Assessment Officer Report

PA2402825 - 17 Grosvenor St & 1A-F Woodstock St, Balaclava



Officer Assessment Report
Development Approvals & Design

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VICTORIA State Government | Department of Transport and Planning

Executive Summary

Key Information	Details		
Application No:	**PA2402825**		
Received:	24 March 2024		
Statutory Days:	62 days on 16 October 2024		
Applicant:	[redacted]		
Planning Scheme:	Port Phillip		
Land Address:	17 Grosvenor St & 1A-F Woodstock St, Balaclava (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on Title Plan 867727Y)		
Proposal:	Clause 53.23 Full demolition of all existing buildings for the construction of 68 social housing dwellings comprising two, three-storey apartment buildings above a shared basement, within a Heritage Overlay and GRZ1, and a reduction in the car parking requirements.		
Development Value:	$ 36.5 million		
Why is the Minister responsible?	In accordance with Clause 72.01 of the Port Phillip Planning Scheme, the Minister for Planning is the responsible authority for this application because the application is for a development to which clause 53.23 applies.		
Why is a permit required?	**Clause**	**Control**	**Trigger**
Zone:	Clause 32.08	General Residential Zone – Schedule 1	*Construct two or more dwellings on a lot and residential building*
Overlays:	Clause 43.01	Heritage Overlay – Schedule 7	*Demolish or remove a building* *Construct a building or construct or carry out works*
Particular Provisions:	Clause 52.06	Car Parking	*Reduction to the car parking requirements*
Cultural Heritage:	The site is not within an area of Aboriginal Cultural Heritage Sensitivity		
Total Site Area:	3,790 sqm	m²	
Height:	3	Storeys excluding plant	
	10.6	Metres excluding plant	

Land Uses:	**Dwellings**	**Office**	**Retail**	**Other**
	68	0	0	0

Parking:	**Cars**	**Motorcycles**	**Bicycles**
	41 (0.6)		46

Referral Authorities:	The Head, Transport for Victoria
Advice sought:	OVGA, Urban Design, and City of Port Phillip S52
Public Notice:	Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner: • Notices to adjoining and surrounding property owners/occupiers. • Display of three signs along the site frontages.

	57 objections have been received as of **30 September 2024**
Delegates List:	Approval to determine under delegation received on 17 October 2024.
Recommendation:	Grant planning permit subject to conditions

Proposal

Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Further plans submitted on 12 September 2024 formally under s50 of the Act	12 September 2024
Decision Plans	Plans prepared by H2O Architects, titled '17 Grosvenor Street and 1A-F Woodstock Street Balaclava' and dated 31 May 2024
Other Assessment Documents	• CEO Homes Victoria Letter of Consent dated 18 July 2024 • Certificate of Title • Metropolitan Planning Levy Certificate (dated 9.2.24) • Urban Context Report & Architectural Plans, by H2O Architects • Landscape Plan, by ZLA (dated 19.1.24) • Survey Plan, by Charter Keck Cramer (dated 18.1.24) • Traffic Impact Assessment, by Traffix (dated Jan 2024) • Waste Management Plan, by Leigh Design (dated 8.2.22) • Sustainability Management Plan, by SDC (dated Feb 2024) • Arborist Report, by TreeLogic (dated 18.1.24) • Heritage Impact Assessment, by Urbis (dated 2.2.24) • Acoustic Report, by Resonate (dated 25.1.24) • Stormwater Management Strategy, by MCG (dated 15.12.23)

2. The subject of this report is the decision plans (as described above).

Proposal Summary

3. The proposal can be summarised as follows:

Key Information	Details

Proposal:	- Total of 68 apartments (mix of 1, 2 and 3-beds)
	- Development split over two 3 storey wings (north and south wings), both oriented E-W and sitting above a shared basement car park.
	- The E-W building orientation responds to pattern of built form observed within the broader site context, provides responsive development outcomes to key streetscapes (Grosvenor and Brunning Streets) and allows for the most unified and functional communal open space arrangement.
	- Central communal open space, including seating areas, deep soil planting opportunities, landscaping and planting. Access to communal space available via each wing of the building, as well as secure access via Woodstock St at eastern end.
	- Solar access to communal open space will comply with the relevant standard.
	- Internal communal amenity space is provided immediately south of basement ramp.
	- Basement contains:
	  ○ 41 car parking spaces (equates to 0.6 spaces per dwelling)
	  ○ 68 bicycle parking spaces (1 per dwelling)
	  ○ 68 storage spaces
	- Basement access via north-western corner (Grosvenor St) – this location is most logical as it is the low side of the site and avoids street tree removal / impacts.
	- Visitor bike parking available at-grade within northern wing.
	- Substation and waste room provided at SW corner of site – most suitable location given

this is the least sensitive interface given adjacent hard edged bottle shop treatment.

- Additional waste room provided within northern wing.
- Opportunities for landscaping and planting along all street frontages, particularly at NE and SE corners of the site.
- Internal corridors are designed without kinks and with access to natural light.

Total Site Area:	**3790** m²
Height:	10.6 metres
Setbacks:	Grosvenor Street (north) = 3.6m Woodstock Street (east) = 0.6m – 1.9m Brunning Street (south) = 3.3m
Land Uses:	Dwellings (Social Housing)
Car Parking:	Total of 41 resident car parking spaces provided within the basement car park. This provision equates to a parking rate of 0.6 spaces per dwelling.
Bicycle Parking:	Total of 46 bicycle parking spaces, comprising: - 32 resident spaces within basement car park. - 5 visitor spaces at GF adjacent to Grosvenor St - 9 visitor spaces at GF adjacent to Brunning St This provision equates to a rate of 0.68 bicycle spaces per dwelling.
Loading and Waste arrangements:	Waste rooms provided within both wings of the development, with waste collection undertaken by private contractor.

