide for necessary traffic performance. Despite maintaining the proposed signalised intersection at Burke Road and Hope Street, the proposed scheme, with the support of the Department of Transport has made substantial changes from the previous VCAT scheme, including:

- Introduction of a Burke Road vehicle access point allowing for left in left out turning movements, substantially reducing generated traffic flow along Hope Street
- Retention of a Hope Street vehicle access point
- Relocation of all loading to occur from Burke Road, overcoming the need to use Hope Street for this purpose with the consequential benefits of eliminating truck movements in this residential street and the impact of restricting access to surrounding properties
- Reduction in loss of on street carparking from 29 to 20 spaces

An assessment prepared by Traffix Group comprehensively details how the proposed scheme addresses the key findings of the VCAT determination. Traffix Group has undertaken updated reviews of traffic and carparking generation resulting from the proposed development, and confirms that the proposed car parking and bicycle parking are sufficient and that the traffic generation generated by the proposed development can be comfortably absorbed by the surrounding road network. This is backed further by recent empirical studies of the operation of similar supermarkets taken place in April 2024, and residential case study data taken place in February 2024.

The key points of this report are summarised below.

Traffic Generation and Impact

The Report provides a breakdown of the expected traffic generation and appropriate measures to ensure that there will be no unreasonable impact on the existing road network. The Report summarises that there will be the following peak traffic generation from the proposed development:

Table 5 - Projected Site Traffic Generation *Source: Traffix Group*

Use	AM Peak			School Peak			PM Peak			Sat Peaks		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Residential	5	18	23	10	7	17	14	9	23	11	12	23
Supermarket	40	39	79	79	79	158	119	118	237	127	126	253
Total	45	57	**102**	89	86	**175**	133	127	**260**	138	138	**276**

The Traffix Group Assessment provides extensive data-based evidence to confirm that the development will not result in any unreasonable impact on the existing road network.

Car Parking

The proposed building on 173 Burke Road has a statutory car parking requirement of 238 car spaces under Clause 52.06-5 of the Planning Scheme and the allocation and provision of 290 car spaces on-site exceeds this requirement with a surplus of 52 car spaces (37 residential and 15 commercial).

However, the building on 28 Hope Street has a statutory car parking requirement of 6 under Clause 52.06-5 of the Planning Scheme and 3 car parking spaces are proposed to be provided.

A reduction in car parking spaces for this building is considered appropriate due to the nature of the building being for affordable housing, which typically generates a lower car parking requirement, which is reflected in the provisions at Clause 52.20 and 53.20 of the Planning Scheme that applies a rate of 0.6 car parking spaces for each dwelling. Further, the reduction is considered appropriate due to the minor nature of the reduction, and the proximity of the

site to shops, services and the public realm. This is further detailed in the Traffic Engineering Assessment prepared by Traffix Group.

It is noted that while the site is located within the PPTN area and accordingly, does not have a requirement to provide any residential visitor car parking on the site.

The design of the car parking area has been carefully considered to comply with the design requirements of Clause 52.06 and the relevant Australian Standards.

Motorbike Parking

A total of 3 motorbike parking spaces will be provided to the retail parking area in Basement 01.

Bicycle Parking

A total of 97 on-site bicycle parking spaces will be provided to meet the needs of future occupants of the building, which meets the requirements of Clause 52.34. This includes the provision of secure resident spaces, as well as additional spaces for visitors and staff.

Loading

Traffix Group has prepared a Loading Management Plan that carefully details how loading will occur on site. This includes the size of delivery vehicles and the frequency of deliveries. As well as the loading delivery route, to ensure that delivery vehicles will not have an unreasonable impact on the operation of the road network. The loading has been carefully designed not only to respond to the key points of the previous VCAT decision but also to ensure the appropriate and safe management of the site and surrounding road network.

Waste Management

A Waste Management Plan (WMP) has been prepared by WSP considering the proposal. The plan details the anticipated waste generation, waste storage area size, design and location, bins and collection, and ongoing management.

It is noted that the residential component, and the supermarket and bottle shop component of the development will feature complete separated waste management, including collection methods and storage locations.

Residential waste collection will occur within the basement level via private waste collection. Private waste contractor will be responsible for transferring the bins from the bin store to the waste collection vehicle within the basement and returning them to the waste room within the basement.

The dwellings located within the portion of the site known as 28 Hope Street will utilise Council waste collection, as detailed within a separate WMP prepared by WSP.

The retail waste will be collected wholly within the site, from the loading bay area, undertaken by private waste collection.

ESD RESPONSE

The proposal is committed to delivering a development which demonstrates strong Environmentally Sustainable Design (“ESD”) credentials and responds positively to relevant State and Local Policies, particularly Clause 15.02-1L (Environmentally Sustainable Development) of the Stonnington Planning Scheme.

A Sustainability Management Plan (“SMP”) has been prepared by Sustainable Development Consultants, which supports the proposal. Further the SMP confirms that the environmental objectives and sustainable design initiatives sought within the Planning Scheme will continue to be achieved on the site. A Water Sensitive Urban Design response has also been prepared and provides measures to improve storm runoff amongst other things, including ongoing maintenance of reuse measures. Of note, the proposal incorporates 7.5-star average NatHERS rating across the whole development.

6. CONCLUSION

This planning application has been prepared for the site that is strategically located and well suited for intensification of use and development. This setting dictates a high-quality architectural design response reflective of its location on balance with consideration of the existing and emerging streetscapes.

The report has carried out an assessment against the various policies, objectives and intent of the specific planning controls which apply on this site, the area, as well as relevant policies of the Stonnington Planning Scheme. The proposed development also responds to the key outcomes from the VCAT determination for the site and associated development parameters. This assessment has found that on balance, the proposal responds positively to the strategic direction for this site as well as the general objectives of the Planning Scheme.

The proposal provides a high-quality development that is intended to revitalise the site and surrounding area. The proposal contributes to the desired housing growth centrally located with access to retail, employment, entertainment, services and transport options. The proposal warrants favourable consideration based on:

- The proposed development demonstrates a high level of compliance with the key objectives and elements of both the Municipal Strategic Statement and State and Local Planning Policy Frameworks
- The contemporary design of the new building will make a positive contribution to the area, which provides a scale that remains respectful to the surrounding area
- This development represents an important opportunity to revitalise an underutilised large corner site location and provide an iconic corner development. Further, the development provides a greater level of activation, integration and passive surveillance of Burke Road and Hope Street
- The proposed food and drink premise, and supermarket that will positively contribute to the local economy and that of the broader municipality
- The proposal has appropriately resolved potential for off-site amenity impacts and does not result in any unreasonable impacts, including by way of shadows, visual bulk and overlooking
- The proposed on-site car parking provision will accommodate the anticipated needs of the development. Further, the development has appropriately responded to all potential traffic, loading and waste considerations arising from the proposal
- The development provides for new high-quality housing stock with high internal amenity and unrestricted outlooks in an area that is well-serviced by existing social and physical infrastructure and services
- The proposal will provide a significant public benefit, including by way of providing 10% of dwellings proposed as affordable housing within the Hope Street component of the development

On balance, it is considered that the proposed development represents an excellent planning and design outcome for the site and surrounding area.

7. DISCLAIMER

This report is dated 11 June 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, Glen Iris Devco Pty Ltd **(Instructing Party)** for the purpose of Town Planning Report **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A STONNINGTON PLANNING SCHEME

A.1 ZONE

COMMERCIAL 1 ZONE ('C1Z')

The majority of the subject site is affected by the Commercial 1 Zone (C1Z) pursuant to Clause 34.01 of the Stonnington Planning Scheme. The purpose of the C1Z is:

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

A planning permit is required:

- To construct a building or construct or carry out works.
- To use the site for 'accommodation' noting the ground level frontage dedicated to the residential component is greater than 2 metres wide. A planning permit is not required for the use of the site as a 'retail' (including supermarket).

Pursuant to Clause 34.01-9, sign requirements are provided at Clause 52.05 and the Commercial 1 Zone is in Category 1 of the sign controls.

GENERAL RESIDENTIAL ZONE – SCHEDULE 10 ('GRZ10')

The remainder of the subject site is located in the General Residential Zone – Schedule 10 ('GRZ10'), Garden River and Garden Suburban Precincts. The relevant purposes of the General Residential Zone include:

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

Pursuant to Clause 32.08-2, the proposed use of the land for dwellings does not require a planning permit, as Dwelling is a Section 1 use. It is noted that no commercial use is proposed within the land zoned GRZ10.

