



THREE THIRDS


GROUP

PLANNING REPORT
JUNE 2021 DRAFT 1.1



BILLS STREET, HAWTHORN

DEVELOPMENT OF SIX (6) APARTMENT BUILDINGS COMPRISING
103 SOCIAL HOUSING DWELLINGS & 103 AFFORDABLE HOUSING DWELLINGS



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1.0 Introduction

- (1) This report has been prepared by Three Thirds Group ("TTG"), on behalf of Homes Victoria, in support of a development proposal for land at 1-12 Bills Street, Hawthorn ("Site").
- (2) The application seeks approval for the development of 206 dwellings across six buildings. 103 of the dwellings will be for social housing, and 103 dwellings will be for affordable housing.
- (3) The proposal is funded by Victoria's Big Housing Build and so is exempt from the need to obtain a planning permit. Approval is instead sought pursuant to Clause 52.20 Victoria's Big Housing Build.
- (4) This report provides the following:
 - Project background
 - Site context overview
 - Strategic context overview
 - A description of the proposal.
 - Consideration of the project's consultation phase(s).
 - An outline of the sites broad statutory and strategic planning policy considerations.
 - Consideration of the proposal against the provisions of the Boroondara Planning Scheme which would normally be relevant to residential development.
 - An Assessment of the proposal against Clause 52.20 Victoria's Big Housing Build.
 - An Assessment of the proposal against the pre-commencement requirements of Clause 52.20-5 in table form
- (5) This report is intended to be read in conjunction with the following accompanying documents:
 - Written confirmation from Homes Victoria that the application is funded under Victoria's Big Housing Build Program
 - Survey Plan (Reeds Consulting)
 - Arboricultural Assessment (Landscapes by Design)
 - Consultation Report (Homes Victoria - note: partially complete pending final consultation with Council and neighbours)
 - Architectural Plans (Hayball)
 - Urban Design Response (Hayball)
 - Landscape Concept Report & Plan (Tract)
 - Traffic Impact Assessment (Ratio Consultants)
 - Waste Management Plan (Leigh Design)
 - Acoustic Detailed Design Response (Arup)

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- Sustainability Brief (Stantec)
- Sustainability Specification for Green Star Design and As Built Accreditation (Stantec)
- Daylight Assessment (Stantec)
- NatHERS Assessment (Stantec)
- Water Sensitive Urban Design Report (Mordue Engineering)
- Universal Access Report (Architecture and Access)
- Environmental Wind Assessment (MEL Consultants)

- (6) The design response is supported by a suite of subconsultant inputs which have informed the development proposal including fire, civil, structural, services, and infrastructure engineering, geotechnical and environmental investigations, and Building Code compliance.
- (7) The development as proposed satisfies the requirements and development standards of Clause 52.20 and is worthy of support.

2.0 Project Background

- (8) The Big Housing Build is an initiative designed to address the critical shortage of social housing in Victoria by building more than 12,000 new homes over the next four years. This will deliver more homes for more Victorians in need and help address our growing homelessness problem. The Bills Street project is one small part of this and aims to use existing, public-owned land to increase the number of homes available for individuals and families in need.
- (9) Because the Site enjoys a high degree of strategic support for development consolidation, and due to the old and no longer fit for purpose (now demolished) public housing, it has been nominated as a fast-start site with construction estimated to commence in late 2021 subject to the success of this application for approval.
- (10) Homes Victoria remain committed to completing the development in 2023, and have incorporated the following key features into the design:
- Safe and publicly accessible open and green spaces
 - Best practice design principles, and feedback from the Office of the Victorian Government Architect, in the development of the design proposal for the site.
 - Provision of environmentally efficient design leading to homes that are less expensive to heat and cool, and adoption of a 5-star Green Star rating and a 7-star NatHERS average rating.
 - Inclusion of a range of dwellings including 1, 2 and 3 bedroom dwellings, responding to the changing needs of households in Victoria.
 - A minimum 5 per cent of the new social housing homes being easy to access for people with disabilities.

2.1 Approval Framework/Assessment Framework

- (11) The planning process has been streamlined by way of Amendment [VC190](#) and the introduction of Clause 52.20 which provides an approval pathway for developments funded by Victoria's Big Housing Build. Clause 52.20 applies to this application and therefore a planning permit is not required, and the application is not subject to the usual provisions of the planning scheme (bar some exceptions which are not relevant to this proposal).¹
- (12) While a planning permit is not required, any application for development under Clause 52.20 should nevertheless be cognisant of the underlying strategic intent and planning context of any given site. A proposal must respond to the zones, overlays, and other provisions which would have

¹ Refer to Clause 52.20-2 Exemption from Planning Scheme Requirements

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applied in the absence of the particular provision, to demonstrate that approval under Clause 52.20 is appropriate.