4. The applicant has provided the following concept image/s of the proposal:

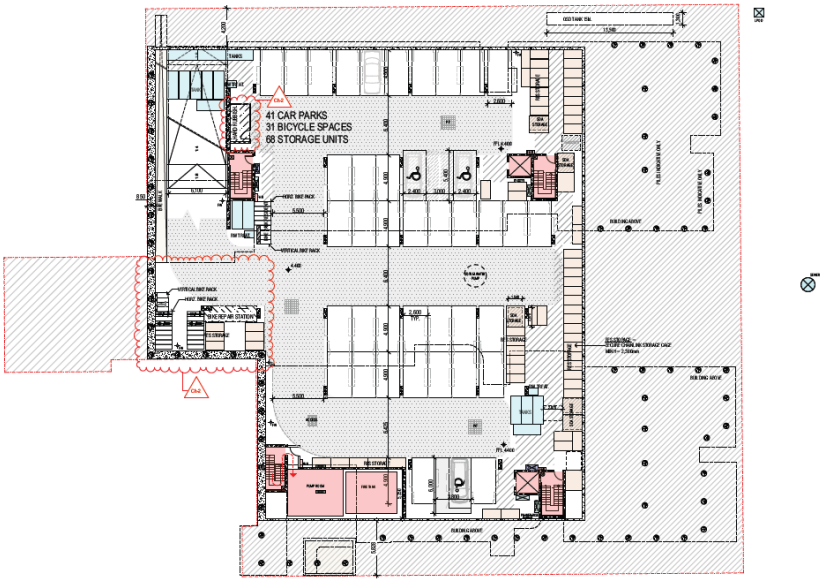


Figure 1 Proposed basement level floor plan

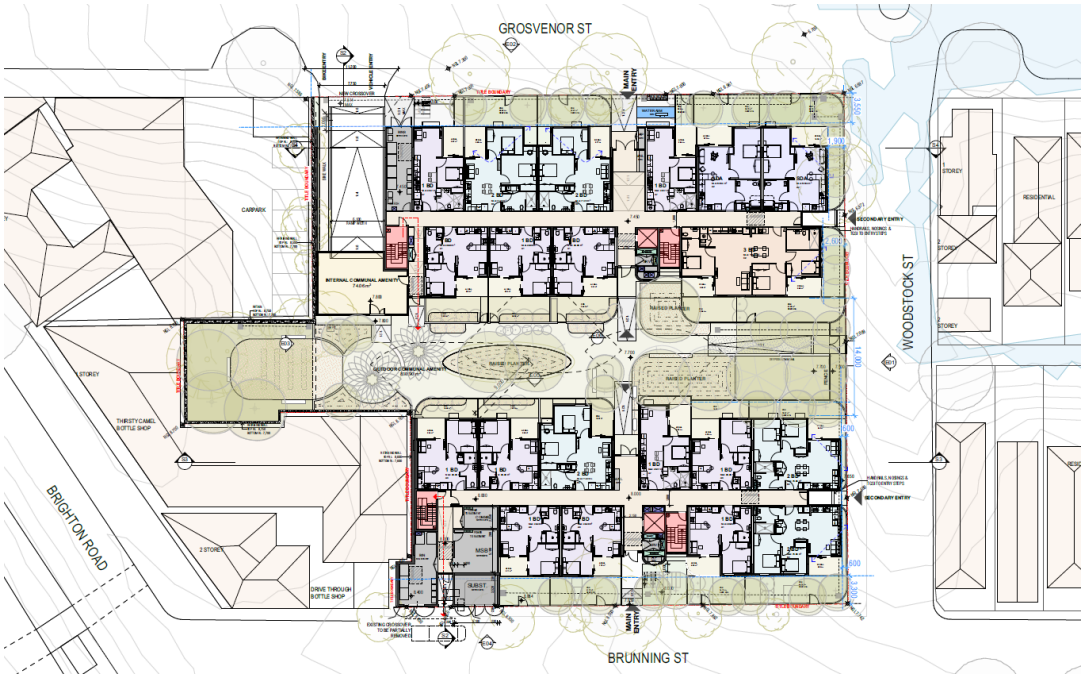


Figure 2 Proposed ground floor plan

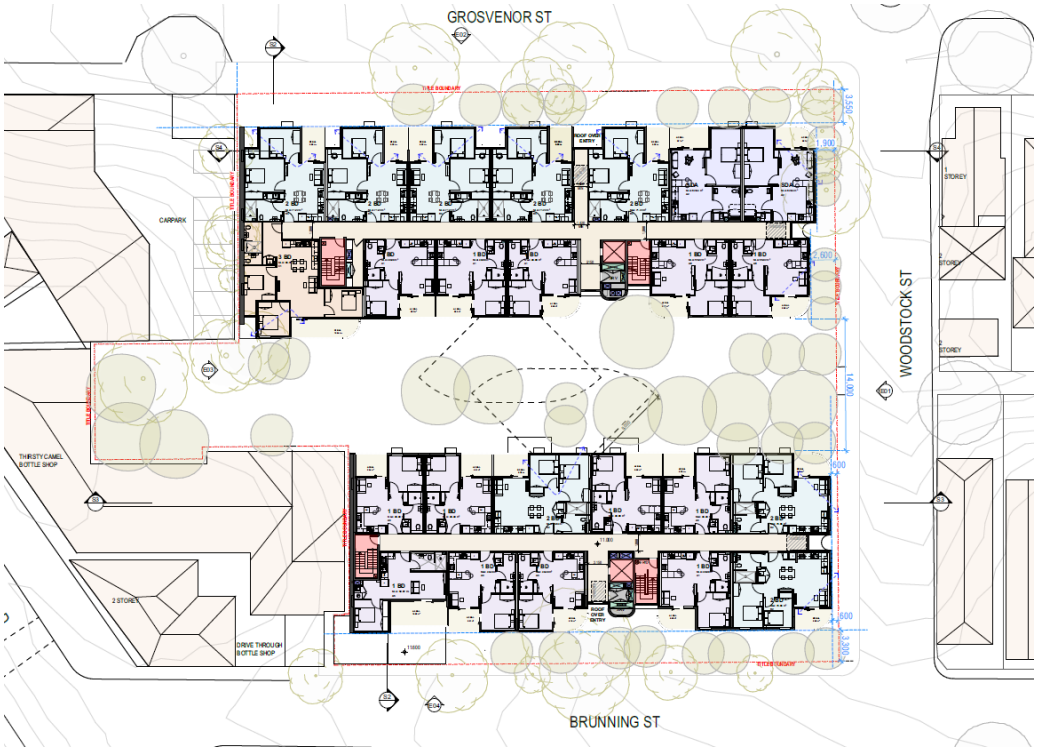


Figure 3 Proposed level 1 floor plan

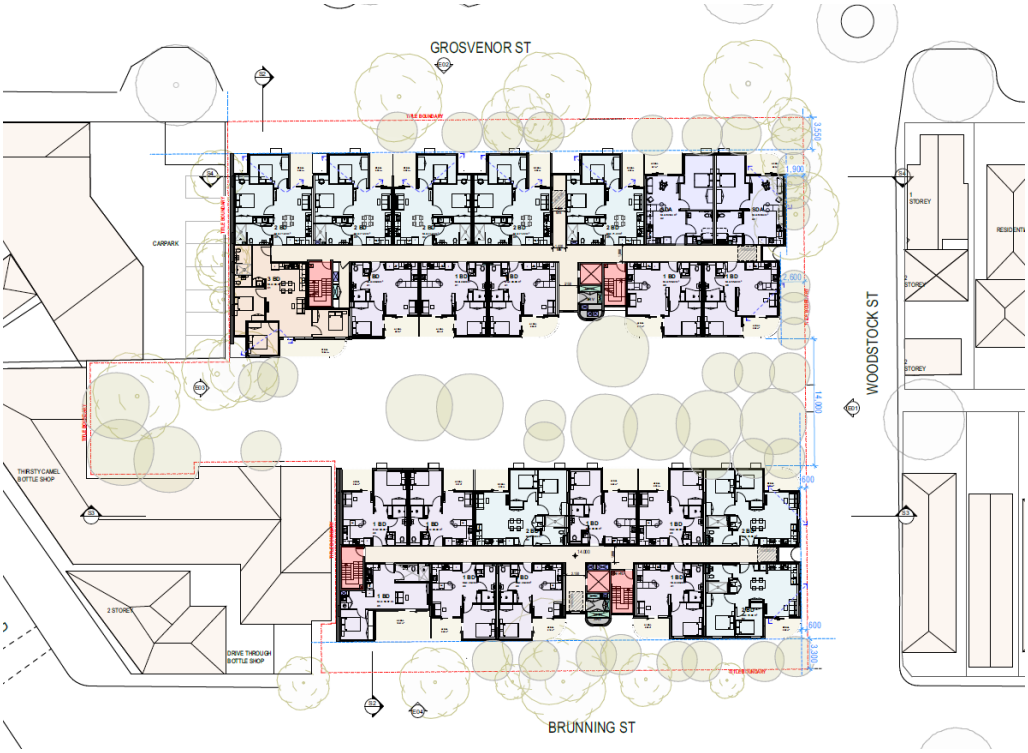


Figure 4 Proposed level 2 floor plan

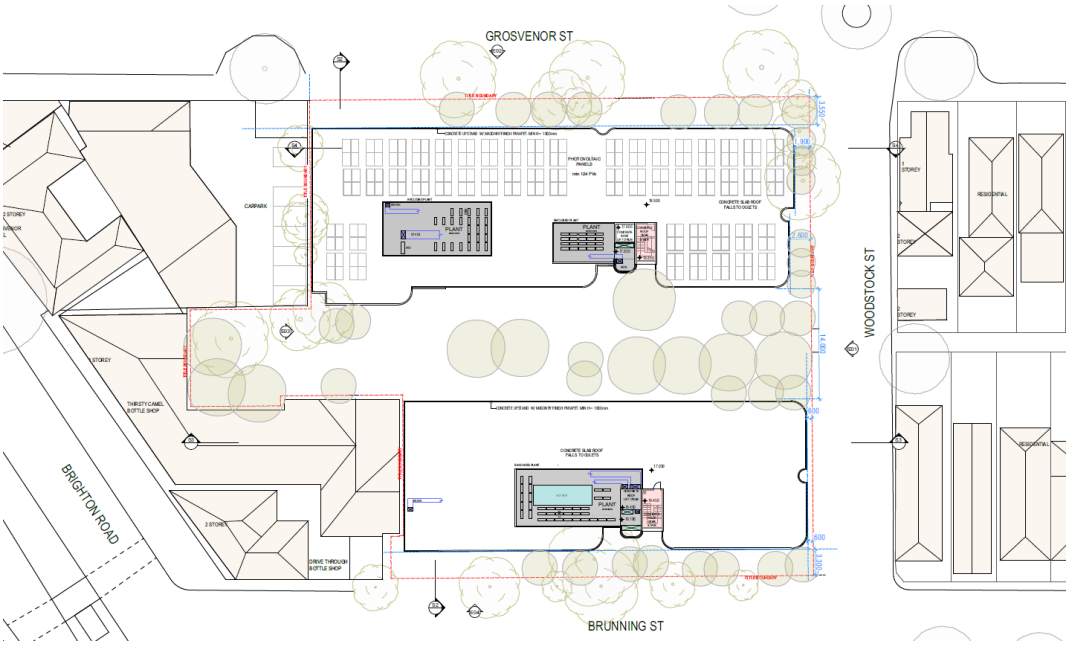


Figure 5 Proposed roof plan



Figure 6 Proposed Building A north elevation to Grosvenor Street

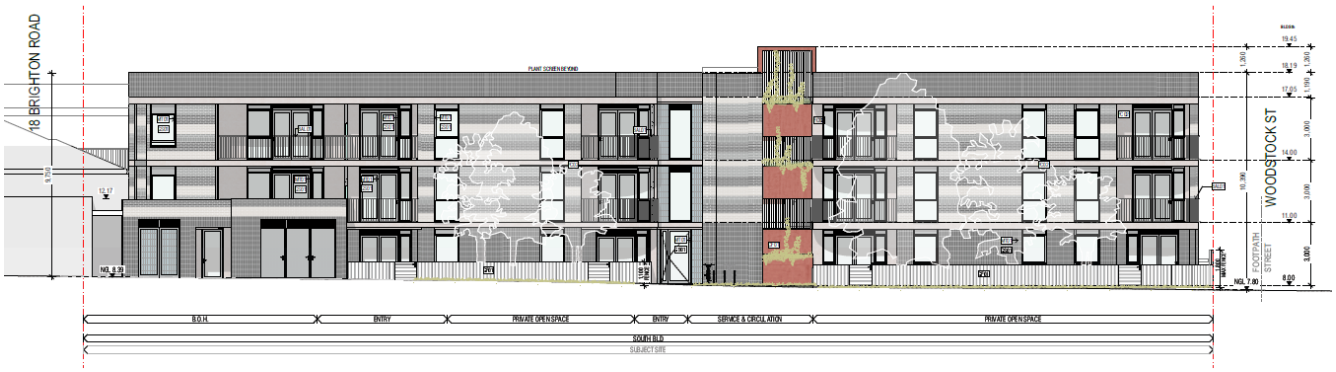


Figure 7 Proposed Building B south elevation to Brunning Street

Subject Site and Surrounds

Site Description

5. The site is located **on a site** bounded by Grosvenor Street to the north, Woodstock Street to the east, and Brunning Street to the south, and Brighton Road is located further west.



Figure 8 Aerial image of subject site (blue arrow)

6. The existing site comprises of Twenty (20) attached single / double storey social housing units, arranged around the perimeter of the site facing Grosvenor, Woodstock, and Brunning Streets.

7. The site measures 63.65 metres to Grosvenor Street, 60.96 metres to Woodstock, and 53.83 metres to Brunning Street, with a total size of 3790 sqm.

8. The site is formally described as comprising Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on Title Plan 867727Y.

9. The site is serviced by two existing vehicle access points: a single-width crossover centrally located on Woodstock Street and another at the southwest corner on Brunning Street.

10. There are no easements, restrictions or reserves on the site.

Site Surrounds

11. The surrounding area is predominantly made up of Victorian-era buildings, with a few clusters from the Federation period and several large Interwar apartment blocks. There are relatively few 20th and 21st-century buildings. Most structures are single-storey, though there are some two-storey terrace houses and taller apartment buildings (three storeys).

12. Grosvenor Street is lined with trees and primarily features Victorian homes, most of which are single-storey with small front setbacks and low to medium-height timber picket or brick fences. Footpaths run along both sides of the street, with parallel parking on the south side and 90-degree parking on the north side.



Figure 9 Aerial image of subject site and nearby services

13. Brunning Street, while also tree-lined, has fewer trees than Grosvenor Street and is characterized by mostly single-storey Victorian houses with timber front fences. Towards the western end, near Brighton Road, the building scale increases to two and three storeys.

14. Brighton Road is a wide thoroughfare with a central tram line, offering convenient public transport access. The road includes a mix of commercial and residential zones, with buildings ranging from one to three storeys and varying street setbacks.

15. The area is very well-served by public transport, including tram services along Brighton Road and nearby Balaclava and Ripponlea Railway Stations, both within 500 metres of the site. Additionally, a variety of retail, dining, entertainment, and community services are available within the nearby Carlisle Street Major Activity Centre, located less than 500 metres north of the site.

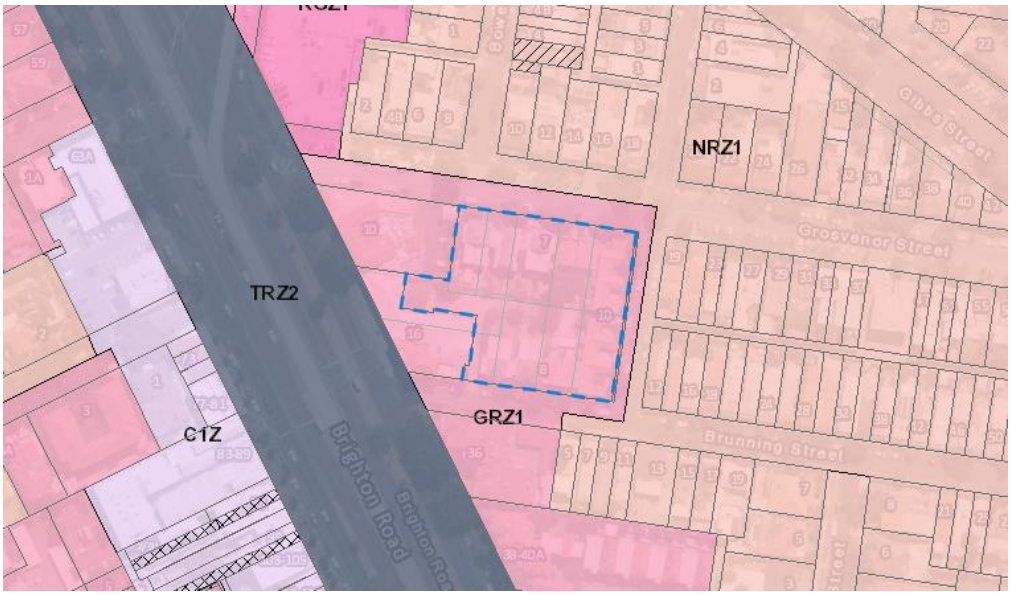


Figure 10 Map of Zoning including surrounding sites

16. Development surrounding the site can be described as follows:

- To the **north** of the site: Grosvenor Street is immediately north of the site and properties on the opposite (north) side of Grosvenor Street generally comprise single storey attached Victorian terraces characterised by narrow front setbacks, weatherboard cladding, hipped/gable roof forms and low front fencing.
- To the **south** of the site: Brunning Street is immediately south of the site and development on the opposite (south) side of Brunning Street comprises a mix of single storey attached terraces characterised by narrow front setbacks, weatherboard cladding and hipped/gable roof forms. At the western end of Brunning Street, a more robust triple-storey built form exists (Yurnga Apartments), which present a hard-edged (zero setback) treatment to the street with predominantly face brick façade treatment with rendered / painted features.
- To the **east** of the site: Woodstock Street is immediately east of the site and properties on the opposite (east) side of Woodstock Street generally present their side elevation to the streetscape and comprise both single and double storey building forms, characterised by hard-edged (zero setback) treatments or very narrow setbacks and a combination of face brick and weatherboard treatments with hipped/gable roof forms.
- To the **west** of the site: Immediately west of the site is the Grosvenor Hotel site, comprising a large 1860's double storey hotel fronting Brighton Road with rear car parking and a single storey outbuilding abutting the common boundary to the subject site, together with other single storey elements of built form throughout the site.
- The northern part of the Grosvenor Hotel site contains the hotel building itself, whilst the southern part contains a drive-thru bottle shop and takeaway burger shop. All Grosvenor Hotel built form is constructed with zero setbacks to the three street frontages (Grosvenor St, Brunning St and Brighton Rd).

17. A site inspection of the subject site and surrounds was undertaken on 04 September 2024. Images of the site and surrounds are reflected in Figures 9-19.



Figure 11 View of site looking south to the corner of Grosvenor and Woodstock



Figure 12 View looking south to Grosvenor Street frontage adjoining the Grosvenor Hotel fronting Brighton Road



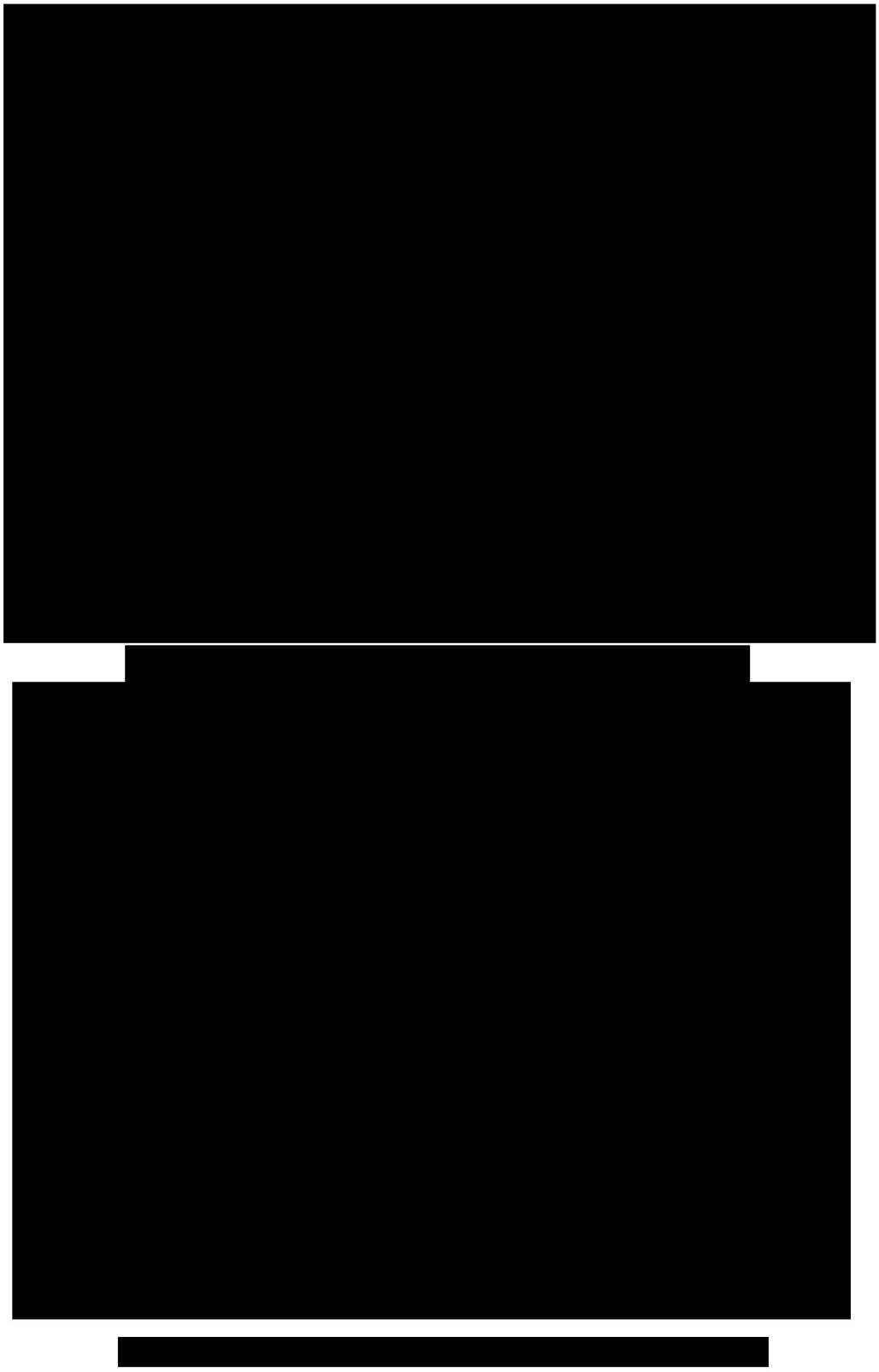
Figure 13 View oof the subject site from Brunning Street looking north