Pursuant to Clause 32.08-6, a permit is required to construct two or more dwellings on a lot and construct a front fence.

The GRZ also requires a minimum garden area of 25% for the construction of a dwelling on a lot between 400 to 500 square metres. Drawing No. TP.1051–28 Hope Street Garden Area establishes all uncovered outdoor areas of the site that meets the minimum garden area of 25% (125 square metres), noting that an eave, fascia or gutter can be included in the garden area provided it does not exceed a total width of 600mm.

Schedule 10 to the General Residential Zone states that a building used as a dwelling or a multi-dwelling development must not exceed a height of 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 10 metres.

The development is subject to Clause 55 variations specified in Schedule 10 to the General Residential Zone under the Stonnington Planning Scheme. The variations specify:

- *Site Coverage (Standard B8)* – Basements should not exceed 75% of the site area.
- *Landscaping (Standard B13)* - In addition to the requirements of B13, at least one canopy tree should be planted on the site.
- *Side and Rear Setbacks (Standard B17)* – For a distance of at least 5 metres behind the front facade of the building fronting the street, setback new buildings (including basements) a minimum of 2 metres from at least one side boundary and at least 1 metre from the other side boundary up to 3.6 metres in height.
- *Walls on Boundaries (Standard B18)* **–** Walls should not be located on side boundaries for a distance of 5m behind the front façade of the building fronting the street.

A.2 OVERLAYS

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO1)

The site is affected by the Development Contributions Plan Overlay (DCPO1) pursuant to Clause 45.06 of the Stonnington Planning Scheme.

The Development Contributions Plan Overlay has the purpose 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".

This Clause specifies the Stonnington Development Contributions plan and lists a summary of costs relevant to each application type.

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

A.3 PARTICULAR PROVISIONS

The following particular provisions apply to the proposal:

CLAUSE 52.05 – SIGNS

Pursuant to Clause 52.05-11, **a planning permit required for signage that doesn't meet conditions under Section 1**. This includes business identification signage if the total of all signs to each premises exceeds 8 square metres.

CLAUSE 52.06 – CAR PARKING

Clause 52.06 aims to ensure that an appropriate amount of car parking is provided to new developments. The requirements of this Clause relate to the likely demand anticipated, the function of the land, the local context and associated State and Local Planning Policy Frameworks.

Further, Clause 52.06 seeks to ensure that car parking does not adversely impact upon the amenity of an area and aims to support sustainable transport alternatives.

Table 6 – Statutory Car Parking Rate for 173 Burke Road

Source: Traffix Traffic Engineering Assessment

Use	Size/No.	Statutory Parking Rate (Column B)	Car Parking Requirement (Note 1)	Car Parking Provision	Shortfall/ Surplus
Residential Use					
One-bedroom Apt.	2	1 space per one or two-bedroom dwelling	2	2	0
Two-bedroom Apt.	30		30	30	0
Three or more-bedroom Apt.	26	2 spaces per three or more bedroom dwelling	52	52	0
Residential Visitors	58 apts.	*No Requirement*	-	-	0
Surplus Resident Spaces				36	+36
Subtotal			84	120	+36
Commercial					
Supermarket	3,035m² (Note 2)	5.0 car spaces per 100m² LFA	151	170	+15
Food and drink premises	125m²	3.5 car spaces per 100m² LFA	4		
Total			239	290	+51

Notes:
1. Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, then number of spaces should be rounded down to the nearest whole number.
2. Includes ground floor area of 2,633m² and basement level 2 back of house area of 402m². Excludes the Basement Level 1 Back of House (Direct to Boot) area of 162m² and ground floor back of house/loading area of 348m².

Table 7 - Statutory Car Parking Rate for 28 Hope Street

Source: Traffix Traffic Engineering Assessment

Proposed Use	Size/No.	Statutory Car Parking Requirement (Column B)	Car Parking Req.(Note 1)	Car Parking Provision	Shortfall (-) /Surplus (+)
One-bedroom dwelling	4	1 space per one or two bedroom dwelling	4	1	-3
Two-bedroom dwelling	2		2	2	0
Residential Visitors	6 (dwellings)	None required	0	0	0
TOTAL			**6**	**3**	**-3**

Note 1: Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, the number of spaces should be rounded down to the nearest whole number.

It is proposed to provide a total of 292 car parking spaces, including 120 spaces for residents and 172 spaces for the retail tenancies. Therefore, the proposed development satisfies the requirements of Clause 52.06-5 for 173 Burke Road portion of the development. However, a permit is required to reduce the car parking requirement for the portion of the development on 28 Hope Street.

No car parking spaces are required to be provided for visitors, as the site falls within the Principal Public Transport Network (PPTN)

CLAUSE 52.29 – LAND ADJACENT TO A ROAD ZONE, CATEGORY 1, OR A PUBLIC ACQUISITION OVERLAY FOR A CATEGORY 1 ROAD

Pursuant to Clause 52.29-2, a permit is required to create or alter access to a road in a Road Zone Category 1. The proposal seeks to alter access from Burke Road and therefore a permit is required under this Clause.

CLAUSE 52.34 – BICYCLE FACILITIES

Pursuant to Clause 52.34-1, a new use must not commence until the required bicycle facilities and associated signage has been provided on the land.

A total of 97 bicycle spaces will be provided and therefore a permit is not required under this clause.

The following table shows the Clause 52.34-3 requirement and the development provision:

USE	STATUTORY REQUIREMENTS	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
Dwellings	Residents: In developments of four or more storeys, 1 to each 5 dwellings	11	49
	Visitors: In developments of four or more storeys, 1 to each 10 dwellings	5	6
Supermarket (Under Shop)	Staff: 1 to each 600 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres	5	14
	Visitors: 1 to each 500 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres	6	28
Retail Premises	Staff: 1 to each 300 sq m of leasable floor area	0	0
	Visitors: 1 to each 500 sq m of leasable floor area	0	0
Total		27	97

CLAUSE 53.18 – STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

Pursuant to Clause 53.18-1, this policy applies to applications to construct a building, construct, or carry out works. The purpose of this clause is:

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

CLAUSE 58 – APARTMENT DEVELOPMENT

The purpose of this clause is:

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

Refer to the Clause 58 Assessment within Appendix C and detailed discussion contained within the assessment section of this Report.

CLAUSE 66.02 – USE AND DEVELOPMENT REFERRALS

Pursuant to Clause 66.02-11 (Land use and transport integration), an application to subdivide, to construct a building or to construct or carry out works for a residential development comprising 60 or more dwellings must be referred to the Head of Transport Victoria as a determining referral authority.

CLAUSE 65 – DECISION GUIDELINES

Clause 65 specifies a range of general 'Decision Guidelines' that the responsible authority must consider prior to deciding on any application. This includes the need to consider the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

A.4 STRATEGIC CONTEXT

ACTIVITY CENTRES STRATEGY

We understand that the previously prepared draft Activity Centres Strategy (June 2016) has been abandoned by Council and a new Draft Activity Centres Strategy is currently being prepared. The new Strategy is yet to be adopted by Council or have proceeded to public exhibition. As such, the 2016 Strategy and the new Strategy have limited-to-no statutory weight.

HOUSING STRATEGY

We understand Stonnington is currently in the process of preparing a new housing strategy aiming to provide a framework to guide decisions and manage Stonnington's future housing. The strategy is proposed to have regard to the number and type of dwellings required, including acknowledging the need for new housing options to cater for the diverse community, including the aging population of Stonnington.

The strategy will also expected to provide guidance on where new development should be located and what other infrastructure might be needed to support the projected residential growth of the City.

No Strategy has been released to date and we understand a second round of community engagement is due to occur in 2024.

A.5 MUNICIPAL PLANNING STRATEGY

The Municipal Planning Strategy sets out the following vision and strategic directions to guide development in the City of Stonnington within the Stonnington Planning Scheme.

- Clause 02.01 – Context acknowledges that the municipality is expected to grow by approximately 30,000 people by 2036 with a project 20,000 new homes required to accommodate the expected growth.
- Clause 02.02 – Vision identifies Stonnington's vision as "*an inclusive, healthy, creative, sustainable and smart community*". The vision is directed into the following pillars:
  - Community - An inclusive City that enhances the health and wellbeing of all residents, where people can feel safe, socially connected and engaged.