2.1.1 Bills Street

- (13) The subject site has been identified as a candidate for redevelopment for some time with several key milestones that have informed, grounded, and contributed to the current proposed development.
- (14) The layout of the current proposal generally aligns with the *Bills Street Urban Design & Development Framework (2017)*². That framework, while being an adopted Council document, is not incorporated or referenced in the Boroondara Planning Scheme. It is relevant insofar as it provides background for robust development of the site and illustrates the long standing intention for the Bills Street Estate to be developed in a more intensive way to facilitate higher apartment yields.
- (15) Some of the common features between the Bill's Street UDF and the current development proposal include:
- Transformation of Bills Street into a pedestrian-centric shared accessway, and provision of a network of pedestrian paths and corridors through the site
 - Building heights of up to 7 storeys in a combination of forms including tower and podium
 - An increase in density, with the 2017 masterplan proposing an estimated 250 dwellings on the site, and the current proposal delivering 206 apartments. The key difference between the yields relates to the more thoughtful and higher amenity design response put forward by way of this application.
- (16) From a strategic planning perspective, the site can and should support medium density development as it:
- Is reasonably well located and identified as a 'super-sized lot' within policy whereby new development is supported at a greater density and height than surrounding areas and precincts³
 - Has limited sensitive interfaces, with direct abutments to only No.5 & No.7 Burgess Street and No. 466 Auburn Road
 - Is large enough for the design response to be able to effectively manage on and off-site amenity impacts

² [*Bills Street Urban Design Framework*](#) and [*council adoption*](#).

³ *Boroondara Planning Scheme: Clause 21.05 Housing*

- Provides an opportunity to link residential development with neighbouring parkland and integrate the site into the broader precinct.

2.1.2 Design Response

- (17) Homes Victoria have assembled a highly skilled project team, led by Hayball, to deliver a project that embodies best practice urban design and architecture. A thoughtful and well realised design response underpins the project, informed by well-considered design principles (refer Section 1.5). The proposal has also had the benefit of a series of OVGA reviews and feedback, pre-application meetings with DELWP, and multiple phases of public consultation.

2.2 Threshold Considerations

- (18) The key threshold matters for consideration of the proposal are as follows:
- Does the design rationale have a sound strategic background?
 - Does the development respond to the context of the site and surrounding area?
 - Have on and off-site amenity considerations been balanced and is a reasonable outcome achieved?
 - Does the proposal fulfill the purpose of Clause 52.20?
- (19) The proposal performs well against the above considerations. The threshold matters are addressed and satisfied as set out within this report and the accompanying documents.

3.0 Site Overview and Planning Control Context

3.1 Subject Site

- (20) 1- 12 Bills Street ("Site") is located within Hawthorn, approximately 6km from Melbourne's CBD. The Site is bisected by Bills Street which provides pedestrian access between Auburn Road to the east and Robinson Road to the west. Bills Street is closed to vehicular through traffic from Auburn Road. The south-west corner of the Site contains a bitumen carpark at the termination of Robinson Road.
- (21) The Bills Street Site incorporates two lots: Lot 1 on Title Plan 242273Y and Lot 1 on Title Plan 238885P, with the lots being 9194m² and 887m², respectively. The combined site area is 10,801m². The consolidated lots result in an irregularly shaped site as shown in Figure 1.
- (22) The site previously contained 52 dwellings in a series of 3-storey walk-up blocks and attached single storey dwellings. Partial demolition was undertaken in 2011, and further demolition was carried out in June of 2020, clearing the of site remaining dwellings. The site is now in a state of preparedness, ready for construction to commence.
- (23) The topography of the site is characterised by a significant and consistent slope from the north-east corner, down to the south-west corner. The fall from north-east to south-west is approximately 9.4m. The fall along the western boundary is 6.8m from north-west to south-west.



Figure 1- Bills Street Site (Nearmap, 2021)

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(24) The site enjoys direct and convenient access to local services, public amenities, community and educational institutions, and public transport. Figure 2 shows the site within its wider context. A general summation of nearby major land uses is below:

- University of Melbourne, Hawthorn Campus (directly abuts the site to the north)
- Patterson Reserve (directly abuts the site to the south)
- John Gardiner Reserve (100 metres south-east)
- Auburn South Primary School (280 metres east)
- Auburn High School (380 metres south-east)
- Bus Route 623 (Utilises Auburn Road 80 metres to the east)
- CityLink/Monash Freeway (160 metres south)
- Riversdale Village Neighbourhood Centre (1 km north)
- Tooronga Village Local Centre (700 m south-east)



Figure 2 - Bills Street Site urban context (Nearmap, 2021)

(25) On-site trees are identified and assessed within the accompanying arborist report. The proposed development will retain and utilise several of these trees to enhance the park setting of the site and manage sensitive interfaces.

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- (26) An existing 150mm concrete sewer runs south-west through the site, located within an easement. This easement runs diagonally across the site south of Bills Street and along the southern boundary of the site.