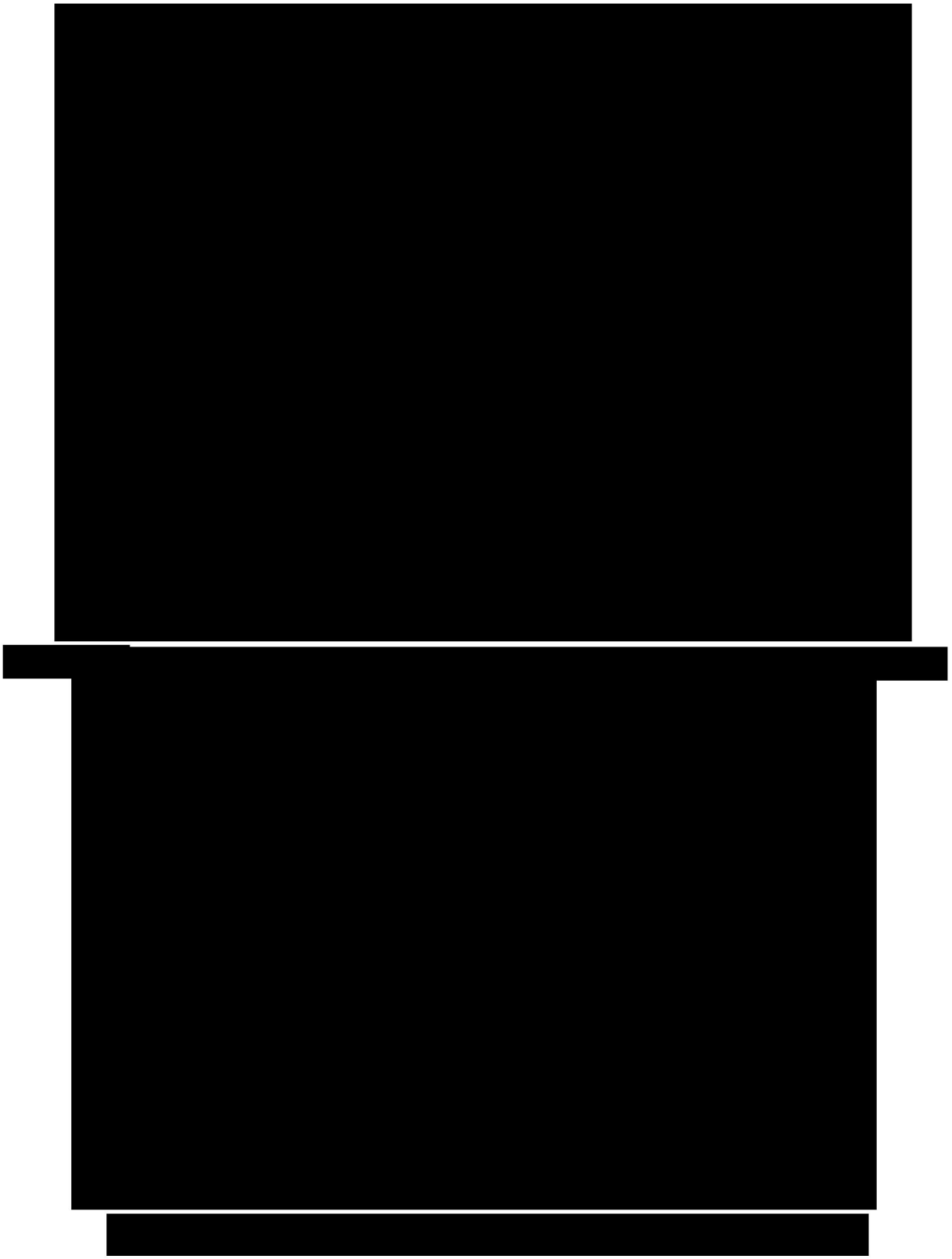












Planning Provisions

Municipal Planning Strategy

18. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
02.01	Context
02.02	Vision
02.03	Strategic Directions
02.03-1	Settlement

Planning Policy Framework

19. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause 11	Settlement
Clause 15	**Built Environment and Heritage**
15.01-1L-02	Urban Design
15.01-5S	Neighbourhood character
15.01-5L	Neighbourhood character (local)
15.01-2L-01	Building Design
15.01-2L-02	Environmentally Sustainable Development
15.03-1L	Heritage Policy
Clause 16	**Housing**
16.01-1S	Housing supply
16.01-1L-01	Housing diversity
16.01-1L-02	Location of residential development
16.01-1L-2S	Housing Affordability
Clause 18	**Transport**
18.02-1S	Sustainable Personal Transport
18.02-4S	Car Parking
18.02-2S	Cycling
18.02-3S	Public Transport
18.02-4L-01	Car Parking
Clause 19	**Infrastructure**
19.02-6S	Open space

20. The assessment section of this report provides a detailed assessment of the relevant planning policies

Zoning and Overlays

General Residential Zone – Schedule 1

21. A planning permit is required to construct a building or construct or carry out works in accordance with **Clause 32.08-1**. The purpose of the **General Residential Zone** is:

    - *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
    - *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.*

22. The schedule to this zone does not specify a maximum building height or maximum number of storeys therefore the maximum building height for a dwelling use is 11 metres and 3 storeys at any point.

23. The zone sets out that for a site area exceeding 650 square metres, an application to construct dwellings on a lot must provide a minimum garden area of 35% of the site area.

24. The proposal achieves a total provision of 37% (1,431 square metres) garden area, which complies with the GRZ minimum requirement.

25. The following sections include a discussion of how the proposal responds to these requirements.

Heritage Overlay

26. The subject site is affected by HO7 which relates to St Kilda Elwood, Balaclava, Ripponlea' and is an area generally bound by Carlisle St to the north, Glenhuntly Rd to the south, Hotham St to the east and Mitford St and Broadway to the west.

27. A planning permit is required to:

    ▪ *Demolish or remove a building.*

    ▪ *Construct a building or construct or carry out works.*

28. The objectives and decision guidelines relevant to this proposal are:

    - To conserve and enhance heritage places of natural or cultural significance.
    - *To conserve and enhance those elements which contribute to the significance of heritage places.*
    - *To ensure that development does not adversely affect the significance of heritage places.*

Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

Clause 52.06 – Car parking

29. Pursuant to Clause 52.06-5, one car parking space is required for every one- or two-bedroom dwelling. Each of the proposed dwellings (1 or 2 bedroom) are proposed to be allocated a car parking space which complies with statutory rate under Clause 52.06.

30. Pursuant to Clause 52.06-5, one car parking space is required to be provided for visitors to every 5 dwellings for developments of 5 or more dwellings. The proposal does not include on-site visitor car parking and therefore

pursuant to Clause 52.06-3, planning permission is required to reduce the number of required visitor car parking spaces from one to zero.

31. Clause 52.06 sets out the requirements of car parking design under Clause 52.06-9. The design standards under Clause 52.06-9 are applicable to this application and is discussed in the assessment section of this report.

General Requirements and Performance Standards

Clause 53.18 – Stormwater Management in Urban Development

32. Clause 53.18 applies to the buildings and works of this application. The clause includes standards and objectives relating to stormwater treatment and reuse.

Clause 53.23 – Significant residential development with Affordable Housing

33. The purpose of Clause 53.23 is to:

- *To facilitate residential development that includes affordable housing to meet existing and future needs.*
- *To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.*
- *To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.*
- *To facilitate residential development with high quality urban design, architecture and landscape architecture.*
- *To provide opportunities for non-residential use and development in association with residential development.*

34. Clause 53.23 of the Port Phillip Planning Scheme applies to this application because pursuant to Clause 52.23-1:

I. The application includes the development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel); and

II. The condition corresponding to a category in Table 1 (category 2) is met:

Category	Condition	Compliance comments
Category 2	The use or development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) will be: • carried out by or on behalf of, or jointly or in partnership with, the State of Victoria or a public authority; or • funded, or partly funded, by the State of Victoria or a public authority; or • carried out on Crown land. At least 10% of the total number of dwellings in the development must be affordable housing, or alternatively this condition may be met via an alternative mechanism for the provision of affordable housing specified in the agreement under section 173 of the Act referred to in clause 53.23-4.	**Complies** The proposal is for the development of 6 dwellings on the land. The dwellings are to be used for social housing and will be owned, operated and maintained by Homes Victoria. The project is funded by Victoria's Big Housing Build. All of the proposed dwellings in the development are to be dedicated to social housing. The responsible authority may waive the requirement for a Section 173 Agreement.

35. Pursuant to Clause 53.23-1 the responsible authority may decide to reduce the percentage of the total number of dwellings in the development that that must be affordable housing, or not require an agreement to be entered into under Section 173 of the Act.

36. Pursuant to Clause 52.23-2 the responsible authority may waive or vary any of the following (as relevant to this application):

    - A minimum garden area requirement.
    - Any building height or setback requirement.

37. An application is exempt from an application requirement in this planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application.

38. Pursuant to Clause 52.23-6 an application under any provision of this planning scheme is exempt from the decision requirements of Section 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

Clause 52.34 Bicycle parking

39. Clause 52.34 Bicycle parking seeks to encourage cycling as a mode of transport and to provide secure and accessible bicycle parking spaces and facilities. Pursuant to Clause 52.34-5, bicycle parking spaces are only statutorily required for dwelling developments of four or more storeys.

40. The statutory bicycle space requirements for dwelling developments of four or more storeys are:

    - Resident - 1 space per 5 dwellings for residents.
    - Visitor - 1 space per 10 dwellings for visitors.

41. A total of 46 bicycle spaces are proposed across the site, including:

    - 32 resident bicycle spaces located within the basement.
    - Five visitor spaces located at ground level adjacent to Grosvenor Street, and
    - Nine visitor spaces located at ground level adjacent to Brunning Street

Residential buildings

Clause 55

42. Clause 55 applies to an application for two or more dwellings on a lot within the General Residential Zone and seeks to achieve residential development that respects the existing neighbourhood character, or which contributes to a preferred neighbourhood character.

43. Clause 55 encourages residential development that provides reasonable standards of amenity for existing and new residents and to encourage apartment development that is responsive to the site and the surrounding area.

44. The objectives and standards of Clause 55 are applicable to this application and are assessed in detail in the assessment section of this report and at **Appendix A**.

Referrals and Notice

Referrals

45. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Section 55 Referral – Determining	The Head, Transport for Victoria	No objection – 23 August 2024
Notice S52(1)(b)	City of Port Phillip	28 August 2024 and 20 September 2024

Municipal Council Comments

46. The City of Port Phillip provided preliminary comments on 28 August 2024 and draft permit conditions on 20 September 2024. The council provided officer level comments noting no objection to the application but raising a range of concerns associated with design detail, the vehicle access, landscaping, ESD, and apartment layouts.

47. The councils' comments have been considered with the body of this report.

Notice

48. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d) pursuant to the following provisions:

    - Clause 32.08 (General Residential Zone)
    - Clause 53.23-5 (Significant Residential Development with Affordable Housing).

49. The applicant was directed to give notice by way of erecting signs on site and notifying adjoining and nearby owners and occupiers by letters.

50. Fifty-seven objections were received at the time of writing. The concerns raised can be summarised as follows:

Density and Overdevelopment:

- Significant increase in the number of dwellings (from 20 to 68) leading to overcrowding.
- Concerns about the bulk and height of the development being out of scale with the local area.
- Parking and Traffic Congestion:

Inadequate parking provision, exacerbating existing parking issues.

- Increased traffic congestion and associated safety concerns for pedestrians.
- Reduced street parking for residents and visitors, including no provision for disability-accessible parking.

Heritage and Neighbourhood Character:

- The design is inconsistent with the heritage and Victorian character of the neighbourhood.
- Objection to the use of modern materials and finishes that clash with the area's aesthetic.

Noise and Privacy:

- Increased noise from additional residents and traffic, impacting the quietness of the area.
- Concerns over loss of privacy and overshadowing due to the height and bulk of the development.

Environmental and Landscaping Issues:

- Removal of existing trees and reduction of green space, leading to a loss of vegetation.
- Insufficient landscaping, with little opportunity for replanting or canopy cover.

Social and Safety Concerns:

- Objections related to the inclusion of social housing, citing concerns about safety, anti-social behaviour, and community cohesion.
- Fear of the development contributing to crime, drug issues, and a potential "ghetto" effect in the area.

Consultation Process:

- Criticism of the short notice and limited consultation period for residents to respond to the proposed development.
- These themes highlight widespread concerns about the proposed development's scale, its potential impact on parking, traffic, heritage values, liveability, and social cohesion.

Authority	Comments
OVGA	Urban design supports the proposal and commends the applicant on delivering a well refined, considered response to site. Following review from the OVGA, urban design supports the revised proposal in its current form and recommends the proposal proceed to lodgement.
Port Phillip City Council	Generally, support the built form and height, no heritage concerns, concerns include lack of bicycle parking, relocate garage door entry, deletion of secondary entries,
The Head, Transport for Victoria	No objection

Key Considerations

51. The following are deemed the key considerations in assessing the acceptability of the proposal:

- Whether proposal is consistent and responsive to the Planning Policy Framework and the purpose and decision guidelines of the General Residential Zone, Schedule 1 as contained in the Port Phillip Planning Scheme.
- Whether the proposed development is acceptable having regard to the site conditions, existing and future site context including the neighbourhood character, surrounding residential amenity, on-site amenity and local traffic and car parking conditions.
- Whether the proposal will provide high quality affordable housing.

Strategic Direction and Land Use

52. The *Planning Policy Framework* encourage appropriate land use and development which enhances the built environment, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.

53. Having regard to the planning policy framework, it is considered that the proposal aligns with the strategic direction for this part of Balaclava, noting that:

- The proposal is for a 3-storey apartment building with a maximum building height of approximately 10.6m, which complies with the maximum building height limit under the GRZ1.
- The proposal is consistent with the purpose of the GRZ which encourages a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- The proposal involves the delivery of new medium-density housing in the form of apartments for social housing. This aligns with the aspiration for 'accessible areas' which foreshadows medium density residential development, and the broader council strategic direction to promote more affordable housing including public housing.
- The proposal will increase the density on site which aligns with strategies at Clause 16.01-2L, which encourage redevelopment of social housing to increase yield, diversity, and quality of social housing.
- The scale and density of the proposal in Balaclava aligns with Clause 16.01-1L-02, which encourages substantial residential growth to occur in areas proximate to a Major Activity Centre (Carlisle Street MAC) and public transport, whilst adopting a scale that is cognisant and respectful to bult form context. The proposal is considered to align with these criteria.
- The proposal has been appropriately massed and sited to enable landscaping opportunities within the front setbacks, and within the site consistent with the existing character of the area, while supporting the preferred character through medium-density housing. In addition, the proposal utilises a high quality of design detail to support an appropriate degree of built form articulation and fenestration, with low fencing. This is consistent with Clause 15.01-2S, which aims to support well-designed and site-responsive development outcomes.
- The development delivers a range of one-, two- and three-bedroom dwellings which responds appropriately to the objectives of housing diversity within Clause 16.01-2S and supports increased housing choice.
- The proposal provides 25 bicycle spaces to support alternative modes of transport, which is consistent with Clause 18.01-3S which aims to promote walking, cycling, and the use of public transport, in that order, and minimise car dependency.

54. Accordingly, the proposal is an acceptable response to the strategic direction that has been established by the underlying planning provisions.

Neighbourhood Character (Clause 15.01-5L)

55. The subject site is located in the 'East St Kilda & Balaclava' area and falls within 'Area 13: Chapel Street, Carlisle Street, Brunning Street, Railway Line' as per the Port Phillip Urban Character Study. This area, developed during the Victorian period, features small lots with narrow frontages, reduced setbacks, and rear laneways, contributing to its intimate scale. Access to transport and services is excellent.

56. Based on the relevant strategies and policies, the proposal is deemed acceptable for the following reasons:

- The three-storey scale of the development aligns with the expectations of the applicable zone and reflects the prevailing heights in the immediate context, which range from single to three-storey buildings.
- Ground-floor apartments with individual street entries enhance the fine grain of the streetscape.
- The predominant use of face brickwork aligns with the existing palette of materials in the locality.
- Landscaping along street frontages and within the development's east-west spine maintains the established pattern seen along Grosvenor and Brunning Streets.