  - Liveability - The most desirable place to live, work and visit.
  - Environment - A cleaner, safer and better environment for current and future generations to enjoy.
  - Economy - A City that will grow its premier status as a vibrant, innovative and creative business community.
- Clause 02.03 – Strategic Directions provides a detailed overview of the strategic outcomes sought for the municipality, and that guide current and future policy applicable to the Stonnington**.**
- Notably the site is located within the Central Park Village Neighbourhood (Small) Activity Centre, which has a strategic direction to be "*a hub of retail uses for everyday needs with a complementary mix of uses in the peripheral areas such as speciality retailing, offices, services, residential and small scale entertainment uses, appropriate to the character and identity of the centre*".
- Clause 02.03-1 – Settlement – Activity Centre seeks to enhance existing activity centres by (selected):
  - Consolidating the activity centre hierarchy by supporting change appropriate to the role and position of each centre ...
  - Protecting and enhancing the human scale, individual character, identity, heritage values and amenity of the different activity centres in the City.
  - Ensuring development contributes to the activity and passive surveillance of streets and public spaces.
  - Directing higher density development to locations in and adjacent to activity centres, the Principal Public Transport Network, and away from the residential hinterland.
  - Managing the amount and location of residential development in activity centres to ensure it does not diminish future opportunities for retail and commercial expansion in core areas.
  - Encouraging a well-distributed network of vibrant activity centres, providing a diversity of living, working, shopping and socialising opportunities at the heart of local neighbourhoods.
- Clause 02.03-5 – Built Environment and Heritage seeks to ensure a high standard of architectural quality and environmentally sustainable design is upheld that responds to neighbourhood character and enhances the landscape character, having particular regard to sensitive interfaces.
- Clause 02.03-5 – Housing seeks to respond to demand for new and diverse housing to meet the needs of Stonnington's growing and ageing population. This Clause seeks to direct higher density developments to activity centres and along main roads.
- Clause 02.03-7 – Transport seeks to increase the use of sustainable transport, by way of:
  - Integrate transport and land use planning and development to maximise accessibility, safety and sustainability of the transport network and the built environment.
  - Facilitate cycling and walking networks that are integrated, safe, accessible and encourage more people to cycle and walk more often.
  - Reduce the reliance on vehicular use and parking in the City.
- Clause 02.04 – Strategic Framework Plans provides framework plans that are intended to be read in conjunction with the strategic directions in Clause 02.03.

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  - Ensuring development contributes to the activity and passive surveillance of streets and public spaces.
  - Directing higher density development to locations in and adjacent to activity centres, the Principal Public Transport Network, and away from the residential hinterland.
  - Managing the amount and location of residential development in activity centres to ensure it does not diminish future opportunities for retail and commercial expansion in core areas.
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  - Facilitate cycling and walking networks that are integrated, safe, accessible and encourage more people to cycle and walk more often.
  - Reduce the reliance on vehicular use and parking in the City.
- Clause 02.04 – Strategic Framework Plans provides framework plans that are intended to be read in conjunction with the strategic directions in Clause 02.03.

A.6 PLANNING POLICY FRAMEWORK

The Planning Policy Framework seeks to develop objectives for Planning in Victoria to foster land use and development planning and policy which integrates relevant environmental, social and economic factors. The sections of the PPF and the key directions of these policies relevant to this application are summarised as follows:

- Clause 11 – Settlement requires that planning is to meet the needs of existing and future communities through via land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Policy seeks to contribute to, amongst others, diversity of housing; a high standard of urban design and amenity; and development that is well connected to transport, employment, and services.

  It encourages opportunities for the consolidation, redevelopment and intensification of existing urban areas. The strategies of the policy objectives encourage 'a diversity of housing types at higher densities in and around activity centres'.

- Clause 11.01-1R (Settlement – Metropolitan Melbourne) aims to create mixed-use neighbourhoods at varying densities, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.
- Clause 11.01-1L-02 (Social Impacts) encourages major land use and development to deliver positive social and physical benefits to the community.
- Clause 11.03-1R – Activity Centres – Metropolitan Melbourne supports the location of new small scale education, health and community facilities that meet local needs in and around Neighbourhood Activity Centres and that Neighbourhood Activity Centres are located within convenient walking distance of new subdivisions.
- Clause 11.03-1L-01 – Activity Centres aims to maintain and enhance a network of sustainable and viable activity centres and to protect and enhance the individual character, identity and amenity of the different activity centres. Policy provides the following outcomes:
  - Design higher built form so that it minimises impacts on the streetscape and does not dominate the heritage values and the human scale of the traditional retail strips including by (selected):
  - Setting back built form elements that extend above street walls of 2-3 storeys behind the façade, unless a higher podium meets the preferred character of the area.
  - Facilitating setbacks from side boundaries above podium level that provide a separation between towers, in context with the area […]
  - Encourage a continuous street wall of a uniform height at street level.
  - Design development to incorporate continuous active frontages at ground level and passive surveillance at first floor level, including locating entrances, doorways and fenestration at regular intervals.
  - Encourage the use of laneways as shared space for vehicles and pedestrians through development that provides activity to the laneway through measures such as windows and doorways.
  - Avoid the use of external roller shutters to street frontages.
  - Encourage higher ceiling heights, at least at ground floor and preferably up to podium level, in commercial, activity centre and mixed use zones.
  - Provide for additional housing in activity centres and mixed-use areas where it respects the character and amenity of adjoining dwellings and does not compromise the primary commercial and cultural role of activity centres.
  - Locate residential uses above or behind the ground floor frontage to allow for active commercial frontages at ground level.
- Clause 15 – Built Environment and Heritage seeks to ‘ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context’. The urban design principles for development seek high quality architectural outcomes and encourage consolidation of under-utilised sites in key strategic locations capable of accommodating increased residential growth.
- Clause 15.01-1L-01- Urban Design encourages the design of developments to address the public realm and that developments incorporate elements that promote public use. With Clause 15.01-1L.02 (Awnings) seeking to guide the incorporation of awnings that align with others within the streetscape in commercial areas.
- Clause 15.01-1L-03 - Signs encourages signs that are compatible with the character of the building, surrounding area and existing vistas and views. This includes limiting signs on commercial buildings consistent with the character of the area.
- Clause 15.01-2L-01 - Building Design discusses how development is to be designed to respect the scale, height, density, bulk, setback, style, form, building materials, colours and character of buildings, fences and gardens of the street or any defined character precinct, This includes the encouragement of design that facilitates social interactions and community inclusion.
- Clause 15.01-2L – Environmentally Sustainable Development seeks to ensure development achieves best practice in environmentally sustainable development from the design stage through to construction and operation. The considerations are energy performance, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology.
- Clause 15.01-4S – Healthy Neighbourhoods seeks to ‘achieve neighbourhoods that foster healthy and active living and community wellbeing’

- Clause 15.01-5L – Preferred Neighbourhood Character applies to all development within a residential zone. The review site is located within the Garden Suburban 3 Precinct and includes a number of strategies for this area.
- Clause 16 – Housing acknowledges planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.
- Clause 16.01-1S – Housing Supply seeks to facilitate well-located, integrated and diverse housing that meets the community needs. This includes encouraging higher density housing developments on sites that are well located in relation to jobs, services and public transport and facilitating diverse housing that offers choice and through a mix of housing types.
- Clause 16.01-1L-01 – Housing Supply and Diversity aims to Direct the majority of new residential development to locations with the highest level of accessibility to both an activity centre and the Principal Public Transport Network, and away from the residential hinterland. The site is located within a Substantial Change Area, which is directed to accommodate medium- to high-density housing.
- Clause 16.01-2R - Housing Supply – Metropolitan Melbourne seeks to manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are neighbourhood activity centres – especially those with good public transport connections.
- Clause 16.01-2S – Housing Affordability seeks to deliver more affordable housing closer to jobs, transport and services
- Clause 17 – Economic Development plans to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.
- Clause 17.02-1S – Business encourages “development that meets the community’s needs for retail, entertainment, office and other commercial services” by locating commercial facilities in existing activity centres.
- Clause 18 – Transport encourages a safe, integrated and sustainable transport system that provides access to opportunities and facilitates economic prosperity.
- Clause 18.02-3R – Principal Public Transport Network aims to facilitate high-quality public transport access to job-rich areas.
- Clause 18.02-4L-02 – Car Parking encourages a reduced reliance on parking provision in Stonnington and supports a reduction in the required number of car parking spaces when the side has high public transport accessibility likely to be used by those accessing the site.