3.1.1 Interfaces



Figure 3 - Subject site and interfaces (UDR - Hayball, 2021)

University of Melbourne Interface (North & East)

- (27) The University of Melbourne Hawthorn Campus ("UoM") abuts the site to the north. It comprises an interconnected complex of three and four storey buildings, with institutional floor to ceiling heights resulting in tall built form. A high retaining wall and concrete wall mark the shared north boundary with the subject site, beyond which a concrete ramp and accessway separate the UoM buildings from the Site.
- (28) The north-east aspect of the subject site abuts 9 Bills Street, which is a dwelling that forms part of the broader UoM site.

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Auburn Road Interface (South & East)

- (29) Adjoining the south-east aspect of the site to the east is a small commercial centre that includes a convenience shop, café, and local post office. The premises at 464 Auburn road has been improved with a second storey addition comprising dwellings.
- (30) The immediate eastern interface is to a robust single storey commercial building and a shared parking/service area.

Residential Interface (South & East)

- (31) To the south-east are several residential dwellings that face Burgess Street and Auburn Road.
- (32) No. 5 Burgess Street contains three, double storey brick units in an attached tandem configuration. No. 7 Auburn Road contains a large double storey brick dwelling, with SPOS in the form of a rear backyard.
- (33) No. 466 Auburn Road is a recent dual occupancy, comprising two side by side dwellings. Vehicle access to both dwellings is via a rear lane, with garages constructed to the western aspect of the that site.

Patterson Reserve Interface (South & West)

- (34) To the south-west is Patterson Reserve, a public park with formal sporting grounds set amongst large areas of public open space and a scattering of mature trees. This interface has been previously managed through informal, permeable fencing in the form of wooden bollards/posts.
- (35) A carpark that serves Patterson Reserve is located at the south-west aspect of the subject site. The future of this carpark will be managed directly between Council and Homes Victoria and has no bearing on this application for approval.
- (36) Further south-west is Gardiners Creek, shared bicycle/pedestrian infrastructure, and the Monash Freeway.

Robinson Road Extension Interface (West)

- (37) To the west is Robinson Road, a local road. On-street parking is prohibited on Robinson Road.
- (38) Beyond Robinsons Road is the Robinsons Road Pavilion and the Hawthorn Velodrome.

3.1.2 Urban Context

- (39) The immediate urban context of the site is characterised by the institutional form of Melbourne University, the commercial nature of Bills Street where it abuts UoM, and the park interface to the south and west.

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- (40) The UoM site saddles the topography, setting an expectation for robust built form visible from the surrounds before the topography slopes down towards Gardiners Creek.
- (41) The surrounding residential context beyond the UoM site to the north and north-west is a mix of contemporary robust development in single and multi-unit form of generally two storeys, and older base housing stock consisting of single storey dwellings on large lots.
- (42) Larger two and three storey apartments are beginning to emerge in the wider area.
- (43) The context of residential dwellings in the surrounds is for the most part typical of an inner ring suburb and displays an incrementally evolving character.
- (44) The subject site benefits from being large enough to set a new character against the backdrop of UoM and Patterson Reserve, and is sufficiently distant from the residential hinterland to ensure that the proposal will not appear out of place within the broader fabric of the area.

3.2 Zone Context

3.2.1 General Residential Zone 4 & Commercial 1 Zone

- (45) The site is located within the **General Residential Zone – Schedule 4 ("GRZ4")** under the **Boroondara Planning Scheme ("BPS")**. It can be considered as an 'island site' with minimal opportunity for offsite amenity impacts.
- (46) The GRZ4 is designated as zoning applied to 'super-sized lots'. These areas are intended to allow for development to occur at a greater height and density than the surrounding area without detrimentally impacting on the preferred character of the precinct.
- (47) A wider review of the application of the GRZ4 across Boroondara demonstrates common characteristics of GRZ4 sites. They are large sites, spread across the municipality, generally with direct abutments to, or in the proximity of:
 - Commercial areas
 - Major transport corridors
 - Public open space and parks
- (48) Bills Street shares commonalities with other sites in the GRZ4, with an elevated strategic position due to minimal residential interfaces in comparison to other GRZ4 sites across Boroondara.
- (49) A small section of the south-east portion of the site is within the **Commercial 1 Zone ("C1Z")**. While this has little bearing on the proposed development it gives context to the site having regard to its relationship with the commercial area directly abutting the eastern boundary.

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- (50) A permit is not triggered under either zone and Clause 52.20 prevails. The zoning of the site is relevant insofar as it strategically grounds the proposal having regard to the purpose of the zone and its application on the site.

3.2.2 Surrounding Zone Context

- (51) The subject site is nestled behind the large robust built form of the University of Melbourne (north and east) and has an abuttal to single dwelling at 9 Bills Street, all of which are within the **PUZ2**.
- (52) There is a confined residential abuttal along the southern boundary to lots that front Burgess Street (**NRZ3**).
- (53) Other interfaces include Robinson Road (west, **GRZ4**), Patterson Reserve (south and west, **PPRZ**), and a small commercial centre fronting Bills Street (East, **C1Z**).