57. Overall, the proposal is to respond to the prevailing character of the surrounding streetscapes.

Built Form

Height

58. The proposal is 3 storeys with a maximum building height of approximately 10.6m from NGL. This complies with the maximum building height under the GRZ, which specifies a mandatory maximum height of 11m (and no more than 3 storeys).

59. The building is setback 3.5m from Grosvenor Street, between 0.6-1.3m from Woodstock Street, and 3.3m from Brunning Street, which will enable new canopy trees and landscaping opportunities within the front setbacks to Grosvenor Street, and Brunning Street. The building design incorporates a central recess that effectively breaks up the mass of the building length and minimises the perception of visual bulk when viewed from Woodstock Street.

60. Overall, the proposed building height complies with the GRZ1, is acceptable and will not cause any unreasonable off-site amenity impacts.

Setback

61. The GRZ does not specify particular setbacks alternative to Standard B6 (minimum street setback). Clause 55.03-1 (Street Setback) seeks to ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

62. The subject site is classified as a 'corner site' for street setback assessment, with interfaces at Grosvenor/ Woodstock Streets and Brunning/ Woodstock Streets. The adjacent Grosvenor Hotel sets the precedent for street setbacks, featuring structures built to the street with a 0m setback.

63. Consequently, the proposed setbacks align with the adjoining site, applying a 0m standard. The proposed primary street setbacks are as follows:

- Grosvenor St: 3.55m
- Brunning St: 3.30m

64. Both setbacks comply with the requirements.

65. For side street (Woodstock St) setbacks:

- Northern wing: 2.60m (compliant)

- Southern wing: 0.60m (non-compliant)

66. While the 0.60m setback does not meet the standard, it is appropriate given the site's location and lack of setback precedent, aside from the zero-setback on the opposite side of Woodstock St.

67. Overall, the proposed setbacks are compliant and responsive to the area's prevailing and emerging character.

Design Detail

68. The applicant submitted a detailed urban context report, which articulated how the design response has been derived and how the existing context has informed the overall design.

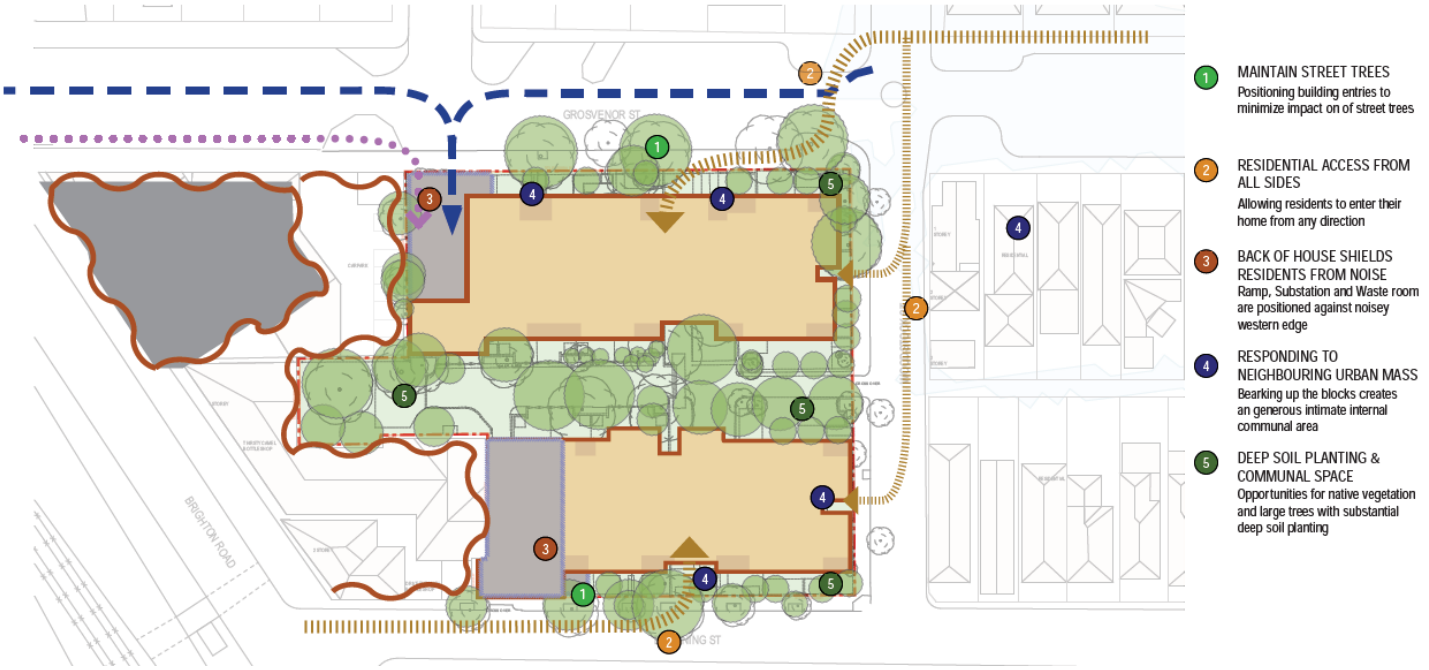


Figure 22 Design response and opportunities

69. The proposed development is informed by the existing built form in the immediate context, characterized by properties interfacing with Grosvenor and Brunning Streets, with central backyards. The design includes two building wings separated by a communal open space, replicating the prevailing characteristics of the locality.

70. The proposed street setbacks along Grosvenor and Brunning Streets align with existing patterns, allowing for deep soil planting and landscaping in the ground floor apartment front yards. This creates consistency in setback and front yard design. In contrast, the setbacks along Woodstock Street are narrower, featuring integrated landscaping on a smaller scale, reflecting the more hard-edged character of that street, which typically has less landscaping.

71. The western interface is a non-sensitive commercial area, influencing the inclusion of three-storey boundary wall treatments for each wing of the development. This design respects the equitable development rights of the adjacent Grosvenor Hotel, allowing for potential replication of these treatments if the hotel site is redeveloped.

72. While the surrounding context largely consists of one and two-storey buildings, the three-storey structures on Brunning Street establish a precedent for this scale of development, demonstrating compatibility within the locality.

73. The design features, including appropriate street setbacks, façade articulation, and new landscaping. The horizontal massing of the building wings is mitigated through:

- Inset façades create depth and vertical articulation.
- Distinct stairwell designs enhance verticality along Brunning Street.

- Curved edges define entry points and soften corners.
- Aligned fenestration contributes to verticality on façades.
- A well-vegetated central communal space along Woodstock Street provides a break in the built form.
- Off-white balcony treatments relieve heavier brick elements and visually segment façades.

74. Overall, the proposal demonstrates a high degree of detailed design that is responsive to the surrounding context, contributing positively to the character of the area.

75. The architectural response is considered acceptable.

Heritage

76. The application was supported by a Heritage Impact Assessment, prepared by Urbis dated 02 February 2024**.**

77. The subject site is located within HO7, the proposed works must be assessed against the relevant heritage policies of the Port Phillip Planning Scheme including Clauses 43.01, 15.03-1S, and 15.03-1L, the latter of which provides guidance as to the forms of development that might be appropriate for places subject to the heritage overlay. The Port Phillip Heritage Design Guidelines are also relevant.

Demolition

78. The existing buildings on the site are not considered significant within HO7. The following statement of significance applies to HO7:

> *The Elwood – St. Kilda Botanical Gardens – Balaclava Ripponlea Area is both extensive and architecturally diverse. It holds significant cultural value, particularly due to the influence of the St. Kilda Botanical Gardens, Brighton Road, the Brighton Beach railway, and the public buildings precinct at the site of the former market reserve, which collectively impart civic distinction.*
>
> *The residential areas are notable for their late Victorian, Federation, and inter-war housing, with the apartments from the inter-war period and the terraces from the Victorian era being especially noteworthy.*
>
> *The intact inter-war buildings within the Brunning's Estate reflect the development of that nursery after 1926. The Area's capacity to inform observers about past lifestyles and living standards is important, with great diversity evident during the major contributory development periods.*
>
> *Brighton Road further distinguishes itself through the high standard of residential development it has attracted. Additionally, the street trees and smaller parks are crucial elements, many originating from the inter-war period. These parks, often overlooked by buildings of the same era, create urban landscapes representative of the highest urban planning standards of the time.*
>
> *The shopping centres also stand out for their high levels of integrity. Carlisle Street, in particular, reflects through its buildings the phases of its growth. The Glen Eira Road centre, in conjunction with the railway station and railway gardens, is highly representative of the Great War era, further enhanced by the group of inter-war banks located towards its east end.*

79. The existing buildings on site are listed as **non-contributory** to the Heritage Overlay. Additionally, the 2022 *Review of Heritage Precinct HO7: Elwood, St Kilda, Balaclava and Ripponlea, Stage 2 Report* by RBA Architects and Conservation Consultants recommended removing the site from the heritage precinct due to the lack of contribution of the existing buildings. This matter is currently before the Minister for Planning seeking authorisation to prepare an amendment. The council has advised that it does not believe that the proposal has an adverse heritage impact.

Buildings and works

80. The 2022 *Review of Heritage Precinct HO7* recommended the site's removal from the precinct, highlighting its suitability for medium-density development with minimal impact on the broader heritage area.

81. It is considered that the proposed development will not adversely affect the significance of the surrounding heritage places considering the following:

- **Built Form**: The three-storey affordable housing units represent a change in the precinct but are compatible with the mixed building heights in the immediate area, which includes taller structures like the Grosvenor Hotel and the Yurnga flats.
- **Design Compatibility**: The new buildings have been designed to complement the surrounding heritage form through sensitive massing, setbacks, and materiality, consistent with the Port Phillip Heritage Guidelines for infill development.
- **Height and Transition**: Although the proposed buildings exceed the height of nearby single-storey heritage structures, the wide streets and separation distances provide a clear and sympathetic transition between the taller new buildings and the lower-scale residential context. This is in line with heritage design guidelines, as demonstrated by the 18m distance between Yurnga flats and the single-storey building at 5 Brunning Street, where a clear separation between taller and shorter built forms exists.
- **Massing and Design**: The development will consist of two separate building blocks, divided by a landscaped area running parallel to Grosvenor and Brunning Streets. This approach reduces the visual bulk of the project, ensuring it reads as two distinct structures rather than a single mass, further respecting the heritage precinct's character.
- **Materiality**: The proposed materials are sympathetic to the historic context, using natural-tone masonry that echoes the surrounding slate-tiled roofs. Brick elements reflect nearby buildings, while large glass areas are avoided, in line with Heritage Guidelines. Shading fins on the facades reference the metal-clad verandah roofs typical in the surrounding area, enhancing the design's integration with the environment.
- **Setbacks and Orientation**: The buildings are sited and oriented perpendicular to the street, consistent with the surrounding built form. Setbacks along Grosvenor and Brunning Streets align with those of contributory and significant buildings in the streetscapes, reinforcing the development's compatibility with the precinct.

82. The proposed affordable housing development provides a clear community benefit, while aligning with the intent of the local heritage policies. It provides a high-quality, site-responsive design, incorporating feedback from the Office of the Victorian Government Architect. The development respects the surrounding heritage environment in its scale, materiality, and design, and is therefore recommended for approval from a heritage perspective.

83. Overall, the proposed development and buildings will not adversely affect the significance of the heritage place and is considered acceptable.

Landscaping and Trees

Landscape Design

84. The application was accompanied by a landscape concept plan. The plan illustrates that:

- The frontage will provide a combination of new large canopy trees, grass and low level shrubs. These elements are considered appropriate and conducive towards creating a 'front garden' character that is sought for this part of Area 13: Chapel Street, Carlisle Street, Brunning Street, Railway Line.
- The side setbacks will be a combination of grass, canopy trees and hard paving that leads to the central communal space which allows for the retention and integration of the existing mature Black Locust Tree, identified as Tree 25 within the Arborist report prepared by Tree Logic and dated 18 January 2024.

- The communal area includes the planting of two large native canopy trees, garden beds with deep soil capability, native plantings, raised steel planters for edible gardens for residents, and gravel paving in walkway areas.

85. The submitted landscape concept plan is considered acceptable in principle, however, it will be a condition of permit requiring that:

- A detailed landscape plan be provided which clearly details the species and types of trees/grass covering including a detailed planting schedule.
- Removal of invasive species from the plant list.

86. Subject to conditions, the proposal will achieve an acceptable landscape outcome.

Internal Amenity

87. Clause 16.01-1S (Housing Supply) seeks to facilitate development that adopts best practice through a combination of methods and provides a high level of internal amenity.

88. The plans were accompanied with a detailed assessment of the apartment layouts and are considered to achieve a high degree of internal amenity. In particular:

- The individual apartment plans demonstrate that the internal circulation paths and bathroom configurations are compliant with Clause 55.07-8 (Accessibility – Standard B42).
- All apartments are provided with access ground level private open space or balcony as sought by clause 55.07-9 (Standard B43 – Private Open Space).
- The dimensions of bedrooms and living room areas comply with the requirements of Clause 55.07-12 (Functional Layout – Standard B46).
- All single aspect apartments are not deeper than 9m, compliant with Clause 55.07-13 (Room Depth – Standard B47).

Off Site Amenity Impacts

Overshadowing

89. As discussed above, the submitted overshadowing diagrams demonstrates that the proposal complies with the requirements of Standard B21 of Clause 55.04-5 (Overshadowing).

Overlooking

90. Standard B22 of Clause 55.04-6 (Overlooking) seeks to limit views into existing SPOS and habitable room windows. Objections received during the notification period raised concerns regarding overlooking and privacy. The proposal has been fully assessed to comply with the standard and avoids unreasonable overlooking as follows:

- The subject site does not have any direct abuttals to residential properties, therefore no existing SPOS or habitable room windows are located within 9m of the development. Accordingly, the proposal does not have any obligation for screening measures to mitigate off-site overlooking and therefore achieves compliance with this standard.

91. Overall, the proposal avoids unreasonable overlooking in accordance with Standard B21.

Car and Bicycle Parking, Traffic, and Waste Management

Car Parking

92. The proposed development generates a statutory car parking requirement of 71 car parking spaces. With 41 on-site car parking spaces provided, this results in a shortfall of 30 spaces. Consequently, a permit to reduce the car parking requirement is being sought as part of this application pursuant to Clause 52.06-3.