APPENDIX B CLAUSE 55 ASSESSMENT

CLAUSE 55 (RESCODE) ASSESSMENT

Objectives	Standard	Assessment	Complies / Variation Required
Clause 55.02 – Neighbourhood Character and Infrastructure			
55.02-1 – Neighbourhood character objectives To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	**Standard B1** The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The proposed development will sit comfortably within the evolving neighbourhood character of this area. Please refer to the Architectural Package prepared by Cera Stribley and responses provided within this Report.
55.02-2 – Residential policy objectives To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	**Standard B2** 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.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The dwellings are consistent with State and Local policy regarding housing. The proposal will provide increased diversity in housing in an established residential area, well serviced by public transport, community infrastructure and services.
55.02-3 - Dwelling diversity objective	**Standard B3**	**N/A**	Does the proposal meet the **objective**?

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	**N/A**	Does the proposal meet the **standard**?
55.02-4 - Infrastructure objectives To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	**Standard B4** Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Connection to a reticulated gas service is optional. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. 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.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The dwellings will be provided with appropriate utility services and infrastructure.
55.02-5 - Integration with the street objective To integrate the layout of development with the street.	**Standard B5** Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The dwellings are orientated to Hope Street in an apartment format with a centralised entrance from Hope Street. The development has been designed to integrate with the street and provide appropriate pedestrian and vehicular access.
Clause 55.03: Site Layout and Building Massing			
55.03-1 – Street setback objective	**Standard B6** Walls of buildings should be set back from streets:	✓	Does the proposal meet the **objective**?

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

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table B1.

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

Table B1 Street setback

Development context	**Minimum setback from front street (Metres)**	**Minimum setback from a side street (Metres)**
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable

V

Does the proposal meet the **standard**?

The proposed development provides a variable setback that transitions from 8.7 metres to the western boundary adjacent No. 26 Hope Street to 7 metres to the eastern boundary, which requires a variation from the minimum setback of 9 metres under the Standard.

The proposed setbacks provide an appropriate transition from the proposed mixed use development at No. 173 Burke Road to the residential hinterlands along Hope Street.

The proposed setback allows for adequate space for genuine landscaping opportunities, including canopy tree planting.

allotments facing the same street, and the site is not on a corner.		
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

55.03-2 – Building height objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard B7

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

Does the proposal meet the **objective**?

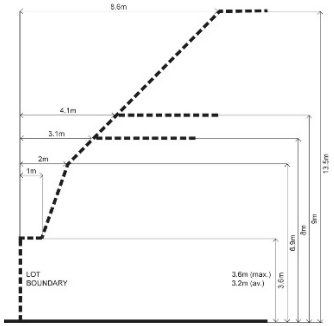
Does the proposal meet the **standard**?

	If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.		The maximum building height does not exceed 9 metres.
55.03-3 – Site coverage objective To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	**Standard B8** The site area covered by buildings should not exceed: ▪ The maximum site coverage specified in a schedule to the zone, or ▪ If no maximum site coverage is specified in a schedule to the zone, 60 per cent.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The proposed site coverage does not exceed 60%.
55.03-4 – Permeability and stormwater management objectives To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater.	**Standard B9** The site area covered by the pervious surfaces should be at least: ▪ The minimum area specified in a schedule to the zone, or ▪ If no minimum is specified in a schedule to the zone, 20 percent of the site. The stormwater management system should be 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). ▪ Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The proposed permeable surfaces exceed 20% of the site area.
55.03-7 – Safety objective	**Standard B12**	✓	Does the proposal meet the **objective**?

To ensure the layout of development provides for the safety and security of residents and property.	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.	Does the proposal meet the **standard**? The proposed dwellings are provided with a distinct entrance that is oriented to Hope Street to provide for reasonable safety and security of residents.
55.03-9 – Access objective To ensure the number and design of vehicle crossovers respects the neighbourhood character.	**Standard B14** The width of accessways or car spaces should not exceed: ▪ 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. No more than one single-width crossover should be provided for each dwelling fronting a street. The location of crossovers should maximise the retention of on-street car parking spaces. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised. Developments must provide for access for service, emergency and delivery vehicles.	Does the proposal meet the **objective**? Does the proposal meet the **standard**? All vehicular access to the site will occur via the rear unnamed laneway. Please refer to the Traffic Engineering Assessment prepared by Traffix Group for further detail.
55.03-10 – Parking location objectives To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.	**Standard B15** Car parking facilities should: ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure.	Does the proposal meet the **objective**? Does the proposal meet the **standard**?

	▪ Be well ventilated if enclosed. Shared accessways or car parks of other dwellings and residential buildings 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 windowsills are at least 1.4 metres above the accessway.	The three on-site car parking spaces provided at the rear of the lot are convenient and secure. Further, the proposed access way and spaces are not located within 1.5 metres of adjoining lots existing habitable room windows.

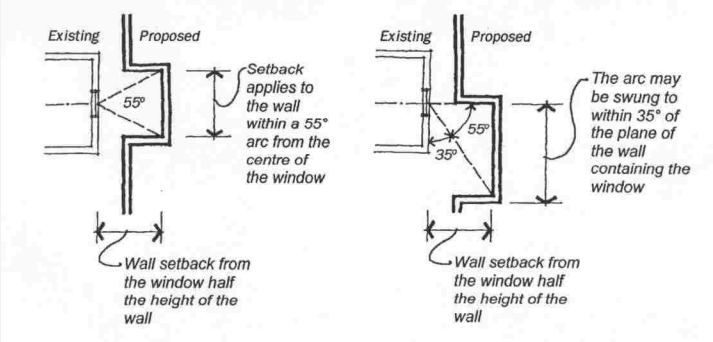
Clause 55.04 – Amenity Impacts

55.04-1 – Side and rear setbacks objective To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	**Standard B17** A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Sunblinds, verandas, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. Diagram B1 Side and rear setbacks  	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The setbacks of the proposed building are compliant with Standard B17 \

55.04-2 – Walls on boundaries objectives To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	**Standard B18** A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary: ▪ For a length of more than the distance specified in a schedule to the zone; or ▪ If no distance is specified in a schedule to the zone, for a length of more than: – 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or – Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	**N/A** **N/A**	Does the proposal meet the **objective**? Does the proposal meet the **standard**?
55.04-3 Daylight to existing windows objectives To allow adequate daylight into existing habitable room windows.	**Standard B19** Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The development has been designed to ensure that all habitable room windows of adjoining properties are provided with adequate daylight and are appropriately

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram B2 Daylight to existing windows



setback from all existing windows in accordance with this standard.

It is noted that there are a number of habitable room windows opposite the proposed development to the west of the site, setback in excess of 3 metres from the common boundary. The proposed development exceeds the requirement of Clause 55.04-3.

Further all existing habitable room windows opposite the proposed development are provided with a light court of 3 square metres with a minimum dimension of 1 square metre clear to the sky, in accordance with this Standard.

55.04-4 – North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

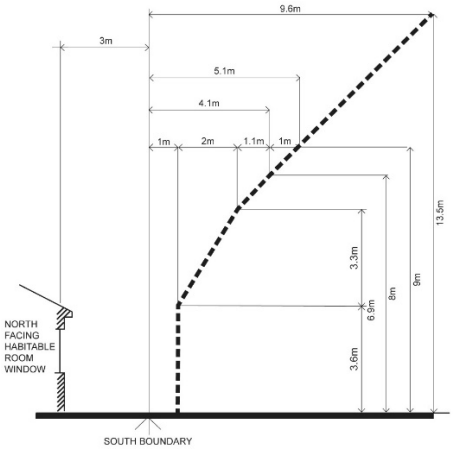
Standard B20

To allow adequate solar access to existing north-facing habitable room windows.

N/A

Does the proposal meet the **objective**?

Diagram B3 North-facing windows



N/A

Does the proposal meet the **standard**?