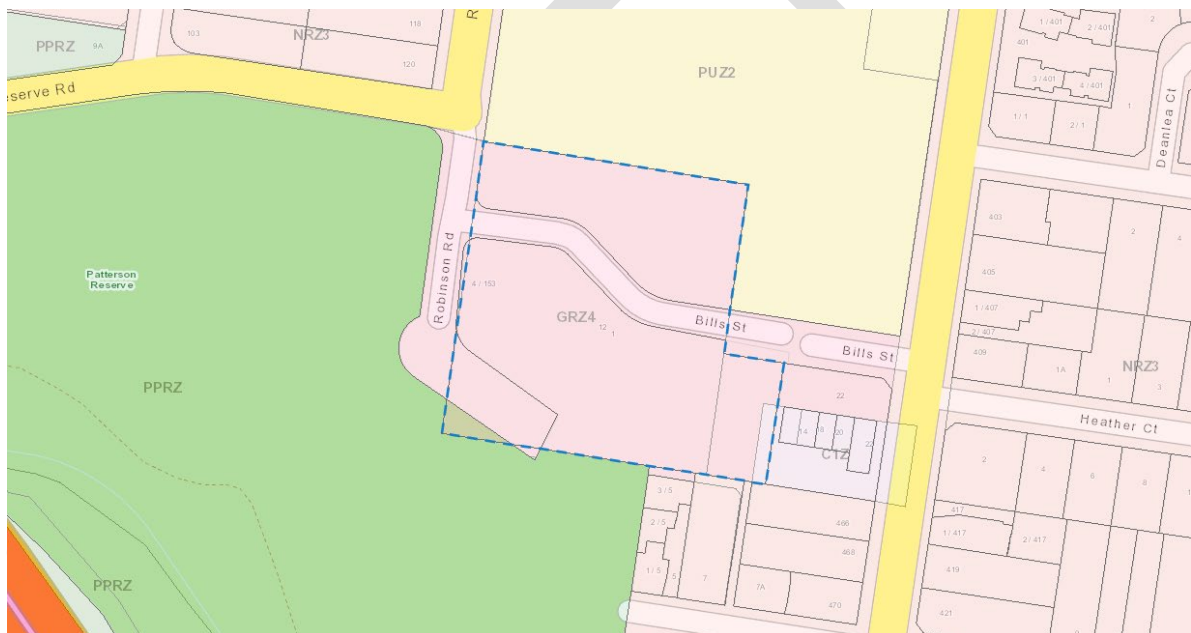


Figure 4 - Zoning Map (Vicplan, 2021)

4.0 Strategic Context

- (54) The subject Site is located within an established residential precinct. Two and three storey apartment style developments are beginning to emerge in the surrounding area. This application for approval does not rely on that change in fabric to substantiate the built form proposed, noting that the intensification of the stand stands on its own merits having regard to its unique location, the invitation for robust form established by the zoning, and its limited sensitive interfaces.
- (55) The site benefits from proximity to a range of services and amenities including Bus Route 624 along Auburn Road, the Tooronga Commercial Corridor, various activity centres (neighbourhood and local), schools, and public open space.
- (56) The Bills Street Urban Design and Development Framework has been prepared for the site and was adopted by Council on 3 July 2017. That document is not incorporated or referenced but is a relevant consideration pursuant to S60 of the P&E Act 1987 and has informed the current design response.
- (57) The zoning and strategic context of the site is supported by the Boroondara Housing Strategy. Also aligned with the Housing Strategy is the proposal's significant introduction of social housing supply into the Municipality.
- (58) The housing strategy provides context for the application of the zone in relation to encouraged and expected housing provision. Section 3.2 of this report sets out the zoning of the site. The housing strategy builds on this by defining GRZ4 areas as being:
- Appropriate for multi-unit villa/townhouse development, apartment buildings and other housing.
 - Representative of substantial opportunity for intensification with net capacity significantly exceeding current dwelling stock.
 - Generally underutilised from a dwelling capacity perspective.
- (59) The Bills Street Site is clearly an appropriate location for the better land utilisation which this proposal provides, and this is supported throughout the housing strategy. Additionally, the provision of social housing itself is of crucial importance to the municipality.

4.1 Bills Street Urban Design and Development Framework

- (60) The Bills Street Urban Design and Development Framework reinforces the site's suitability for intensified development and highlights the longstanding intention for the site to be developed in the form of taller apartment buildings.