93. It is considered that a reduction in car parking requirements is justified given that:

- The development is for social housing dwellings, which typically attract a lower demand for car parking (due to diverse individual needs). This is confirmed through other Victoria Planning Provisions such as Clause 52.20 (Big Housing Building) and Clause 53.20 (Housing by or on behalf of Director of Housing) which provide a car parking rate of 0.6 spaces per dwelling for similar social housing applications. In this context, the proposal would comply with that requirement and the expectations under the VPPs.
- The site is well-served by public transport, with Balaclava Railway Station (Sandringham Line) 500m away, Tram Route 67 (Melbourne University to Carnegie) 80m away, and Bus Route 623 (Glen Waverley to St Kilda) 160m away, providing convenient access to the CBD and surrounding areas.
- The site is supported by nearby bicycle and pedestrian infrastructure, including on-road bike lanes along Nepean Highway and Chapel Street, informal bike routes on Bothwell and Woodstock Streets, and footpaths on both sides of all surrounding streets.
- An empirical study undertaken by Traffix Group found A total of 242 publicly available on-street car parking spaces were identified in the survey area. At the time of the survey, 170 vehicles were observed to be parked (72 vacant spaces) equating to an occupancy of 70%.
- Car ownership data from 202 ABS censes for 1, 2, and 3 bedroom apartment in Balaclava details the following:

State Housing Car Ownership Rates			
	1 bedroom	*2 bedrooms*	*3 bedrooms*
0 cars	76%	51%	N/A
1 car	24%	49%	N/A
2 or more cars	0	0	N/A

Figure 23 State Housing Car ownership rates

- Additionally, GTA consultants undertook an empirical assessment of social housing sites and found a car parking demand of 0.35 cars per unit. The ABS data applied to the development indicates a car parking demand of 0.35 spaces per dwelling, which aligns with the GTA case study data for dwellings with two to four bedrooms. This rate is significantly lower than the statutory car parking requirement, leading to the conclusion that the statutory requirement likely overestimates the actual car parking demand for the development.
- The report prepared by Traffic states that the allocation of on-site car parking to residents will be managed by the facility manager to ensure that the demand does not exceed the provision.

94. On balance, the reduced parking provision, availability of bicycle parking and public transport is consistent with Clause 18.01-3S which aims to promote walking and cycling and the use of public transport, and minimise car dependency, particularly within the PPTN where alternative modes of transport are readily available.

Design Standards for Car Parking

95. The proposed car parking has been assessed against the requirements of Clause 52.06-9 and is compliant. In particular:

- The aisle width is 6.4m and capable of facilitating vehicles exiting the site in a forward direction without vehicle conflicts. Splays on the corner of the driveway to ensure suitable sight line have been provided. This complies with Design Standard 1.
- The car parking spaces are designed to comply with the planning scheme requirements with a 4.9m depth and 2.6m width. As such, this complies with Design Standard 2.
- As noted previously, the at-grade car park is appropriately integrated and readily identifiable within the overall design. Its appearance is further softened by landscaping within the frontage. As such, this complies with Design Standards 5, 6 and 7.

Traffic Generation

96. The proposed traffic generation has been assessed within the Traffic Engineering Assessment prepared by Traffix. The report demonstrates that the traffic generated by the proposed development is anticipated to be low. The analysis indicates that even when considering a single access point, the proposed development will not significantly increase traffic compared to the existing development.

Vehicle Access

97. Council Officers have recommended that an independent road safety audit be conducted, as the current location falls within a prohibited area under AS2890.1. The proposed location was selected during pre-application discussions to address urban design considerations, minimize excavation, and resolve headroom clearance issues. DTP Officers support the recommended condition requiring the road safety audit.

Waste Collection

98. The submitted Waste Management Plan (WMP) specifies that waste collection will be handled by a private contractor. The plans include dedicated waste storage rooms at two locations: Grosvenor Street and Brunning Street, both conveniently positioned near the waste collection area.

99. The proposed waste collection system consolidates the current arrangement, where individual bins are placed on the street. Waste will be collected from two designated on-street locations, accessible from the bin storage areas. However, Council Officers do not support this proposed method.

100. Despite this, the WMP outlines that on-street waste collection will continue from two locations, streamlining the existing system.

101. On balance, the proposal offers an acceptable waste collection solution, subject to conditions.

Sustainability

Environmentally Sustainable Design (ESD)

102. The application was accompanied by an ESD report which identifies a range of ESD measures to ensure a sustainable built form including:

- Achieves an average 7 stars of NatHERs rating ensuring good building energy efficiency.

- A 35kW solar PV system.
- Water efficient fixtures.
- High performance glazing systems.

103. The council raised a number of matters (discussed in detail below) seeking certainty and certification of the proposal, prior to the commencement of the development, of the capability of achieving the outcomes that have been committed to. The ESD commitments will achieve a good design outcome, however, it will be condition of permit requiring that within six months of occupation of the building, a report from the author must be submitted to clearly demonstrate that the commitments of outlined within the endorsed report have been implemented and achieved.

104. However, it is otherwise noted that – where possible – the committed ESD initiatives have been shown on the development plans, and where not shown will be required by conditions such as the double glazing.

105. As such, the proposal provides an acceptable ESD outcome subject to conditions.

Water Sensitive Urban Design (WSUD)

106. In addition to the ESD measures, the applicant outlines a range of WSUD measures which seek to maximise the reuse of stormwater, as sought by Clause 53.18. For example:

- The proposal incorporates 40kL rainwater tanks dedicated to flushing and irrigation. These have been shown on plans. Further rainwater will be harvested from the central paved podium and sent to storage tanks with a total effective storage capacity of 10k
- The site achieves 30% site permeability to minimise stormwater discharge off-site.
- A STORM report has not been provided and will be required by condition evidencing a score of 100% or greater, along with standard Water Sensitive Urban design conditions

107. As such, this is an appropriate outcome subject to conditions.

Stormwater Management

108. Council recommended stormwater conditions, however this matters are largely addressed in the submitted SWMP and a condition of permit requiring that a stormwater management plan be prepared to the satisfaction of DTP in consultation of the council.

109. Subject to the above conditions, the proposal will result in appropriate stormwater outcomes.

Other Matters

Clause 53.23 (Significant Residential Development with Affordable Housing) – Section 173 agreement provision requirement.

110. As discussed through this report, the proposal is for 68 dwellings for social housing.

111. Subject to conditions, the proposal is acceptable in design, landscaping, waste management, carparking and ESD, and avoids unreasonable off-site amenity impact, and makes an important contribution to Victoria's social housing stock. As such, the proposal accords with the purpose of Clause 53.23.

112. As noted above and pursuant to Clause 53.23-1, the responsible authority may decide to reduce the percentage of the total number of dwellings that must be affordable, or not require an agreement to be entered into under Section 173 of the Act.

113. It is considered that the requirement to enter into a Section 173 agreement is appropriate to be waived in this instance for the following reasons:

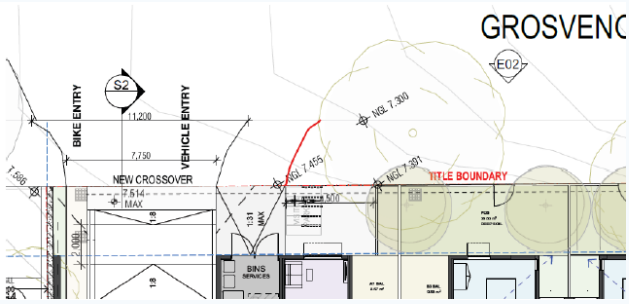
- The proposed dwellings are for affordable (social) housing.
  - i. Under Section 3AA(1) of the Act, affordable housing includes social housing.
  - ii. Under Section 3AA(4) of the Act, social housing has the same meaning as in Section 4(1) of the *Housing Act 1983*.
  - iii. Under Section 4(1) of the *Housing Act 1983*, 'social housing' is defined as "*housing that is 'public housing (defined as non-profit housing in the public sector) and/or housing owned, controlled or managed by a participating registered agency (defined as a registered housing agency declared by Homes Victoria)"*

- All the dwellings are proposed as affordable (social) housing, the project is funded by Victoria's Big Housing Build and the dwelling will be owned and operated by Registered Housing provider under Victoria's Housing Act 1983.

114. Accordingly, the delivery of the proposal through Clause 53.23 is entirely consistent with the purpose and function of the provision, and no Section 173 agreement is required to be entered into.

Response to council comments

115. As noted above, council officer-level comments were provided to DTP following notification under Section 52(1)(b) of the Act. These comments have been provided to the applicant and the applicant's response has been taken into account in DTP's assessment.

Council Comment	DTP Assessment / Comment
Plans • There appear to be inconsistencies between plans e.g. location of pedestrian footpaths between development and landscape plans. There are also missing details and annotations, such as the size of residential storage areas in the basement. These should be resolved by the applicant but can be detailed in draft conditions. • Pedestrian footpaths are provided for some, but not all, dwellings from the street frontage to the balcony/terrace. Footpaths should connect from the gate.	These inconsistencies will be corrected via conditions requiring amended plans.
Waste Management Plan The Waste Management Plan does not include a waste management drawing as per the *Guidelines for Preparing a Waste Management 2021*. A drawing addressing the following is required: • Compliance with disability access requirements. • A generic residential and commercial (if applicable) floorplan showing waste, recycling, and food waste disposal points. • Bin room size(s). • Chutes, carousels, compactor units, and/or bin lifters. • Waste, recycling, and food waste bin numbers and sizes, color-coded per Section 3. • Hard and green waste storage area. • Waste skip/bin(s). • Charity skip/bin(s).	This will be required via condition on the permit. Additionally, the applicant has provided the following: *To improve private waste collection access along the Grosvenor St frontage, it is proposed to widen the proposed basement crossover to align with the Bin Store (refer red mark-up below). We accept this change to also be addressed by way of permit condition.* 

• Evidence of a level floor space. • Bin wash area. • Pollution prevention, including on-site litter and odor management. • Ventilation of bin storage area. • Bin collection location – street or on-site. • Bin room access points for individuals and truck access. • Movement diagrams for each material from disposal, storage, and collection points, including any gradient/slope/lift. • Swept path diagrams illustrating sufficient access to collection points for all vehicles required to collect from the development. Information regarding signage and education, as per the *Guidelines for Preparing a Waste Management 2021*, is not included. Information is required as follows: • All available waste and resource recovery services. • How to access and use the waste and resource recovery services. • Location of the bin room, waste and recycling chutes (if applicable), and instructions for use. • Signs on the bins, bin rooms, bin chutes, and drop-off points to clearly indicate each available service, encourage proper recycling, and minimize contamination.	This change will be captured by conditions on the permit.
Planning Report: • Consideration of Clause 55.07-9 in the report states that all ground floor apartments benefit from additional POS in the form of courtyards and all exceed 25sqm. This is incorrect as the A7 apartments have smaller courtyards than other ground floor dwellings.	A number of the Type A7 Ground Floor courtyards do not meet the 25sqm requirement; however, the POS provision for these apartments remains fully compliant with Standard B43 due to the balcony size and dimensions meeting the standard. As a result, the variation to the POS provision for the Ground Floor apartments is considered acceptable on balance with the provision of the central communal space.
Affordable Housing • The secondary entry point in Brunning Street, between the bin store and the substation, is unnecessarily indented, creating a hidden, unsafe space that will be difficult to secure. The external door should be brought forward to the building edge to eliminate this problem. • There are two ground level entry points off Woodstock Street, which are unnecessary, as there are already two other entry points off Grosvenor and Brunning Streets, and access to the courtyard off Woodstock Street. This renders the additional entry points to the buildings off Woodstock Stret excessive, and can create additional points for access monitoring and potential security breaches. • The design of the external facades is of a high quality. As the development covers a relatively large area, some minor design variation between the two buildings would help provide design diversity, while still demonstrating an overall design approach between the two buildings. This could be achieved, say, by one of the buildings using a different brick colour, without losing the overall impression of the two buildings being	The secondary entry from Brunning Street will be required to be reduced by condition. Additionally, the application has been reviewed by the OVGA and our internal urban designers who found the design to be acceptable.

part of one development. • The one bedroom unit facing Brunning Street on the 1st level closest to the bottle shop has an awkwardly located balcony, which is set back behind the roof over the substation. The balcony has a partially obscured view over the roof of the substation. This could be solved by the location of this balcony being brought forward closer to or on the edge of the property. The space where the balcony is currently shown on the plan could then be used for an additional bedroom, enabling the unit to become a two bedroom unit.	
Arborist Landscape Plan • The applicant is encouraged to review species selection to review against future climate readiness and also increase indigenous vegetation, from ground cover to trees, to increase biodiversity values. Trees inside title boundary • None of the trees inside the property are protected by Council's Local Law. The following vegetation is native to Victoria: Tree 18 Eucalyptus sideroxylon. The applicant has not demonstrated that the tree meets an exemption provision under Clause 52.17 of the Port Phillip Planning Scheme. Trees on public land • Trees on public land must be protected during the construction period. • Trees that need to be removed to facilitate construction will require the payment of an Amenity Valuation prior to their removal. In accordance with the Greening Port Phillip Urban Forest strategy greening-port-phillip-an_urban_forest_approach.pdf (portphillip.vic.gov.au) Council removes trees that are dead, dying or dangerous, or are in conflict with approved developments. • Where a tree is found to be dead, dying or dangerous it will be removed as part of Council's standard practice. Where the tree is found to be worthy of retention, Council can complete an assessment against an approved development to determine whether a tree, or trees, are required to be removed to facilitate the construction. • For Council to assess a request we will need the applicant to submit information demonstrating the impact of the construction activities on the tree. We've set out what that information may look like below. • The Amenity Valuation fee is calculation is set out on Page 48 of the Greening Port Phillip Urban Forest strategy. Please note the base value of the calculation increases in September of reach year. • In considering your request for tree removal to facilitate the construction of the permitted building, the Parks Team request a scaled and labelled plan clearing showing locations of the following (where applicable): ○ Existing street trees, ○ Proposed loading zones – including swept path diagrams for vehicle access and exit, ○ Crane zones - showing zone of operation, ○ Gantry, hoarding and scaffolding – detailing height and width of same, ○ Trenching for any purpose – telecommunications, fire services, etc. ○ Temporary crossover, ○ Temporary access road,	Tree 18 is located outside the title boundaries of the subject site and is not being affected by the proposed development. A tree protection management plan will be required via condition.