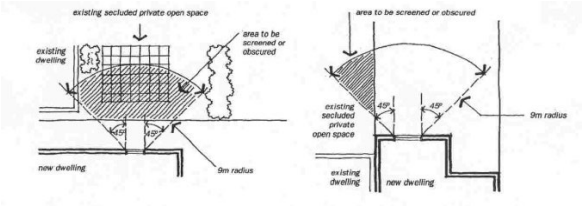
There are no north facing windows within 3 metres of the site.

55.04-5 – Overshadowing open space objective To ensure buildings do not significantly overshadow existing secluded private open space.	**Standard B21** Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The proposed development will not result in any additional overshadowing to adjoining lots from 10pm onwards.
55.04-6 – Overlooking objective To limit views into existing secluded private open space and habitable room windows.	**Standard B22** A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view should be:	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? Upper level windows with outlook towards habitable windows or the private open space of adjoining properties to avoid overlooking. Please refer to Architectural Package prepared by Cera Stribley for relevant overlooking diagrams.

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

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

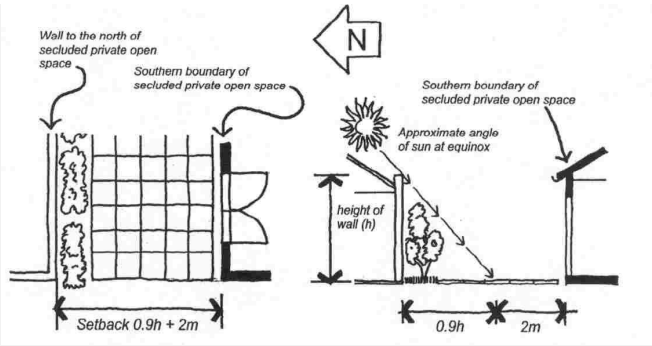
Diagram B4 Overlooking open space



55.04-7 – Internal views objective To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	**Standard B23** Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The development has been designed to ensure no unreasonable overlooking between the proposed dwellings. This includes walls separating the private open space areas.

Clause 55.05: On-Site Amenity and Facilities		
55.05-3 – Daylight to new windows objective	**Standard B27** A window in a habitable room should be located to face:	Does the proposal meet the **objective**?

To allow adequate daylight into new habitable room windows.	▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter.	✓	Does the proposal meet the **standard**? All habitable room windows have access to adequate daylight.
55.05-4 – Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.	**Standard B28** A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of: ▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. The balcony requirements in Clause 55.05-4 do not apply to an apartment development.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? Please see Standard B43 discussion.
55.05-5 – Solar access to open space objective To allow solar access into the secluded private open space of new dwellings and residential buildings.	**Standard B29** The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall. Diagram B5 Solar access to open space	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? Given the orientation and width of each lot, the proposed areas of private open space are provided with an appropriate setback from the



respective southern boundary, ensuring opportunities for good solar access. Additional private open space is afforded to the north of the development to provide excellent solar access.

Clause 55.06: Detailed Design

55.06-1 – Design detail objective

To encourage design detail that respects the existing or preferred neighbourhood character.

Standard B31

The design of buildings, including:

- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The proposed design is respectful of the existing neighbourhood character while balancing the need for increased housing densities and housing diversity.

The proposal also provides for an appropriate level of articulation and detailing.

55.06-2 – Front fences objective

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

Standard B32

A front fence within 3 metres of a street should not exceed:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

Table B3 Maximum front fence height

Street Context	Maximum front fence height
Streets in a Transport Zone 2	2 metres

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

Due to the slope in natural ground level, the proposed fence marginally exceeds 1.5 metres. However, the proposed front fence is to be constructed of timber to align with the

	Other streets	1.5 metres
	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.

design articulation throughout the development and is consistent with front fences along Hope Street.

55.06-3 – Common property objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Standard B33

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The proposal clearly delineates the interfaces between public, private and communal areas with fencing and architectural features.

The proposal has been designed to ensure that car parking, access areas and site facilities are practical, attractive and easily maintained.

55.06-4 – Site services objectives

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

Standard B34

The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Bin and recycling enclosures should be located for convenient access by residents.

Mailboxes should be provided and located for convenient access as required by Australia Post.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The development will ensure site services and facilities can be installed, are accessible and easily maintained.

Mailboxes are located within the Hope Street frontage that are easily accessible by Australia Post.

Clause 55.07: Apartment Developments

55.07-1 – Energy efficiency objectives

To achieve and protect energy efficient dwellings and buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

To ensure dwellings achieve adequate thermal efficiency.

Standard B35

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The design incorporates habitable areas that will allow for adequate ventilation and reasonable solar access, including orientation of habitable room windows and private open space to the north where possible.

The development is located with climate zone 62 Moorabbin which has a maximum cooling load of 21MJ/M2 per annum. No dwelling within the development exceeds this maximum cooling load and therefore achieves adequate thermal efficiency.

Further the proposal will not unreasonable impact the energy efficiency of adjoining lots, as discussed further in Clause 55.04-3, Clause 55.04-4 and Clause 55.04-5 assessments. Therefore, the proposal complies with the Standard.

55.07-2 – Communal open space objective

To provide communal open space that meets the recreation and amenity needs of residents.

To ensure that communal open space is accessible, functional, and is easily maintained.

To ensure that communal open space is integrated with the layout of the

Standard B36

A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.

If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space.

Each area of communal open space should be:

- Accessible to all residents.

N/A Does the proposal meet the **objective**?

N/A Does the proposal meet the **standard**?

development and enhances resident amenity	▪ A useable size, shape and dimension. ▪ Capable of efficient management. ▪ Located to: – Provide passive surveillance opportunities, where appropriate. – Provide outlook for as many dwellings as practicable. – Avoid overlooking into habitable rooms and private open space of new dwellings. – Minimise noise impacts to new and existing dwellings and existing small second dwellings. Any area of communal outdoor open space should be landscaped and include canopy cover and trees.		
55.07-3 – Solar access to communal outdoor open space objective To allow solar access into communal outdoor open space.	**Standard B37** The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.	**N/A** **N/A**	Does the proposal meet the **objective**? Does the proposal meet the **standard**?
55.07-5 – Landscaping objectives To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure landscaping is climate responsive, supports biodiversity,	**Standard D10** Development should retain existing trees and canopy cover. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. Development should: ▪ Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2. ▪ Provide canopy cover through canopy trees that are:	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The architectural plans annotate extensive landscaping opportunities across the entire site, with in excess of 5% of the site designated for deep soil planting at the

wellbeing and amenity and reduces urban heat.

a. Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.

b. Consistent with the canopy diameter and height at maturity specified in Table D4.

c. Located in communal outdoor open space or common areas or street frontages.

- Comprise smaller trees, shrubs and ground cover, including flowering native species.
- Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
- Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.
- Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site.
- Provide a safe, attractive and functional environment for residents.
- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

Table D2 – Canopy Cover and Deep Soil Requirements

Site Area	Canopy Cover	Deep Soil
1000 sqm or less	5% of site area Include at least 1 Type A Tree	5% of site area or 12 sqm (whichever is the greater)
1001 – 1500 sqm	50 sqm plus 20% of site area above 1,000 sqm Include at least 1 Type B Tree	7.5% of site area

northern interface. All areas are provided with a minimum dimension of 3 metres.

Please refer to the Architectural Plans prepared by Cera Stribley, Arborist Report prepared by Arbor and Landscape Plan prepared by Acre submitted as part of this application for further detail.

1501 – 2500 sqm	150 sqm plus 20% of site area above 1,500 sqm Include at least 2 Type B trees or 1 Type C Tree	10% of site area
2500+ sqm	350 sqm plus 20% of site area above 2,500 sqm Include at least 2 Type B trees or 1 Type C Tree	15% of site area

Table D3 – Soil Requirements for Trees

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

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

Table D4 – Tree Type

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

55.07-5 – Integrated water and stormwater management objectives

To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.

To facilitate stormwater collection, utilisation and infiltration within the development.

To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard B39

Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

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:

- 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).

Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The proposed development provides for integrated water and stormwater management initiatives. Please review Sustainable Management Plan by Sustainable Development Consultants.

55.07-6 – Access objective

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

To ensure the vehicle crossovers are designed and located to minimise visual impact.

Standard B40

Vehicle crossovers should be minimised.

Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.

Pedestrian and cyclist access should be clearly delineated from vehicle access.

The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.

Developments must provide for access for service, emergency and delivery vehicles.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

All vehicular access to the site will occur from rear (south) of the site from the unnamed laneway.