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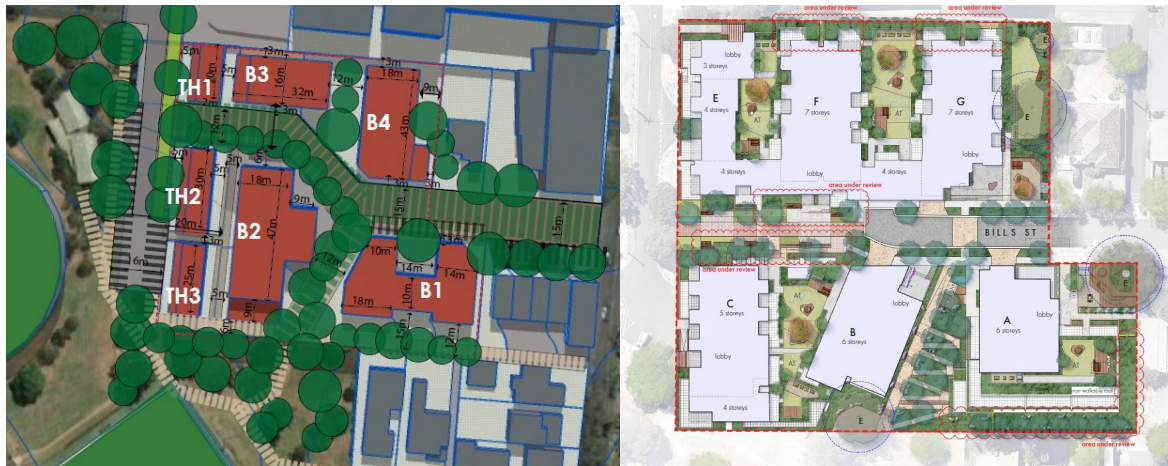


Figure 5 - L: Bills Street Urban Design and Development Framework (2017). R: Bills Street Hawthorn Schematic Design (Hayball, 2020)

- (61) Figure 5 demonstrates the broad similarities between the UDF and the proposal. It is noted that the general layout of the proposal is an improvement on the overall design framework principles, which have been built upon by Hayball in their urban design response to the site.
- (62) The current development proposal improves upon landscaping and general layout themes touched upon within the original UDF, noting that the differences in height profiles and setback have been tested against and informed by best practice planning and design understanding, the Better Apartment Design Standards, and Clause 52.20.



Figure 6 -Bills Street Hawthorn Schematic Design (Hayball, 2020) is an evolution of the previously adopted UDF.

- (63) The development proposal also aligns with the themes of the previous UDF in the following ways:
- (64) The proposed development is integrated into the surrounds, taking cues from the variety of surrounding land uses and interfaces to propose a design which is sympathetic to its setting. In the vein of 'restitching the urban fabric' of the area the proposal reconfigures the Bills Street accessway and delivers an overall improvement in the urban fabric of the area through high-quality, best practice design outcomes.

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- (65) Trees are retained on site and will be enhanced by further planting. The green setting of the precinct is a clear guiding factor in the design of the proposal. The architectural language expressed through the design is directly connected to a celebration of the openness and leafy green setting of Bills Street.
- (66) Multi-layered public realms are provided, with large useable areas of internal open space available for residents and as transitional spaces. Additional public realm spaces are provided at the ground floor, which will be useable and accessible by the wider community.
- (67) At the centre of the proposed design are principles that positively contribute to ideals of community and belonging. The proposal is designed to ensure active participation is encouraged throughout the development.
- (68) The topography is utilised, integrating the built form into the landscape. Density and yield are balanced with the need to provide ample amenity to future residents. Building envelopes have similarly balanced the need to provide a high-quality housing product with various sensitive interfaces through location of seven-storey built form adjacent to the UoM site, and more compact built form adjacent to residential and park interfaces to the south-east, south, and south-west.
- (69) While the new design proposal is different to the previous framework, it is thematically similar and should be regarded as an innovation of the original concept. This current proposal has benefit of detailed design input, and evolved planning and design considerations that have emerged since the development of the original UDF (Better Apartment Design Guidelines etc).

5.0 Policy Context

- (70) The Metropolitan Strategy in Plan Melbourne encourages urban consolidation in established metropolitan areas of Melbourne to make better use of existing services, public amenities, and infrastructure in service of creating 20-minute neighbourhoods that can sustainably accommodate increased population. Plan Melbourne also encourages an increase in the supply of social and affordable housing. VBHB reinforces the need for social housing and demonstrates the governments intent to deliver it.
- (71) Clause 11 'Settlement' supports planning outcomes that anticipate and respond to the needs of communities through the provision of appropriate housing, open space, and community infrastructure.
- (72) Clause 15 'Built Environment and Heritage' seeks to ensure that land use and development appropriately responds to its surrounding landscape and character.
- (73) Clause 16 'Housing' seeks to facilitate housing that meets community needs. It supports the introduction of well-located affordable housing, that also integrates private housing, in areas with good access to activity centres and associated urban renewal projects. There is an established need for social and affordable housing in Boroondara, and the site presents an opportunity to contribute to resolving that need.
- (74) The suitability of the site for more intensive development is established at Clause 21.05 'Housing'. This has informed the application of the GRZ4 which applies to 'super-sized' lots that can "Support development at greater density and height than the surrounding area and precinct, while maintaining amenity and character".
- (75) Clause 22.05-7 establishes the neighbourhood character context for 'super-sized lots'. It facilitates site responsive design at an increased height to surrounding zones.
- (76) The design response has achieved the aspirations of Clause 22.05 and meets the expectations for change established by the sites zone and strategic context.