○ Site office, ○ Any other public realm works. • Please note that we only require information on items that will be located on, or operate over, Council land. • ”Below” is an example we’ve prepared, where the loading zone is on a road. We understand that you are proposing for the loading zone to be on the footpath/nature strip, we’ve not prepared an example for that situation.	
Development Engineer • It is preferred that doors do not open outwards. However, if this is a safety requirement then the following is recommended: • Signage must be installed on the doors. • The doors are self-closing and can be held fully open against the building wall for the time personnel are occupying the facility; • In the fully open position the doors do not encroach more than 100mm into the Road Reserve; • The doors have a minimum clearance of 150mm from the footpath surface. • Snip below doesn’t show the crossover cross-section. From a drainage perspective, it is advised that the vehicle ramp (in yellow) is slightly ramped/above than the adjacent footpath level to allow the water grade away from the boundary and footpath towards the road.	The recommendations are supported. A condition will require doors to be inset 150mm and full opening substation doors will not impede more than 100mm.
Heritage: • There are no heritage issues arising from this application. Despite the Significant grading that applies to part of the subject site, it does not contain any contributory fabric and Amendment C206 proposes to remove the subject site from the heritage overlay.	Noted.
Landscape: A greater level of detail is requested for all landscape plans with a scale of approximately 1:50. • It appears that there is some space between a proposed planter in the outdoor communal area which has no access. This will become a litter trap and will not be easily accessible for cleaning. Recommend either providing access to this space or reconfiguring the planter. • The area of raised planters in the communal outdoor area takes up a vast amount of the limited space, necessary in order to support the growth of proposed trees within the planters. Recommend investigating shade structures or other potential amenities that will provide a greater diversity of uses for residents. • The ground floor private open space and balconies appear unresolved with architecture drawings and landscape drawings showing paths that lead to windows on the Brunning Street frontage. Recommend providing direct paths to terraces. • An elevation of planting is shown on the landscape plan but not in plan. Recommend the landscape plans include details of climbing structure, details of planter, including irrigation and drainage details. • Melia azedarach is an environmental weed in Victoria. Recommend replacing species with non-invasive	A condition will require a comprehensive landscape plan to be submitted and the removal of the weed, and similar substitute.

selection. • No irrigation appears on the landscape plans. Recommend all planters receive irrigation. The source of irrigation should be indicated, preferably from a stored greywater source collected and stored on site. • Please provide further information on materials including construction details. • Raised garden beds are proposed to include tree planting. While this is supported, substantial areas and depths of soil will be required to support these. • Recommend following the guidelines set out in the Apartment Design Guidelines for Victoria tables D3 and D4 for soil depth and area. • Access to the south-west entrance (adjacent to the substation) is currently a CPTED risk. • Recommend moving the door to the building line to prevent CPTED issues. • Some of the ramps seem unresolved as they appear to be transitioning levels without considering the impacts to the surrounding levels. • Recommend these areas may require a retaining wall or guardrail. • Fire booster and water services at the entrance on Grosvenor Street is a poor outcome for a primary entry. Further, landscape and architectural drawings show different conditions. • Recommend relocating fire booster and water services adjacent to garbage and relocate bicycle racks to the front entry on Grosvenor Street. • Support 1100mm fence height. Proposed fencing heights of 1800mm are likely to have additional screening added by residents rendering them impermeable at a later date. • Recommend the total height of perimeter fencing, fronting streets, and any associated retaining walls should not exceed a combined height of 1500mm.	
Sustainability IEQ • Natural daylight to living areas is too low across the development. Only 28 out of 68 apartments achieve the lowest pass rate for acceptable natural daylight (90% of the floor area of those living rooms achieves a daylight factor of 1%). Daylight factor describes the proportion of external daylight that is emitted internally, meaning that a daylight factor of 1% is relatively low. Given that only 41% of all living areas achieve this outcome, natural daylight is considered to be a poor outcome for the proposed development. • The poor outcome for natural daylight can be due to multiple factors, including room layout such as long, narrow living areas, and due to recessed living room windows. Design layouts must be reconsidered to improved natural daylight to living areas.	The recommendations from Council officers are supported and will be required via condition.
• While it is acknowledged that the development is unlikely to achieve outstanding results for natural daylight, at least the current worst-performing living	The requirement for a Green Factor assessment is not required as the tools used including BESS and NaTHERS are considered to demonstrate and an acceptable Environmental Sustainable

areas should be improved. Energy • Specify double glazing in the materials details on the elevations, consistent with SMP commitment and details in BESS report. • There's an opportunity for additional solar PV on the south building adjacent to Brunning Street. Stormwater • Location of the two rainwater tanks, 40kL and 10kL, must be clearly shown on the floor plans (basement). • Each tank must show capacity in litres and note the reuse connection (toilets/ irrigation) consistent with the SMP commitment. Transport • Insufficient bike parking. 68 apartments are proposed with 29 resident bike spaces and 14 visitor bike spaces = 43 in total. One resident bike space per apartment should be provided, in addition to visitor bike parking. • Bike parking should include a mix of designs, ensuring a high proportion of secure horizontal bike parking options to enable secure storage of e-bikes, cargo bikes and to ensure that bike parking is accessible for users who cannot lift bikes. • The inclusion of a bike repair station is supported. • The SMP should provide more specific detail about how provisions will be made to assist future installation of EV charging infrastructure. How many parking spaces would be future enabled? Urban Ecology • Include notation on floor plans confirming provision of a tap and drain on each balcony and in each courtyard, consistent with SMP commitment. • No roof material is detailed on the plans. Specify a reflective roof material with minimum SRI of 80 (such as "surfmist"). Building Management & Construction • The SMP includes an acceptable commitment to recycle/ re-use 80% of construction waste. • The SMP should include the same commitment for the recycling of demolition waste. Materials: • SMP commitment for steel needs to be more defined. The words "wherever possible" are not enforceable or measurable. Green Factor: • This application is suitable for a Green Factor assessment, as part of Port Phillip's free trial. Green Factor is an online tool that assesses the extent of vegetation proposed. It provides a score based on the multiple benefits of urban greening, such as aesthetic benefits, urban heat regulation, providing biodiversity, social benefits, stormwater management and food supply. • The tool is free to use and is there is no mandatory score. Submission of a Green Factor scorecard will not delay the planning application outcome. The trial is open to all applicants to enable the consideration of the benefits of urban greening.	Development and building performance outcome.
Traffic Parking • The allocation of onsite parking is currently unclear due to the absence of a car parking management plan. For clarity, the 2-bedroom and 3-bedroom dwellings should be allocated onsite parking according to the planning scheme rates. Any remaining parking spaces should then be allocated to the one-bedroom units. Given car ownership rates, it is acceptable for some one-bedroom units to have no allocated parking.	As discussed above, the parking provision is considered acceptable and the management of the car parking referred to in the traffic report will appropriately manage the demand ensuring it does not exceed the number of car parking spaces. This is considered an optimal approach and a car parking management plan will not be required. The following condition will be required: *All on-site car parking spaces will be allocated to dwellings at the discretion of the building manager on an as-needs basis with no more than 1 space allocated to any dwelling at any given time.*

- A car parking management plan needs to be submitted that outlines the proposed allocation of onsite parking, ensuring it meets Council's requirements.
- An alternative to a car parking management plan is providing notations on the plans allocating car parking.
- The inclusion of onsite disabled parking is satisfactory, and as a result, the existing on-street disabled spaces should be removed, subject to Council's approval.

Access

- The ramp design needs to indicate all intermediate levels, and the section with a 1 in 8 grade at the bottom must have a minimum length of 2m.
- A minimum headroom of 2.2m must be provided when the garage door is in the open position, in compliance with AS2890.1 standards. The basement garage access and garage door should be positioned near the bottom of the ramp to prevent vehicle queuing.
- It is noted that the aisle width has been reduced due to the two off-street disabled bays towards the northern end of the car park. To ensure proper access and egress, swept-path diagrams must be provided, demonstrating compliance with AS2890.1. Additionally, the locations of all columns within the basement should be clearly marked according to AS2890.1 requirements. Adequate sightlines must be provided where the ramp meets the footpath, as per AS2890.1 standards.

Vehicle Crossing/Access Point

- It has been noted that the proposed vehicle access point is located within a prohibited area as outlined in AS2890.1 (refer to page 31 of the standards). To comply with the relevant requirements, the access point location should be redesigned. If, for any reason, the access point is to be retained, an independent road safety audit must be conducted prior to approval, with all identified risks clearly addressed.
- The vehicle crossing must be installed according to Council's standard specifications, and all redundant vehicle crossings must be removed to the satisfaction of Council.

Loading and Unloading

- Given the scale of the proposal, consideration must be given to the provision of loading and unloading areas.
- At a minimum, the applicant must provide a loading management plan that demonstrates how these activities will be conducted.

Waste Management

- The current waste management plan (WMP) lacks details on the waste collection process. Due to the existing on-street parking, kerbside collection would be problematic, as waste trucks would need to double-park, obstructing traffic.
- The applicant needs to revise the WMP to include onsite waste collection using a 6.4m rear mini loader. Swept-path diagrams should be provided to demonstrate the vehicle's access and exit routes.
- Additionally, adequate clearance height must be ensured at the basement collection point to

The following response has been provided by the applicant in response to the suggested ramp arrangement:

The design of the ramp and required details/annotations outlining compliance with the Planning Scheme requirements and Australian Standards, where appropriate, can be addressed via permit condition. We note that the Planning Scheme requirements take precedence over Australian Standard requirements. We note that Clause 52.06-9 Design Standard 2 specifies the following in relation to disabled car parking spaces and abutting accessways: Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm. Accordingly, the encroachment of the disabled spaces into the aisle and resulting reduction of the abutting accessway is in accordance with Planning Scheme requirements. Notwithstanding the above, swept path diagrams have been prepared (copy attached at Appendix A), demonstrating access to these spaces. An appropriate pedestrian sight triangle is provided on the exit side of the ramp in accordance with Planning Scheme requirements.

The levels and dimensions for the ramp will be required via condition.

A condition will be included on the permit to require a Road Safety Audit which considers the site access design.

The consideration of loading is not considered relevant in this development as it is a typical residential building, activities for loading would be associated with residents moving in and out, and can utilise on street parking as needed.

The proposed waste management collection arrangements outlined in the report aim to consolidate the existing systems. However, DTP officers do not support the condition for onsite waste collection. Furthermore, a condition requiring the extension of the vehicle crossover to improve access to the bin storage area has been deemed acceptable.

accommodate the mini loader.

Corner Splays

- A minimum 2m x 2m corner splay should be provided at the following locations:
    - The north-east corner of the site.
    - The south-east corner of the site.
- These splays should be finished in asphalt or concrete to match the existing footpaths, ensuring adequate manoeuvrability for vulnerable pedestrians at the corners.

Urban Design • From an urban design perspective, the proposal is generally supported. • The overall scale and layout of the development is supported as being an appropriate design response to the site's context. • Some recommendations for detailed improvements are made below:	
Demolition Plan Drawing A0.07 Rev T5 shows 3 Woodstock Street trees as being demolished, but the landscape plans show these as retained. Please amend the demolition plan to show street trees being retained.	This will be required via condition.
The Ground Floor Plan has a deep alcove off Brunning Street to service the entrance, which is a CPTED concern. Please reduce the alcove depth to a minimum for the doorway entrance.	This will be required via condition.
The ground floor has 2 'secondary entries' off Woodstock Street. Given that residents have a choice of front doors and courtyard entrances, these entrances appear unnecessary and may add to security concerns. In addition, both alcove entry spaces are narrow and deep and include steps, resulting in poor amenity or inequitable access. The courtyard entrance is considered to provide enough secondary activation to Woodstock Street. Please remove the two 'secondary entries' from Woodstock Street and include landscaping in these spaces instead.	DTP Officers do not support the recommended condition. It is considered that this increases the accessibility and passive surveillance of the site.
The Grosvenor Street frontage has services outside the main entry and bike visitor parking outside the bin store. Please relocate bicycle visitor parking to adjoin the main building entry and relocate services to adjoin the bin store.	Alternative locations have been explored, and for technical reasons cannot be relocated.
Specialist Disability Accommodation (SDA) dwellings are proposed in ground floor locations where the floor level is approximately 0.75m higher than footpath level (e.g., at the corner of Grosvenor and Woodstock Streets). Given this level difference, it is unclear whether the POS front garden space will be built up to be accessible from the unit. A front garden that can be accessed from the SDA dwelling should be prioritized over providing front gate access from the footpath, particularly if it means introducing steps. SDA dwellings may be better relocated to parts of the site where there are fewer level differences between the floor level and the footpath NGL. Recommend that SDA dwellings are located and designed to have accessible POS garden space.	Step-free balcony and garden access will be provided to all SDA units and will be required via condition.
The first-floor 1-bedroom dwelling has a balcony overlooking the services room roof facing Brunning Street, with a brick parapet preventing street views. This is a poor outlook from the dwelling that could be improved by converting the roof to balcony space. It is also an opportunity to convert the 1-bedroom dwelling to a	The substation requires a greater internal height than the proposed floor-to-floor height, resulting in the substation roof being 600mm higher than the apartment balcony. Therefore, extending the balcony closer to Brunning Street is not possible.

larger dwelling. Recommend improving the outlook and amenity of the 1-bedroom dwelling on the first floor in the south-west corner of the site.	
The northern building's 2 upper levels have a 7.7m long dead-end corridor to provide natural light and views to the main corridor. However, given that there are already 2 other windows provided to this section of the corridor, this very narrow and deep internal space appears to have more negative consequences than net benefit. Remove the narrow dead-end corridor from the 2 upper levels of the northern building.	This condition is supported and will be required.
The first and second floors of the northern building have 5 x 2-bedroom apartments facing Grosvenor Street. The two end pairs have balconies facing bedrooms of adjoining apartments, which is a poor interface for acoustic privacy. Refer to Clause 55.07-6 objectives and standard: The layout of new dwellings and buildings should minimize noise transmission within the site. While a solid separating wall could mitigate noise transfer, this is not desirable as it would also reduce natural daylight and ventilation to the balcony and living areas of the apartments. Please revise the apartment layouts of the 5 x 2-bedroom units on the first and second floors of the northern building to improve amenity and interface.	Revise the apartment layouts of the 5 x 2-bedroom units on the first and second floors of the northern building to improve amenity and interface pursuant to Clause 55.07-7 (noise impacts objective)
Natural ventilation Clause 55.07-15 objectives and standard. The applicant claims compliance with this standard: at least 40 percent of dwellings should provide effective cross ventilation. However, the applicant incorrectly includes single-aspect apartments (such as the 2-bedroom type) as being compliant: refer to guidance in Apartment Design Guidelines for Victoria pages 126 to 128. While it is not agreed that these apartments achieve effective cross ventilation, a minor departure from the standard can be supported where an overall high standard of natural amenity is provided to apartments. These 2-bedroom balconies and living areas appear very deep and dark. Revise the 2-bedroom apartment layouts to improve dwelling internal amenity, including confirming that natural daylight and ventilation are adequate.	The proposal meets the objective and is discussed below.
Open metal balustrades are proposed for all balconies, and open metal fencing is proposed for all ground floor courtyards. Experience has shown that many residents may feel a lack of privacy, leading them to retrofit cheap plastic or bamboo screening. It is recommended to introduce privacy screening to at least the lower half of the balcony balustrades and to certain sections of fencing. Additionally, integrating privacy screening into all areas of private open space is advised.	Open metal balustrades allow essential low-level diffuse light to enter the living areas, while the pavers on the balconies have good reflective properties, enhancing indirect light within the spaces. The deep blades on these balustrades help provide privacy by limiting views from various angles. Additionally, the staggered arrangement of the balconies ensures that views from one balcony are obscured from those across the courtyard. The condition is not supported.
White powder-coated GF01 fencing is proposed for all frontages. However, a darker fence colour is considered preferable as it is more visually recessive and would better integrate with front garden greenery. Recommend that a darker fence colour be adopted to integrate with front gardens.	Will be required via condition.
The same material colour palette is proposed for the northern and southern building blocks. Providing some differentiation between the two blocks, such as a different brick colour, would present as less institutional and would better integrate with the residential scale of the neighbourhood. Recommend providing some differences in material palette between the two main building blocks.	The condition is not supported, the materiality and architectural response has been discussed.