Please refer to the Traffic Engineering Assessment prepared by Traffix Group for further detail.

55.07-7 – Noise impacts objectives

To contain noise sources in developments that may affect existing dwellings.

Standard B41

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

To protect residents from external and internal noise sources.

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.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table D5 - Noise influence area

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

The proposed apartments will be designed and constructed to ensure noise sources originating from the proposed development will not affect any future dwellings in proximity to the proposal.

Additionally, the proposal will be designed to ensure future residents are protected from both internal and external noise sources.

55.07-8 – Accessibility objective

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

Standard D18

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

Table D7 – Bathroom Design

	Design option A	**Design option B**
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin, and the door swing.	A clear circulation area that is: A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The proposed dwellings are designed in discussions with affordable housing providers to meet the needs of future residents., as such have not been designed to the specifications of Standard D18. However it is noted that the overall development exceeds 50% accessible apartments.

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

55.07-9 – Private open space objective

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

Standard B43

A dwelling should have private open space consisting of at least one of the following:

- An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.
- An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

All ground floor private open spaces meet or exceed 25 square metres, though it is noted that HS101 is not provided with a minimum dimension of 3 metres. The private open space has a minimum dimension of 1.9 metres and is directly accessible from the living room. It is considered that a minor variation from the standard for this one dwelling is appropriate given that the open

If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.

If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

Table D8 – Balcony Size

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

Table D9 – Additional Living Area or Bedroom Area

Dwelling Type	Additional area
Studio or 1 bedroom dwelling	8 sqm
2 bedroom dwelling	8 sqm
3 + bedroom dwelling	12 sqm

space is usable and that the site is in close location to Central Park, which will ensure the needs of future occupants are met.

All other balconies comply with the Standard.

55.07-10 – Storage objective

Standard B44

Does the proposal meet the **objective**?

To provide adequate storage facilities for each dwelling.

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

Table D10 – Storage

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

Does the proposal meet the **standard**?

Each dwelling is provided with convenient access to usable and secure storage space in accordance with the below requirements:

- 1-bedroom dwelling = 6m3 within the dwelling, 10m3 overall
- 2-bedroom dwelling = 9m3 within the dwelling, 14m3 overall

Internal storage space has been provided for each dwelling within the apartment.

55.07-11 – Waste and recycling objectives

To ensure dwellings are designed to encourage waste recycling.

To ensure that waste and recycling facilities are accessible, adequate and attractive.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard B45

Developments should include dedicated areas for:

- Waste and recycling enclosures which are:
  a. Adequate in size, durable, waterproof and blend in with the development.
  b. Adequately ventilated.
  c. 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.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The proposal has been designed to ensure that waste and recycling facilities are accessible, adequate and attractive. Additionally, waste and recycling facilities have been designed and managed to minimise impacts on residential amenity.

The waste refuse room is provided at ground floor.

Adequate internal storage space has also been provided within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).

Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

For further detail please refer to the Waste Management Plan prepared by WSP.

55.07-12 – Functional layout objective

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

Standard B46

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D11.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.

Table D11 – Bedroom Dimensions

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

Table D12 – Living Area Dimensions

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

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The proposal has been designed to ensure all dwellings provide functional areas that meet the needs of residents. All living rooms and bedrooms achieve the minimum dimension requirements specified within the Standard.

Please refer to the architectural drawings prepared by Cera Stribley for further detail.

55.07-13 – Room depth objective

Standard B47

Does the proposal meet the **objective**?

To allow adequate daylight into single aspect habitable rooms.	Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: ▪ The room combines the living area, dining area and kitchen. ▪ The kitchen is located furthest from the window. ▪ The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	Does the proposal meet the **standard**? The proposal has been designed to allow high levels of daylight to filter into habitable rooms across the development. This includes majority of living rooms of the apartments featuring multiple aspects. In instances where the single aspect rooms are provided that exceed a room depth of 2.5 times the ceiling height, these are limited to open plan living / kitchen / dining rooms that have a depth of less than 9 metres and a ceiling height exceeding 2.7 metres.
55.07-14 – Windows objective To allow adequate daylight into new habitable room windows.	**Standard B48** Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: ▪ A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window.	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The design of each dwelling ensures they all receive good amounts of solar/daylight access, with no habitable room relying on borrowed light, saddle-back arrangements or light wells.
55.07-15 – Ventilation objectives To encourage natural ventilation of dwellings.	**Standard B49** The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.	Does the proposal meet the **objective**? Does the proposal meet the **standard**?

To allow occupants to effectively manage natural ventilation of dwellings.	At least 40 per cent of dwellings should provide effective cross ventilation that has: ▪ A maximum breeze path through the dwelling of 18 metres. ▪ A minimum breeze path through the dwelling of 5 metres. ▪ Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	The design and layout of the proposed dwellings has maximised openable windows and doors in external walls of the building, where appropriate, and is considered generally in accordance with the Standard. The proposal has been designed to encourage the natural ventilation of the apartments across the development. Additionally, where possible, all dwellings have been provided with convenient access to a balcony terrace or occupant operable window to allow residents to effectively manage the natural ventilation of their dwelling.
55.07-16 – Building entry and circulation objective To provide each dwelling and building with its own sense of identity. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal communal areas provide adequate access to daylight and natural ventilation.	**Standard B50** Entries to dwellings and buildings should: ▪ Be visible and easily identifiable. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. The layout and design of buildings should: ▪ Clearly distinguish entrances to residential and non-residential areas. ▪ Provide windows to building entrances and lift areas. ▪ Provide visible, safe and attractive stairs from the entry level to encourage use by residents. ▪ Provide common areas and corridors that: a. Include at least one source of natural light and natural ventilation. b. Avoid obstruction from building services. c. Maintain clear sight lines.	 Does the proposal meet the **objective**? Does the proposal meet the **standard**? The proposal is considered to meet the requirements of this standard in that each dwelling and use within the overall development have been designed to provide their own sense of identity and address. The internal layout of the building also provides for the safe, functional and efficient movement of residents in and around the complex whilst ensuring adequate natural ventilation and solar access to common areas. It is noted that the communal staircase is not provided with a light source but as they only

service two dwelling per floor, it is considered an acceptable variation.

55.07-17 – Integration with the street objective

To integrate the layout of development with the street.

To support development that activates street frontage.

Standard B51

Development should be oriented to front existing and proposed streets.

Along street frontage, development should:

- Incorporate pedestrian entries, windows, balconies or other active spaces.
- Limit blank walls.
- Limit high front fencing, unless consistent with the existing urban context.
- Provide low and visually permeable front fences, where proposed.
- Conceal car parking and internal waste collection areas from the street.

Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The proposed building has been designed to integrate with Hope Street, with windows fronting the street to provide activation and passive surveillance. The proposed fence is consistent in height and materials with others found along Hope Street.

The car parking area is to the rear (south) of the site accessed from the unnamed laneway and the bin storage area has been designed to minimise impacts along Hope Street.

55.07-18 – Site services objectives

To ensure that site services are accessible and can be installed and maintained.

To ensure that site services and facilities are visually integrated into the building design or landscape.

Standard B52

Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.

Meters and utility services should be designed as an integrated component of the building or landscape.

Mailboxes and other site facilities should be adequate in size, durable, weather-protected, located for convenient access and integrated into the overall design of the development.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

See Standard B34

55.05-19 – EXTERNAL WALLS AND MATERIALS OBJECTIVE

Standard B53

External walls should be finished with materials that:

Does the proposal meet the **objective**?

To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area. To ensure external walls endure and retain their attractivenes	▪ Do not easily deteriorate or stain. ▪ Weather well over time. ▪ Are resilient to the wear and tear from their intended use. ▪ External wall design should facilitate safe and convenient access for maintenance.	Does the proposal meet the **standard**? High quality architectural features have been selected to ensure that the building will weather well over time.

APPENDIX C CLAUSE 58 ASSESSMENT

CLAUSE 58 (BADS) ASSESSMENT

Objectives	Standard	Assessment ✓ Complies V Variation Required
Clause 58.02 – Urban Context		
58.02-1 – Urban Context objectives To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area.	**Standard D1** The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site.	✓ Does the proposal meet the **objective**? ✓ Does the proposal meet the **standard**? The proposed design response is appropriate to the site context and the urban surrounds. For further discussion please refer to the town planning report prepared by Urbis, to be read in conjunction with the Architectural Package prepared by Cera Stribley accompanying this submission.
58.02-2 - Residential policy objectives To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services.	**Standard D2** 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.	✓ Does the proposal meet the **objective**? ✓ Does the proposal meet the **standard**? The higher density mixed-use development proposal is supportable in its location that benefits from proximity to established public and community infrastructure, services and transport infrastructure. Please refer to the town planning report for a written statement describing how the proposal is consistent with State and local planning policy relating to housing.