6.0 The Proposal

6.1 Design Response and Rationale

(77) An Urban Design Response has been prepared by Hayball, and forms part of this application.

(78) The design response and rationale have been informed by the following key principles:

- **Sense of Place – Public realm:** Contribute to neighbourhood character by capitalising on positive site features and introducing attractive landscaping.
- **Liveable homes – Safety in design:** Provide comfortable, energy efficient and durable buildings.
- **Active transport –** Prioritise walking and cycling through convenient and safe streets, paths, and end-of-trip facilities.
- **Familiarity – Tenure blind:** Adopt a conventional character for streets, spaces, and buildings irrespective of housing tenure.
- **Community – Building entrances:** Blend with the surrounding neighbourhood through direct connections, local facilities, and shared space.
- **Safe streets:** Ensure public spaces, streets, paths and building entries are legible and safe.
- **Contextual development – Residential context:** Determine the development density based on access to public transport and employment.
- **Neighbourliness – Landscape interface:** Protect neighbouring amenity including access to sunlight, privacy, and visual amenity.
- **Adaptability:** Design buildings and spaces to support people of all abilities and the changing needs of households over time.

(79) It is ultimately Homes Victoria's intention to deliver a well-considered outcome on the site that provides a high quality addition to the public realm, and high quality outcomes for future residents and tenants.

6.2 Development Summary

(80) The site will accommodate a total of 206 dwellings in six buildings. 103 social housing dwellings will be integrated into the buildings alongside 103 affordable housing dwellings.

(81) The following tables summarise the key quantitative features of the development:

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Table 2: Proposed Social Housing Mix

Apartment Types	Quantity	Proposed Mix
1 Bedroom	57	55%
2 Bedrooms	31	30%
3 Bedrooms	15	15%
Total	103	100%

Table 4: Proposed Parking

Parking type	Quantity Proposed
Car Basement	165
Bike - Visitor	14
Bike - Resident	125

Table 3: Proposed Affordable Housing Mix

Apartment Types	Quantity	Proposed Mix
1 Bedroom	31	30%
2 Bedrooms	52	50%
3 Bedrooms	20	20%
Total	103	100%

Table 5: Parking Ratios

Use	Parking Ratio	Bike Ratio
Affordable	1	1 per 5 dwellings
Social	0.6	1 per 5 dwellings with car park 1 per dwelling without car park

** Note: Tables to be finalised based on settled plans.*

6.3 Development Features

- (82) The proposal is designed as a series of layered, well-structured buildings that demonstrate a clear hierarchy of form that is responsive to each interface of the site. Figure 7 below, and the accompanying Urban Design Response (page 20), provide a diagrammatic understanding of the architectural language which has informed the design.

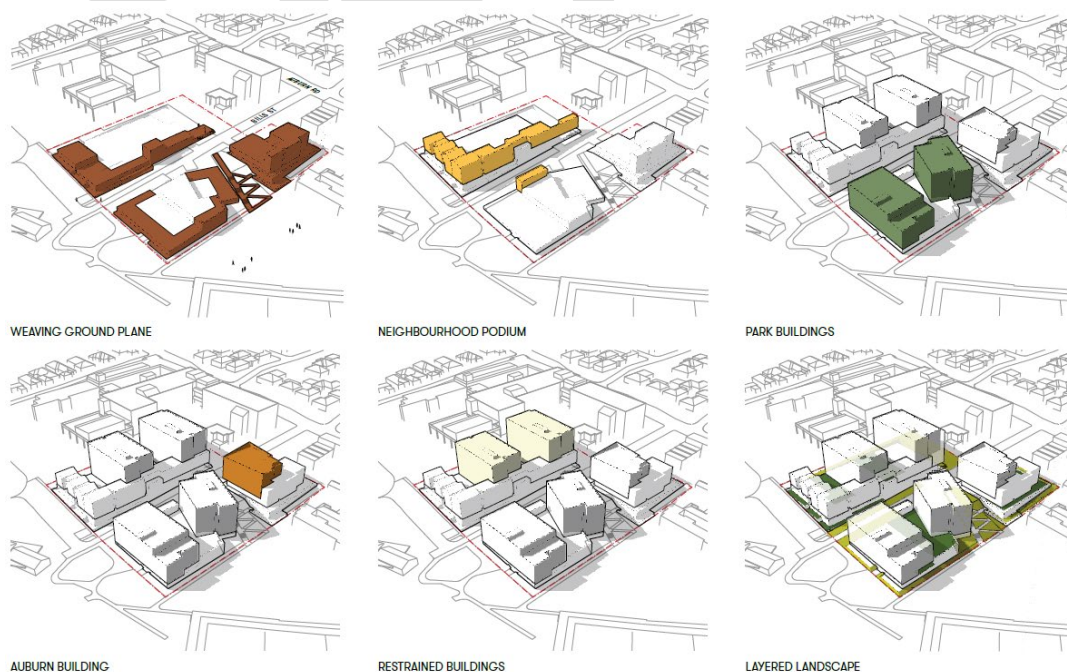


Figure 7 - Architectural language diagrams - (Hayball, 2021)