Response to objections

116. The application was advertised and received 57 objections at the time of this report, as noted above. Those concerns have been responded to below.

- *Insufficient notice period*

117. Notice of the application has been undertaken in accordance with Section 52 of the Act. It is noted that at the time of this report, all objections have been considered.

- *Amenity impacts*

118. As discussed above, the proposal does not result in any unreasonable off-site amenity impacts in terms of visual bulk, overshadowing or overlooking.

- *Lack of a precedent for 3-storey apartments*

119. The proposal aligns with the strategic direction for accessible areas zoned within GRZ1 within the vicinity of Major Activity Centres under the Port Phillip planning scheme's strategic framework. The area is one that can be expected to undergo moderate change over time, given its location with the PPTN and the proximity to services and amenities. The planning scheme specifically envisages medium density residential development – where appropriate having regard to siting and design matters, as this proposal does – in this area.

- *Visual bulk*

120. As discussed above, the overall scale and massing of the building has been designed to comply with the requirements of Standard B17, resulting in a sensitively designed 3-storey built form with no sensitive uses at any adjoining sites.

- *Overlooking and loss of privacy*

121. The proposal complies with the overlooking requirements of Standard B22.

- *Inconsistency with neighbourhood character and non-compliances with development standards*

122. The proposal has been fully assessed against the municipal-wide strategies, and Area 13: Chapel Street, Carlisle Street, Brunning Street, Railway Line and is considered to achieve a high degree of compliance. Similarly, the proposal meets the objectives of the Clause 55 through a high degree of compliance with the development standards.

- *Traffic impacts and increased congestion*

123. As discussed above, the site is strategically located to support a reduced car parking provision for the proposal. The reduction exceeds the car parking demand as a result of the empirical stuffy and the site's proximity to public transport.

- *Overpopulation of the street*

124. The proposal aligns with objectives of the zone noting that it is an objective of Clause 02.03-5 (Housing) to direct housing growth to locations close to activity centres and the PPTN area, in order to satisfy housing demand.

- *Loss of views*

125. The site is not affected by any overlays that protect views, noting that views are shared amenity across all within a residential suburb and unable to be exclusively claimed by one or a group of individuals. All surrounding dwellings will continue to enjoy outlook and daylight, as evidenced by the proposal's compliance with the development standards of ResCode.

- *Loss of natural light*

126. The proposal does not unreasonably overshadow any adjoining properties or nearby habitable room windows (discussed in detail in Appendix A).

- *Waste management*

127. This has been assessed in detail. Waste collection will occur on-site via a private contractor, and is subject to conditions.

- *Impacts to local infrastructure and drainage*

128. The proposal will rely on existing infrastructure, noting that there are a range of WSUD measures to improve stormwater quality. The site achieves a site permeability of 20% which maximises permeable services and in turn minimises the burden on the local infrastructure. As noted above, the council has requested stormwater conditions and a stormwater management strategy is prepared to the satisfaction of the DTP in consultation with the council will be required.

- *Noise and air pollution*

129. The proposal is for a residential building and is not considered to generate any unreasonable noise that is not expected within any typical residential suburb. The development incorporates a range of ESD measures to minimise reliance on fossil fuels. The mechanical plant and equipment is not located near to any sensitive interfaces for example bedroom windows of adjoining dwellings.

- *Anti-social behaviour*

130. This is not a relevant consideration to the assessment of a planning application. Any anti-social behaviour whether associated with the development or not can be reported to the relevant authorities.

Recommendation

131. The proposal is generally consistent with the relevant planning policies of the Port Phillip Planning Scheme and will contribute to the provision of social housing within the Balaclava area.

132. The council was notified of the application and its officer-level comments have been considered as part of this assessment.

133. The application was referred to The Head, Transport for Victoria under Section 55 of the Act, which did not object to the application.

134. It is recommended that:

    a. Planning permit PA2402825 be granted subject to conditions.

    b. The applicant, objectors and the council be notified of the above in writing.

Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

☒ **No Conflict**

☐ Conflict and have therefore undertaken the following actions:

☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name: [redacted]

Title: Senior Planner, Development Approvals and Design

Signed: [redacted]

Phone: [redacted]

Dated: [redacted]

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

☒ **No Conflict**

☐ Conflict and have therefore undertaken the following actions:

☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name: [redacted]

Title: Manager Priority Projects

Signed: [redacted]

Phone: [redacted]

Dated: [redacted]

Appendix 1: Clause 55 Assessment

The following tables comprise an assessment of the proposed apartments against clause 55 of the planning scheme.

Neighbourhood and site description

Clause 55.01-1	Assessment

• *The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:*
  ○ *In relation to the neighbourhood:*
  - *The pattern of development of the neighbourhood.*
  - *The built form, scale and character of surrounding development including front fencing.*
  - *Architectural and roof styles.*
  - *Any other notable features or characteristics of the neighbourhood.*
  ○ *In relation to the site:*
  - *Site shape, size, orientation and easements.*
  - *Levels of the site and the difference in levels between the site and surrounding properties.*
  - *The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.*
  - *The use of surrounding buildings.*
  - *The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.*
  - *Solar access to the site and to surrounding properties.*
  - *Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known.*
  - *Any contaminated soils and filled areas, where known.*
  - *Views to and from the site.*
  - *Street frontage features such as poles, street trees and kerb crossovers.*
  - *The location of local shops, public transport services and public open spaces within walking distance.*
  - *Any other notable features or characteristics of the site.*
• *If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.*
Satisfactory neighbourhood and site description
• *If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.*
• *The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.*
• *This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.*
	Complies
	The application was accompanied by a detailed neighbourhood and site description through the architectural plans and submitted urban context report.

Design response

Clause 55.01-2	Assessment

• *The design response must explain how the proposed design:*
  ○ *Derives from and responds to the neighbourhood and site description.*
  ○ *Meets the objectives of Clause 55.*
  ○ *Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.*
	Complies
	The application was accompanied by the urban context report which clearly demonstrates how the proposed design has been derived from and responds to the character area.

• *If the application is for an apartment development, the design response must explain how the proposed design selects materials and finishes for the external walls.* • *The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.*	

Neighbourhood character objectives

Clause 55.02-1	Assessment
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.*	**Complies** The proposal provides a positive contribution to the Garden Suburban 6 area, and responds appropriately to the municipal-wide character strategies, 'East St Kilda & Balaclava' area under the Port Phillip Urban Character Study, and 'Area 13: Chapel Street, Carlisle Street, Brunning Street, Railway Line.
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.*	

Residential policy objectives

Clause 55.02-2	Assessment
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.*	**Complies** The proposal responds appropriately to the housing objectives espoused within Clause 02.03-5 (Housing) which seeks to direct housing growth to appropriate locations, including areas within the PPTN area, such as the site.
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.*	

Dwelling diversity objective

Clause 55.02-3	Assessment
Objective • *To encourage a range of dwelling sizes and types in developments of ten or more dwellings.*	**Complies** The proposal incorporates a mixture of one-, two- and three-bedroom apartments.

Standard B3
• *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.*	

Infrastructure objectives

Clause 55.02-4	Assessment
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.*	**Complies** The proposal is capable of utilising the existing infrastructure within the Balaclava area. As noted above, it will be a condition requiring a stormwater management strategy to the satisfaction of the council.
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.*	

Integration with the street objective

Clause 55.02-5	Assessment
Objective • *To integrate the layout of development with the street.*	**Complies** The proposal provides an appropriate response to the streetscape, including a front garden setting and a 1.5m high fence that is visually permeable.
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.*	

Street setback objective

Clause 55.03-1	Assessment
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.*	**Variation required – objective met**

Standard B6
• *Walls of buildings should be set back from streets:*
  ○ *At least the distance specified in a schedule to the zone, or*
  ○ *If no distance is specified in a schedule to the zone, the distance specified in Table 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.*
	The subject site is classified as a 'corner site' for the purpose of assessing street setbacks, specifically at the intersections of Grosvenor and Woodstock Streets, as well as Brunning and Woodstock Streets. The abutting property to the west, the Grosvenor Hotel, sets the standard for street setbacks, with structures at the juncture with the subject site built directly to the street frontage (zero setback) at both interfaces. This standard permits the proposed street setback to align with that of the adjoining site, resulting in

Table B1 Street setback

Development Context	*There is an existing building on both the abutting allotments facing the same*	*There is an existing building on one abutting allotment facing the same street and no*	*There is no existing building on either of the abutting allotments facing the same street,*	*The site is on a corner.*

	street, and the site is not on a corner.	*existing building on the other abutting allotment facing the same street, and the site is not on a corner.*	*and the site is not on a corner.*		
Minimum setback from front street (metres)	*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.*	*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.*	*6 metres for streets in a Transport Zone 2 and 4 metres for other streets.*	*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.*	a 0m setback requirement. The proposal includes primary street frontage setbacks as follows: • **Grosvenor Street**: 3.55m • **Brunning Street**: 3.30m Both setbacks comply with the relevant standards. The side street (Woodstock Street) setbacks are proposed as follows: • **Northern Wing**: 2.60m • **Southern Wing**: 0.60m The 2.60m setback complies with the standard. While the 0.60m setback does not comply, it is deemed appropriate given that the subject site occupies the entire block and there is no existing setback precedent to follow, aside from the zero-setback characteristic on the opposite (eastern) side of Woodstock Street. Overall, the proposed street setbacks are considered highly compliant and responsive to the prevailing character of the area.
Minimum setback from a side street (metres)	*Not applicable.*	*Not applicable.*	*Not applicable.*	*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.

Building height objective

Clause 55.03-2	Assessment
Objective • *To ensure that the height of buildings respects the existing or preferred neighbourhood character.*	**Complies** The proposal is a 3-storey building with a maximum building height of 10.6m (well below the mandatory maximum of 11m).
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.* • *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.* • *Changes of building height between existing buildings and new buildings should be graduated.*	

Site coverage objective

Clause 55.03-3	Assessment
Objective • *To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.*	**Complies** The proposed building site coverage of 49% (1,864sqm) complies with the 60% maximum.

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.*	

Permeability and stormwater management objectives

Clause 55.03-4	Assessment
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.*	**Complies** Proposed site permeability achieves 20% (789sqm) as per the standard.

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.*	

Energy efficiency objectives

Clause 55.03-5	Assessment
Objectives • *To achieve and protect energy efficient dwellings and residential buildings.* • *To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.*	**Not applicable as this is an apartment building**

Standard B10
• *Buildings should be:*
  ○ *Oriented to make appropriate use of solar energy.*
  ○ *Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.*
  ○ *Sited and designed to ensure that the performance of existing rooftop solar energy systems on 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 maximised.*	

Open space objective

Clause 55.03-6	Assessment
Objective • *To integrate the layout of development with any public and communal open space provided in or adjacent to the development.*	**Not applicable as this is an apartment building**

Standard B11
• *If any public or communal open space is provided on site, it should:*
  ○ *Be substantially fronted by dwellings, where appropriate.*
  ○ *Provide outlook for as many dwellings as practicable.*
  ○ *Be designed to protect any natural features on the site.*
  ○ *Be accessible and useable.*	

Safety objective

Clause 55.03-7	Assessment
Objective • *To ensure the layout of development provides for the safety and security of residents and property.*	**Complies** The proposal has been appropriately designed and sited to address the street frontages and will support passive surveillance of the street. Furthermore, the building has clear entrances, readily identifiable from the streets, and has been integrated within the overall design, avoiding unsafe spaces.
Standard B12 • *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.*	

Landscaping objectives

Clause 55.03-8	Assessment
Objectives • *To encourage development that respects the landscape character of the neighbourhood.* • *To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.* • *To provide appropriate landscaping.* • *To encourage the retention of mature vegetation on the site.*	**Not applicable as this is an apartment building**

Standard B13
• *The landscape layout and design should:*
  ○ *Protect any predominant landscape features of the neighbourhood.*
  ○ *Take into account the soil type and drainage patterns of the site.*
  ○ *Allow for intended vegetation growth and structural protection of buildings.*
  ○ *In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.*
  ○ *Provide a safe, attractive and functional environment for residents.*
• *Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.*
• *Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.*
• *The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.*
• *Development should meet any additional landscape requirements specified in a schedule to the zone.*	

Access objective

Clause 55.03-9	Assessment
Objectives • *To ensure the number and design of vehicle crossovers respects the neighbourhood character.*	**Complies** The proposal incorporates a 7.75 wide crossover across a 63m frontage. This represents 11% of the frontage, well below 33%. Additionally, the existing crossovers are being removed and reinstated.

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.*	

Parking location objectives

Clause 55.03-10	Assessment
Objectives • *To provide convenient parking for resident and visitor vehicles.* • *To protect residents from vehicular noise within developments.*	**Complies** The parking facilities are located to ensure convenient access to each wing of the development and will be secure and properly ventilated. The shared basement ramp will not interface with any habitable room windows of the ground-floor apartments. Although apartments are proposed above the accessway, they will be elevated sufficiently above the ramp to mitigate any amenity impacts on the street-facing habitable rooms of these units.

Standard B15
• *Car parking facilities should:*
  ○ *Be reasonably close and convenient to dwellings and residential buildings.*
  ○ *Be secure.*
  ○ *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 window sills are at least 1.4 metres above the accessway.*	

Side and rear setback objective

Clause 55.04-1	Assessment
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.*	**N/A** Given the site has three street frontages (to north, east and south), the western boundary is the only boundary to which B17 would be relevant, however noting that boundary walls are proposed to the western boundary, Standard B17 is not specifically relevant. Rather, Standard B18 is relevant and is assessed / discussed below.

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, verandahs, 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.*	

Walls on boundary objective

Clause 55.04-2	Assessment
Objective • *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.*	**Variation required – objective met** The proposed walls along the western site boundary seek a variation from Standard B18 regarding boundary wall length and height. However, the three-

	storey height is appropriate due to the adjacent Grosvenor Hotel, a commercial property that does not create a sensitive interface. Existing conditions, including a boundary wall to the south-west and a hardstand car park to the north-west, support this height. The scale of the walls will integrate well with the streetscape, especially along Brunning Street, where similar three-storey structures are present. The walls will feature no windows, supporting equitable development opportunities of the Grosvenor Hotel for potential future redevelopment. Additionally, the same face brick treatment will be used to enhance the quality of materials at the boundary interface, thereby meeting the proposal's objectives.

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.*	

Daylight to existing windows objective

Clause 55.04-3	Assessment
Objective • *To allow adequate daylight into existing habitable room windows.*	**N/A**
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.* • *Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.*	No neighbouring habitable room windows exist directly opposite the proposed development.