58.02-3 - Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	**Standard D3** Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The proposal incorporates a strong mix of one, two and three-bedroom apartments. Specifically, the proposal includes: 5 x one-bedroom 34 x two-bedroom 25 x three+-bedroom This is considered to be an appropriate mix of apartments (64 total) and accurately responds to market trends.
58.02-4 - Infrastructure objectives To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	**Standard D4** Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Connection to a reticulated gas service is optional. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. 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.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The proposed development will be connected to reticulated services, including sewerage, drainage, electricity and gas. Utility services will be restricted to the confined area at the Basement, Ground Floor and Roof Levels.
58.02-5 - Integration with the street objective	**Standard D5** Development should be oriented to front existing and proposed streets.	✓	Does the proposal meet the **objective**?

To integrate the layout of development with the street.

To support development that activates street frontage.

Along street frontage, development should:

- Incorporate pedestrian entries, windows, balconies or other active spaces.
- Limit blank walls.
- Limit high front fencing, unless consistent with the existing urban context.
- Provide low and visually permeable front fences, where proposed.
- Conceal car parking and internal waste collection areas from the street.

Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.

Does the proposal meet the **standard**?

A key element of the overall design of the proposal is ensuring that the development integrates with the street.

The proposal is orientated towards both Burke Road and Hope Street, with pedestrian and vehicle access via both frontages .

Please refer to discussion provided in the planning report.

Clause 58.03: Site Layout

58.03-1 Energy efficiency objectives

To achieve and protect energy efficient dwellings and buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

To ensure dwellings achieve adequate thermal efficiency.

Standard D6

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Oriented to make appropriate use of solar energy.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table D1 – Cooling Load

NatHERS climate zone	**NatHERS maximum cooling load** MJ/M² per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The design incorporates habitable areas that will allow for adequate ventilation and reasonable solar access, including orientation of habitable room windows and private open space to the north where possible.

The development is located with climate zone 62 Moorabbin which has a maximum cooling load of 21MJ/M2 per annum. No dwelling within the development exceeds this maximum cooling load and therefore achieves adequate thermal efficiency.

Further the proposal will not unreasonable impact the energy efficiency of adjoining lots.

Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

58.03-2 Communal open space objective

To provide communal open space that meets the recreation and amenity needs of residents.

To ensure that communal open space is accessible, practical, attractive, easily maintained.

To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.

Standard D7

A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.

If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.

Each area of communal open space should be:

- Accessible to all residents.
- A useable size, shape and dimension.
- Capable of efficient management.
- Located to:
  d. Provide passive surveillance opportunities, where appropriate.
  e. Provide outlook for as many dwellings as practicable.
  f. Avoid overlooking into habitable rooms and private open space of new dwellings.
  g. Minimise noise impacts to new and existing dwellings.

Any area of communal outdoor open space should be landscaped and include canopy cover and trees.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The proposed development will provide 483 square metres of communal space areas, comprising of 141 square metres of internal area. This also includes landscaped centrally located communal terrace at Level 1. All of which will be highly landscapes with integrate planting and seating designed by Acre.

58.03-3 Solar access to communal outdoor open space objective

Standard D8

Does the proposal meet the **objective**?

To allow solar access into communal outdoor open space.	The communal outdoor open space should be located on the north side of a building, if appropriate. 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.	✓	Does the proposal meet the **standard**? In excess of 125 square metres of this communal open space will receive a minimum of 2 hours of sunlight on 21 June between 9am and 3pm, in excess of Standard D8
58.03-4 Safety objective To ensure the layout of development provides for the safety and security of residents and property.	**Standard D9** Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The entrance to the residential apartments is provided via both Burke Road and Hope Street to ensure that the entrance will be a high-traffic area and achieve a high level of passive surveillance. The entrance ways will provide good lighting, to ensure safety is provided at night and will be secure for residents with security measures in place (i.e. key/swipe access). The development has been designed to provide good lighting, visibility and surveillance of car park entry and internal access ways.
58.03-5 Landscaping objectives To provide landscaping that supports the existing or preferred urban context of the area and reduces the	**Standard D10** Development should retain existing trees and canopy cover. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	✓ V	Does the proposal meet the **objective**? Does the proposal meet the **standard**?

visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.	Development should: ▪ Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2. ▪ Provide canopy cover through canopy trees that are: h. Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3. i. Consistent with the canopy diameter and height at maturity specified in Table D4. j. Located in communal outdoor open space or common areas or street frontages. ▪ Comprise smaller trees, shrubs and ground cover, including flowering native species. ▪ Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. ▪ Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption. ▪ Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. ▪ Protect any predominant landscape features of the area. ▪ Take into account the soil type and drainage patterns of the site. ▪ Provide a safe, attractive and functional environment for residents. ▪ Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting. Table D2 – Canopy Cover and Deep Soil Requirements **Site Area** | **Canopy Cover** | **Deep Soil**	The subject site is 4,306 square metres and therefore required to provide a deep soil area and canopy trees as defined within Table D2 of Standard D10. The proposed landscaping as defined within the Landscape Plans prepared by Acre are considered appropriate for the proposed development respecting the landscape character of the area. The landscaping is considered acceptable on the premise that the development is located within a Commercial 1 Zone within an Activity Centre, where developments are typically built close to the boundary providing limited capacity for deep soil planting.

1000 sqm or less	5% of site area Include at least 1 Type A Tree	5% of site area or 12 sqm (whichever is the greater)
1001 – 1500 sqm	50 sqm plus 20% of site area above 1,000 sqm Include at least 1 Type B Tree	7.5% of site area
1501 – 2500 sqm	150 sqm plus 20% of site area above 1,500 sqm Include at least 2 Type B trees or 1 Type C Tree	10% of site area
2500+ sqm	350 sqm plus 20% of site area above 2,500 sqm Include at least 2 Type B trees or 1 Type C Tree	15% of site area

Table D3 – Soil Requirements for Trees

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

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

Table D4 – Tree Type

Tree Type	Minimum canopy diameter maturity	Minimum height a maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

58.03-6 Access objective

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

To ensure the vehicle crossovers are designed and located to minimise visual impact.

Standard D11

Vehicle crossovers should be minimised.

Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.

Pedestrian and cyclist access should be clearly delineated from vehicle access.

The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.

Developments must provide for access for service, emergency and delivery vehicles.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

Vehicular access to the proposed development will be provided vehicle access from Burke Road and Hope Street.

The width of the accessways do not exceed 33% of the frontage of either street, thus aligning with the standard's objective.

58.03-7 Parking location objectives

To provide convenient parking for resident and visitor vehicles.

To protect residents from vehicular noise within developments.

Standard D12

Car parking facilities should:

- Be reasonably close and convenient to dwellings.
- Be secure.
- Be well ventilated if enclosed.

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.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The development incorporates secure, ventilated basement car parking across three levels.

No dwellings will be impacted by car parking and acoustic treatment is proposed throughout the development.

The car parks will be conveniently accessible to the dwellings via lift cores and staircases.

			Please review Traffic Engineering Assessment prepared by Traffix Group for further details.
58.03-8 Integrated water and stormwater management objectives To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	**Standard D13** Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. 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: ▪ 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). ▪ Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The proposed development provides for integrated water and stormwater management initiatives. Please review Sustainable Management Plan prepared by Sustainable Development Consultants
Clause 58.04 – Amenity Impacts			
58.04-1 Building setback objectives To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings.	**Standard D14** The built form of the development must respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to: ▪ Ensure adequate daylight into new habitable room windows. ▪ Avoid direct views into habitable room windows and private open space of new and existing dwellings. 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.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The site is benefitted from a number of non-sensitive abuttals, being Burke Road, Hope Street and laneway. As such the development can provide high levels of daylight to new habitable room windows, while avoiding any unreasonable overlooking into surrounding residential uses.