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- (83) The proposal puts forward built form borne out of contextual cues and interfaces. Park-interfacing buildings are designed to integrate with the park, whereas the Auburn building is designed to frame the precinct and provide transition from the public realm into the development.
- (84) There is provision of both communal and public open space on site that enjoys access to solar amenity to the north. Open space serves several purposes in the context of the development and is fully integrated into the overall design response. The park interface to the south is enhanced through a transitional public open space corridor, intersecting from south-west to north-east between buildings A and B.
- (85) It is proposed to retain and expand the balance of canopy trees on site. Several large and established trees will be retained, and their presence leveraged into provision of further planting. While the existing and proposed trees provide a softening between sensitive interfaces (chiefly to the south-east residential interface), they also contribute to the on-site amenity of future residents and provide benefits associated with vegetation and greenery.
- (86) The development follows the general topography of the site, providing stepped built form along Robinson Road, and layered provision of communal open space. This allows car parking structures to form an ancillary presence in the overall development, however, has also resulted in the requirement for some sleeved parking in order to make efficient use of the site.
- (87) The proposal has a maximum height of 7-storeys and is no higher than the buildings on the University of Melbourne site to the north. Buildings F & G are the tallest forms and are located at the least sensitive interface (UoM). Form is transitioned to lower heights at sensitive interfaces.
- (88) Bills Street will function as a local accessway, with walking and active transport encouraged through that space. Bills Street will no longer be accessible by vehicles from Robinson Road (except for emergency vehicles), and site access will instead transition to Auburn Road as the connection to the broader road network⁴. It is noted that Bills Street does not currently function as a vehicle connection between Auburn Road and Robinson Road, and that the new road configuration will keep the same outcome of having one vehicle access point to the site (albeit from Auburn Road).
- (89) Passive surveillance will be provided to all proposed internal public or communal spaces. Passive surveillance will also be excellent to the park interfaces to south, south-west, and west.
- (90) Interfaces will be managed through generous setbacks, avoidance of built form on boundaries, and transitional heights.

⁴ Vehicle access between Robinson Road and Bills Street is maintained for emergency services vehicles only.

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- (91) Playful and communal elements will be integrated within shared spaces, and facilitation of 'sense of place' is paramount to the proposal.
- (92) Public arrival courtyards will be co-located with neighbourhood retail area to the south-east.
- (93) All of the above sets the scene for a development that draws down from its context into a fine-grained, well-realised, detailed design treatment.

6.4 Detailed design

- (94) The accompanying Urban Design Report, development plans, and landscape plans provide clarity on how the design will be resolved on site.
- (95) The below considerations draw out and comment on discrete matters which have either been identified through pre-application meetings and consultation, or which in the context of a broader planning assessment warrant further consideration.

6.4.1 Bills Street

- (96) Bills Street will be realigned to run horizontally through the site from Auburn Road to Robinson Road. Parking for new buildings will be accessed from the re-aligned Bills Street.
- (97) Street tree planting along Bills Street will further contribute to its facilitation of communal use and pedestrian access as its primary function.
- (98) Vehicles using Bills Street for access will be able to enact a 3-point turn to travel back towards Auburn Road if required.
- (99) Passive surveillance of Bills Street has been considered, with all buildings providing street-facing balconies and windows.
- (100) Emergency vehicles will retain access between Bills Street and Robinson Road.

6.4.2 Play Strategy & Landscape Resolution

- (101) A central consideration for the configuration of open space, communal areas, and transitional spaces is the concept of a 'Play Strategy Plan'. The precinct will support people of all ages, mobilities and abilities. Communal areas are designed to maximise engagement with fellow residents, the natural landscape, and the public realm.
- (102) A realised outlay of the play strategy is embedded within the schematic drawings, it essentially aims to create an interactive approach to communal space use throughout the development for the benefit of all residents.

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- (103) The play strategy is supported by a robust landscape response in public and communal areas (refer accompanying landscape plan prepared by Tract).
- (104) The variety of spaces proposed throughout the development are illustrated below.