North-facing windows objective

Clause 55.04-4	Assessment
Objective • *To allow adequate solar access to existing north-facing habitable room windows.*	**N/A** The development interfaces with Brunning Street to the south, therefore no neighbouring north-facing habitable room windows exist as a direct abuttal to the subject site.
Standard B20 • *If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 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, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.*	

Overshadowing open space objective

Clause 55.04-5	Assessment
Objective • *To ensure buildings do not significantly overshadow existing secluded private open space.*	**Complies** The development does not have any direct abuttal to any neighbouring areas of SPOS.
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.*	

Overlooking objective

Clause 55.04-6	Assessment
Objective • *To limit views into existing secluded private open space and habitable room windows.*	**Complies** The subject site does not have any direct abuttals to residential properties, therefore no SPOS or habitable room windows exist within 9m of the development.
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:* ○ *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.*	

Internal views objective

Clause 55.04-7	Assessment
Objective • *To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.*	**Complies** At Levels 1 and 2, habitable room windows and balconies facing the central communal space will offer distant views of the ground floor apartment courtyards (SPOS). To enhance privacy for these ground-level SPOS areas, the proposed landscaping scheme includes rows of planting along the outer edges of the courtyards, effectively mitigating direct internal views.
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.*	

Noise impacts objectives

Clause 55.04-8	Assessment
Objectives • *To contain noise sources in developments that may affect existing dwellings.* • *To protect residents from external noise.*	**Not applicable as this is an apartment building.**
Standard B24 • *Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.* • *Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.* • *Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.*	

Accessibility objective

Clause 55.05-1	Assessment
Objective	**Not applicable as this is an apartment building.**

• *To encourage the consideration of the needs of people with limited mobility in the design of developments.*	
Standard B25 • *The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.*	

Dwelling entry objective

Clause 55.05-2	Assessment
Objective • *To provide each dwelling or residential building with its own sense of identity.*	**Not applicable as this is an apartment building.**

Standard B26
• *Entries to dwellings and residential buildings should:*
  ○ *Be visible and easily identifiable from streets and other public areas.*
  ○ *Provide shelter, a sense of personal address and a transitional space around the entry.*	

Daylight to new windows objective

Clause 55.05-3	Assessment
Objective • *To allow adequate daylight into new habitable room windows.*	**Complies** All habitable rooms incorporate windows which will allow adequate daylight into the rooms.

Standard B27
• *A window in a habitable room should be located to face:*
  ○ *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.*	

Private open space objective

Clause 55.05-4	Assessment
Objective • *To provide adequate private open space for the reasonable recreation and service needs of residents.*	**Complies** At the ground floor, all apartments are provided with a private open space in excess of 40m^{2,} of which 25m^2 can be dedicated to SPOS. The upper level apartments incorporate balconies. Refer to Clause 55.07-9 (Standard B43).
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.*	

Solar access to open space objective

Clause 55.05-5	Assessment
Objective • *To allow solar access into the secluded private open space of new dwellings and residential buildings.*	**Variation required – objective met** All proposed north-facing apartments in both wings of the development have their SPOS oriented to maximize solar access, thereby meeting the objectives of Clause 55.05-5 of the Port Phillip Planning Scheme. While the south-facing apartments will have balconies that do not receive direct solar access, these balconies are adequately dimensioned to ensure good amenity for residents. Furthermore, they offer a pleasant outlook towards the vegetated central communal open space, contributing positively to the living environment.
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.*	

Storage objective

Clause 55.05-6	Assessment
Objective • *To provide adequate storage facilities for each dwelling.*	**Not applicable as this is an apartment building.**
Standard B30 • *Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.*	

Design detail objective

Clause 55.06-1	Assessment
Objective • *To encourage design detail that respects the existing or preferred neighbourhood character.*	**Discussed within the body of the assessment.**
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.*	

Front fences objective

Clause 55.06-2	Assessment
Objective • *To encourage front fence design that respects the existing or preferred neighbourhood character.*	**Variation required – objective met** The proposed front fencing along all street frontages features metal blade fencing with a powder-coated white finish. The fence heights are as follows: Grosvenor = 1.10m, Brunning = 1.10m, and Woodstock = 1.80m. The fencing heights predominantly comply with regulations under Clause 55.06-2 of the Port Phillip Planning Scheme. The increased height on Woodstock Street is appropriate, as it aligns with the existing fencing character in the area, ensuring a cohesive streetscape while maintaining privacy and security for residents.

Standard B32
• *The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.*
• *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
Other streets	1.5 metres

Common property objectives

Clause 55.06-3	Assessment
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.*	**Complies** The proposal has been clearly designed to delineate between the public and private realms.
Standard B33 • *Developments should clearly delineate public, communal and private areas.* • *Common property, where provided, should be functional and capable of efficient management.*	

Site services objectives

Clause 55.06-4	Assessment
Objectives • *To ensure that site services can be installed and easily maintained.* • *To ensure that site facilities are accessible, adequate and attractive.*	**Complies** The proposal provides convenient location for mailboxes, and appropriately located waste storage areas.
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.*

Energy efficiency objectives

Clause 55.07-1	Assessment
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.*	**Complies** The building has been appropriately designed and oriented to make best use of the site orientation such that it provides some private open spaces with a northern aspect. As noted above, the proposal achieves a 7 star average NatHERs rating.

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 on adjoining lots is not unreasonably reduced.*
  ○ *Sited and designed to ensure that the performance of existing rooftop solar energy systems on 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.*	

Table B4 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
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note:

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

Maximum cooling load levels are currently being prepared for all relevant Victorian climate zones.	

Communal open space objective

Clause 55.07-2	Assessment
Objectives • *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 development and enhances resident amenity.*	**Complies** The proposed 68 dwellings, the standard requires 200 sqm of communal open space. The development significantly exceeds this requirement, offering: • **Outdoor Communal Space**: 810 sqm • **Internal Communal Space**: 74 sqm These communal areas are accessible to all residents, designed for functionality, and provide ample amenity while allowing for generous landscaping.

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.*
  ○ *A useable size, shape and dimension.*
  ○ *Capable of efficient management.*
  ○ *Be 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.*
• *Any area of communal outdoor open space should be landscaped and include canopy cover and trees.*	

Solar access to communal outdoor open space objective

Clause 55.07-3	Assessment
Objective • *To allow solar access into communal outdoor open space.*	**Complies** The central east-west oriented communal open space is 810sqm in area, therefore for the purpose of this standard, 125sqm represents the threshold for solar access. Solar access to the space exceeds 125 sqm at all hours between 11am – 3pm on 21 June therefore achieving compliance with this standard.
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.*	

Landscaping objectives

Clause 55.07-4	Assessment
Objectives • *To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.* • *To preserve existing canopy cover and support the provision of new canopy cover.* • *To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.*	**Complies** Landscaping and Streetscape: The proposed landscaping enhances the urban context and minimizes the visual impact of the buildings on the streetscape. Canopy Cover: The site area of 3,790 sqm requires 608 sqm of canopy cover (350 sqm + 20% of the area above 2,500 sqm). The landscape plan includes 9 Type B trees (2 BP and 7 MAE) in the central communal area, along with an existing canopy tree in the western nook. Deep Soil Requirement: The required deep soil area is 568 sqm (15% of the site). The proposal provides 681 sqm (18% of the site), exceeding the requirement. This design supports biodiversity, enhances well-being and amenity, and helps mitigate urban heat.

Standard B38
• *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 B5. Existing trees can be used to meet the canopy cover requirements of Table B5.*
  ○ *Provide canopy cover through canopy trees that are:*
  - *Located in an area of deep soil specified in Table B6. Where deep soil cannot be provided trees should be provided in planters specified in Table B6.*
  - *Consistent with the canopy diameter and height at maturity specified in Table B7.*
  - *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 B5 Canopy cover and deep soil requirements:

Site area (sqm)	Canopy cover	Deep soil
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 –	50 square metres plus	7.5% of site area

1500 square metres	20% of site area above 1,000 square metres Include at least 1 Type B tree	
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table B6 Soil requirements for trees:

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

Note:

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

Table B7 Tree types:

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

Integrated water and stormwater management objectives

Clause 55.07-5	Assessment
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.*	**Complies, subject to condition** As noted above, the proposal incorporates a range of WSUD measures including: • The proposal incorporates 40kL rainwater tanks dedicated to flushing and irrigation. This has been shown on plans. • The site achieves 20% site permeability to minimise stormwater discharge off-site. This is evidence through the landscaping opportunities. It will be a condition of permit requiring the

	preparation of a stormwater management plan to align with stormwater initiative outlined within the ESD report and submit a STORM report.

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.*	

Access objective

Clause 55.07-6	Assessment
Objectives • *To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.* • *To ensure that vehicle crossovers are designed and located to minimise visual impact.*	**Complies** Vehicle access to the site will be limited to a single double-width crossover at the north-western corner, effectively centralizing access while reinstating all other existing crossovers as kerb and channel. This design prioritizes safety for pedestrians, cyclists, and vehicles by minimizing potential conflicts at the crossover point. Additionally, the single access point reduces the visual impact of multiple crossovers on the streetscape, aligning with Clause 55.07-6 objectives to enhance both safety and aesthetics.
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.* • *Development must provide access for service, emergency and delivery vehicles.*	

Noise impact objective

Clause 55.07-7	Assessment
Objectives • *To contain noise sources in developments that may affect existing dwellings.* • *To protect residents from external and internal noise sources.*	**Complies** The application is supported by an Acoustic Report prepared by Resonate dated 25 January 2024. The project is situated approximately 250 meters from an Industrial 1 Zone, placing it within a noise influence area. However, due to the significant distance attenuation and the conducted noise measurements and site observations from the suitable professional determines that noise from the industrial zone will not impact the proposed development. The applicant is also proposing standard

	construction methods such as double glazing to ensure good internal acoustic amenities, noting that the site is not located within a noise influence area.

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.*
- *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 B8 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 B8 Noise influence area:

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

Note:

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

Accessibility objective

Clause 55.07-8	Assessment
Objective • *To ensure the design of dwellings meets the needs of people with limited mobility.*	**Complies** It is calculated that 97% of the proposed apartments will achieve compliance with B42 requirements, adopting Design Option A for bathroom design. All apartment types achieve compliance, except Apt Type

	A5.

Standard B42

- *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 B9.*

Table B9 Bathroom design:

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

Private open space objective

Clause 55.07-9	Assessment

Objectives • *To provide adequate private open space for the reasonable recreation and service needs of residents.*	**Complies** All proposed balconies achieve the minimum area and dimension requirements of Standard B43. All ground floor apartments also benefit from additional POS in the form of courtyards interfacing with either the streetscape or the internal communal courtyard, all of which exceed the total requirement of 25sqm for ground level POS.

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 B10 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 B10 should be increased by at least 1.5 square metres.*
  ○ *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 at least 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.*	

Table B10 Balcony size

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

Storage objective

Clause 55.07-10	Assessment
Objectives • *To provide adequate storage facilities for each dwelling.*	**Variation – subject to condition** All apartments complies subject to Apartment C1 and C2, which has a shortfall of 0.57qm. The application states that sufficient storage facilities have been provided to each dwelling. However, no detailed drawings have been provided to demonstrate this. The apartment layouts of each apartment appear to show sufficient storage for each dwelling. However, it will be a condition of permit requiring that the plans clearly demonstrate compliance with Clause 55.07-10.

Standard B44

- *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 B11.*

Table B11 Storage

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

Waste and recycling objectives

Clause 55.07-11	Assessment
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.*	**Complies** Dedicated bin store rooms are provided within each wing of the development, ensuring convenient access for all residents. The proposal incorporates a private waste collection service, which will be collected on-street from the secure waste storage room. Per the enclosed Waste Management Plan, by Leigh Design, the proposed waste stores provide sufficient space for on-site bin storage and will accommodate required ventilation, bin washing facilities and circulation space.

Standard B45
• *Developments should include dedicated areas for:*
  ○ *Waste and recycling enclosures which are:*
  - *Adequate in size, durable, waterproof and blend in with the development.*
  - *Adequately ventilated.*
  - *Located and designed for convenient access by residents and made easily accessible to people with limited mobility.*
  ○ *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 design 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.*	

Functional layout objective

Clause 55.07-12	Assessment
Objectives • *To ensure dwellings provide functional areas that meet the needs of residents.*	**Complies** The submitted plans clearly show the dimensions of the bedrooms and living areas are compliant.
Standard B46 • *Bedrooms should:* ○ *Meet the minimum internal room dimensions specified in Table B12.* ○ *Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.*	

Table B12 Bedroom dimensions

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

- *Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.*

Table B13 Living area dimensions

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

Room depth objective

Clause 55.07-13	Assessment
Objective • *To allow adequate daylight into single aspect habitable rooms.*	**Complies** All single aspect apartments do not have depth greater than 9m.
Standard B47 • *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.*	

Windows objective

Clause 55.07-14	Assessment

Objective • *To allow adequate daylight into new habitable room windows.*	**Complies** All habitable rooms are provided with new 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.*	

Natural ventilation objectives

Clause 55.07-15	Assessment
Objectives • *To encourage natural ventilation of dwellings.* • *To allow occupants to effectively manage natural ventilation of dwellings.*	**Variation – objective met** 33% of apartments are capable of natural ventilation. All kitchen/living areas and bedrooms are designed to achieve natural ventilation through the provision of openable windows/sliding doors. This will enhance the occupants' thermal comfort by providing fresh air and passive cooling opportunities. Window locks and magnetic door catches will be included in breeze paths (to prevent openings slamming shut) to further encourage natural ventilation. The variation is considered acceptable on balance.

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.*
• *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.*	

Building entry and circulation objectives

Clause 55.07-16	Assessment
Objectives • *To provide each dwelling and building with its own sense of identity.* • *To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.* • *To ensure internal communal areas provide adequate access to daylight and natural ventilation.*	**Complies** At least 40% of apartments are capable of 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:*
  - *Include at least one source of natural light and natural ventilation.*
  - *Avoid obstruction from building services.*
  - *Maintain clear sight lines.*	

Integration with the street objective

Clause 55.07-17	Assessment
Objectives • *To integrate the layout of development with the street.* • *To support development that activates street frontages.*	**Complies** The proposed development has been designed to appropriately integrate with the street. A 1.5m front fence is proposed, however, it is visually permeable.

Standard B51
• *Development should be oriented to front existing and proposed streets.*
• *Along street frontages, 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.*	

Site services objective

Clause 55.07-18	Assessment
Objectives • *To ensure that site services are accessible and can be easily installed and maintained.* • *To ensure that site services and facilities are visually integrated into the building design or landscape.*	**Complies** The development provides adequate space for mailboxes. As noted above, the development necessarily locates a substation and booster cabinets within the frontages. However, these will be designed to have face brick and will be integrated within the overall design the building.
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.*	

External walls and materials objective

Clause 55.017-19	Assessment
Objectives • *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.*	**Complies** The external walls include materials that have been informed by the surrounding context, as noted above.

Standard B53
• *External walls should be finished with materials that:*
  ○ *Do not easily deteriorate or stain.*
  ○ *Weather well over time.*
  ○ *Are resilient to the wear and tear from their intended use.*
• *External wall design should facilitate safe and convenient access for maintenance.*	