To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.			Along the eastern and southern interfaces of the site, the proposed development incorporates greater setbacks, predominately compliant or exceeding the Standard B17 setbacks, though not applicable to the development, to ensure appropriate internal amenity to meet the needs of residents and in turn provide appropriate equitable development for the adjoining site. Please review Architectural Package prepared by Cera Stribley, Urban Design Report and Planning Report both prepared by Urbis.
58.04-2 Internal views objective To limit views into the private open space and habitable room windows of dwellings within a development.	**Standard D15** Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.	 	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The orientation of the site combined with the layout of the proposed dwellings will ensure that windows and balconies do not overlook more than 50% of the POS of a lower-level dwelling within the same development. The development will not result in any internal overlooking to the private open space and habitable room windows. Further the development has been designed to mitigate the need for external screening devices, and all balconies and habitable rooms windows have been orientated to prevent opportunities for views into adjoining lots sensitive interfaces.
58.04-3 Noise impacts objectives	**Standard D16**		Does the proposal meet the **objective**?

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external and internal noise sources.

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.
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.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.
Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table D5 - Noise influence area

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

Does the proposal meet the **standard**?

The development will not generate an unreasonable level of noise for a multi-storey mixed-use development. All appropriate measures to contain resident noise sources and on-site commercial services to protect future and existing surrounding residents from noise sources have been incorporated into the proposal.

Please review Acoustic Report prepared by Acoustic Logic.

Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track

58.04-4 Wind impacts objective

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

Standard D17

Development of five or more storeys, excluding a basement should:

- Not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and
- Achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land

Within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.

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.

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.

Table D6 – Wind Conditions

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

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

A Wind Report has been prepared by MEL Consultants to ensure that the development by way of built form, design and layout of development, will not generate unacceptable wind impacts within the site or on surrounding land.

	4 metres per second for standing areas, 5 metres per second for walking areas.

Clause 58.05: On-Site Amenity and Facilities

58.05-1 Accessibility objective

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

Standard D18

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

Table D7 – Bathroom Design

	Design option A	**Design option B**
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The apartment building will provide accessibility to future residents meeting the requirements of Standard D17, with in excess of 50% of the dwellings comprising:

At least one adaptable bathroom per dwelling that meets all of the requirements of Design A or B specified in Table D4.

A clear path with a minimum width of 1.2 metres connecting the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.

A main bedroom with access to an adaptable bathroom.

Circulation area	A clear circulation area that is: A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin, and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

58.05-2 Building entry and circulation objectives

To provide each dwelling and building with its own sense of identity.

Standard D19

Entries to dwellings and buildings should:

- Be visible and easily identifiable.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal communal areas provide adequate access to daylight and natural ventilation.	▪ Provide shelter, a sense of personal address and a transitional space around the entry. The layout and design of buildings should: ▪ Clearly distinguish entrances to residential and non-residential areas. ▪ Provide windows to building entrances and lift areas. ▪ Provide visible, safe and attractive stairs from the entry level to encourage use by residents. ▪ Provide common areas and corridors that: k. Include at least one source of natural light and natural ventilation. l. Avoid obstruction from building services. m. Maintain clear sight lines.		The building provides a sense of identity with an active street frontage to the internal street network within the development. Also, separate entries are provided for the residential and commercial components of the development. Residential entrances feature a transitional sheltered space with a mail room, incorporated with clear glazing for visibility and daylighting. The levels associated with the residential component of the development are provided with day light sources and ventilation to the corridor. All dwellings have comfortable access to and from the lift core and staircases.
58.05-3 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.	**Standard D20** A dwelling should have private open space consisting of at least one of the following: ▪ An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. ▪ A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. ▪ An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. ▪ An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres. If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? Each of the dwellings will be provided with a balcony or terrace that is conveniently accessible from a living room, with an area meeting or exceeding those specified in Table D5. In combination with the large amount of communal open space through the development, future residents will be comfortably catered for all their recreation and service needs.

D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

Table D8 – Balcony Size

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

Table D9 – Additional Living Area or Bedroom Area

Dwelling Type	Additional area
Studio or 1 bedroom dwelling	8 sqm
2 bedroom dwelling	8 sqm
3 + bedroom dwelling	12 sqm

58.05-4 Storage objective

To provide adequate storage facilities for each dwelling.

Standard D21

Each dwelling should have convenient access to usable and secure storage space.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

Table D10 – Storage

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

All dwellings will be provided with conveniently accessible storage space that is usable and secure.

Clause 58.06: Detailed Design

58.06-1 Common property objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Standard D22

Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The proposal clearly delineates communal and private areas, with common property designed to be functional and capable of efficient management.

58.06-2 Site services objectives

To ensure that site services are accessible and can be installed and maintained.

To ensure that site services and facilities are visually integrated into the building design or landscape.

Standard D23

Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.

Meters and utility services should be designed as an integrated component of the building or landscape.

Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

The development will ensure site services and facilities can be installed, are accessible and easily maintained.

58.06-3 Waste and recycling objectives To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.	**Standard D24** Developments should include dedicated areas for: ▪ Waste and recycling enclosures which are: n. Adequate in size, durable, waterproof and blend in with the development. o. Adequately ventilated. p. 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. Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: ▪ Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019). ▪ Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.	✓ Does the proposal meet the **objective**? ✓ Does the proposal meet the **standard**? The waste and recycling management facilities have been designed with careful guidance from waste consultant (WSP) and will be managed in accordance with a Waste Management Plan. Please refer to discussion with the Waste Management Plan for further details.
58.06-4 External walls and materials objective	**Standard D25** External walls should be finished with materials that:	✓ Does the proposal meet the **objective**?

To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.

To ensure external walls endure and retain their attractiveness.

- Do not easily deteriorate or stain.
- Weather well over time.
- Are resilient to the wear and tear from their intended use.

External wall design should facilitate safe and convenient access for maintenance.

Does the proposal meet the **standard**?

The proposed development has been designed with high-quality building materials that will ensure that they will not deteriorate over time, including by way of weather impacts or staining.

Please refer to Architectural Package prepared by Cera Stribley, which provides details descriptions of proposed materials and finishes, and how they integrate with surrounding streetscapes.

Clause 58.07: Internal Amenity

58.07-1 Functional layout objective

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

Standard D26

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D11.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.

Table D11 – Bedroom Dimensions

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

Table D12 – Living Area Dimensions

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

Does the proposal meet the **objective**?

Does the proposal meet the **standard**?

All dwellings will comprise bedrooms that meet or exceed the minimum internal room dimensions and area specified in Table D7.

All dwellings will comprise living areas that meet or exceed the minimum internal room dimensions specified in Table D8.

58.07-2 Room depth objective To allow adequate daylight into single aspect habitable rooms.	**Standard D27** Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: ▪ The room combines the living area, dining area and kitchen. ▪ The kitchen is located furthest from the window. ▪ The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? The proposal has been designed to allow high levels of daylight to filter into habitable rooms across the development. This includes majority of living rooms of the apartments featuring multiple aspects. In instances where the single aspect rooms are provided that exceed a room depth of 2.5 times the ceiling height, these are limited to open plan living / kitchen / dining rooms that have a depth of less than 9 metres and a ceiling height exceeding 2.7 metres.
58.07-3 Windows objective To allow adequate daylight into new habitable room windows.	**Standard D28** Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: ▪ A minimum width of 1.2 metres. ▪ A maximum depth of 1.5 times the width, measured from the external surface of the window.	✓ V	Does the proposal meet the **objective**? Does the proposal meet the **standard**? All habitable rooms within the development will comprise a window in an external wall of the building providing daylight access to all habitable rooms. It is noted that a small portion of secondary bedrooms are proposed with a daylight source from a secondary area (adjacent a desk) that are not clear to the sky above (balcony overhang). These secondary areas have a depth of 700mm and are either north or west

			facing. Given the nature of these rooms being secondary spaces and the minimum depth of these areas, that a minor variation from the standard is considered appropriate.
58.07-4 Natural ventilation objectives To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	**Standard D29** The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: ▪ A maximum breeze path through the dwelling of 18 metres. ▪ A minimum breeze path through the dwelling of 5 metres. ▪ Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	✓ ✓	Does the proposal meet the **objective**? Does the proposal meet the **standard**? Within the development, 47 per cent of the dwellings will provide effective cross ventilation that features a minimum breeze path through the dwelling of more than 5 metres but a maximum of less than 18 metres, measured between the ventilation openings on different orientations of each dwelling. This exceeds the minimum 40% required by Standard D27.

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