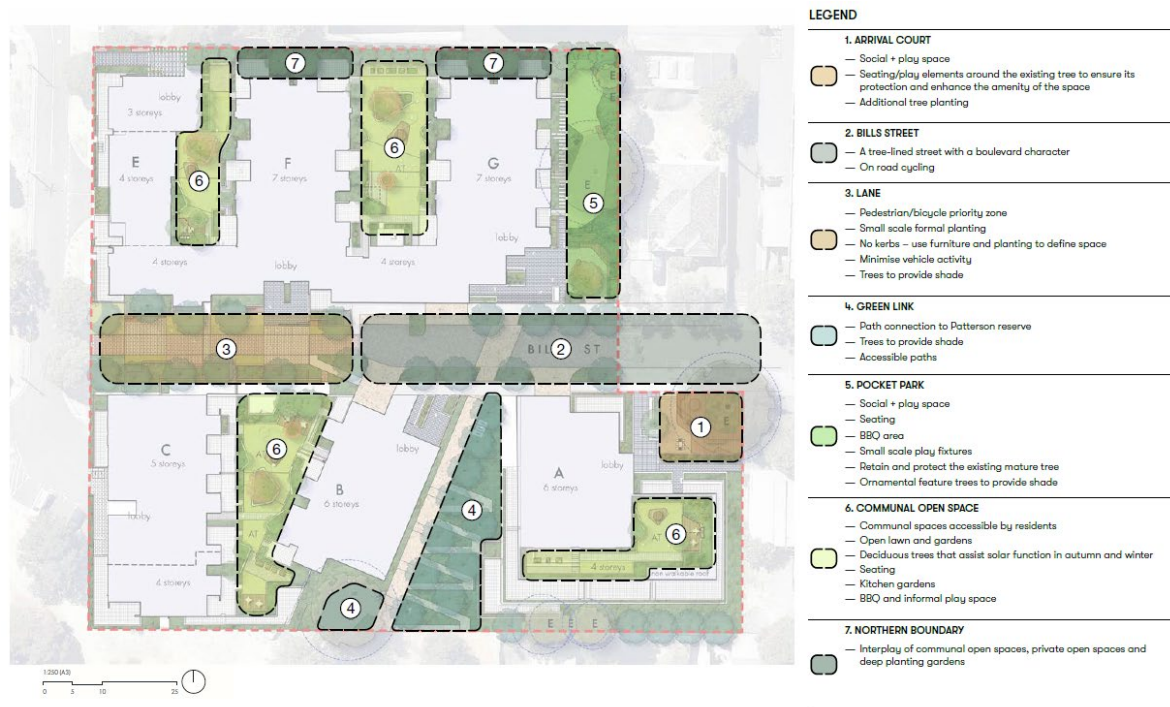


Figure 8 - extract from UDR illustrating consideration given to high quality public and communal spaces.

6.4.3 Communal Open Space

- (105) Generous areas of communal open space in excess of the requirements of Clause 52.20-7.2 have been provided. A series of podium open spaces are provided for each building, with Buildings E & F sharing a space, buildings F & G sharing a space, Buildings B & C sharing a space, and Building A having its own discreet rooftop space.
- (106) A network of public open spaces are also provided which link the site to Patterson Reserve to the north and west, and to Auburn Road via Bills Street to the east.
- (107) Care has been taken to ensure that all open spaces receive at least 2 hours of sunlight over the course of the day, and that at least the minimum area of the required complement of communal open space is compliant with Clause 52.20-7.3 as per Figure 9.

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Clause 58.03-3 : 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 8am and 3pm on 21 June.

	COS Area	Minimum COS area required as per Clause 58.03-2	Compliance Criterium**		Solar Access (sqm)														Min. Total Solar Access
			50% of COS Area	COS Area (Minimum sqm req.)	9AM	9:30	10	10:30	11	11:30	12	12:30	1PM	1:30	2	2:30	3PM		
Building A	209.0	90.0	104.5	125.0	82.0	99.0	111.0	118.0	123.0	127.0	131.0	124.0	108.0	87.0	60.3	31.2	6.4	3 Hours	
Buildings B+C	382.9	142.5	196.4	125.0	0.0	0.0	49.0	185.0	213.0	198.0	205.0	231.0	242.0	206.0	164.0	124.0	63.0	3.5 Hours	
Buildings E+F	142.0*	137.5	71.0	125.0	0.0	0.0	6.0	57.0	72.0	108.0	116.0	99.0	76.0	35.0	25.0	16.0	8.2	2 Hours	
Building F+G	448.4	280.0	224.2	125.0	0.0	0.0	0.0	0.0	75.0	173.0	245.0	248.0	205.0	154.0	93.7	45.7	19.5	2 Hours	

*142sqm corresponds to the primary communal open space area for Buildings E+F. The overall COS area including the secondary COS and inaccessible landscaping areas is 277.7sqm

Figure 9 - Communal open space allocation and overshadowing compliance

6.4.4 Building Entrances

- (108) The entrances to each building have been carefully designed and integrated, serving not only as functional and safe entrances but as transitional communal spaces.
- (109) They will be readily visible from Bills Street and Robinsons Road, are easily accessible, and easily navigable. An extract from the UDR is provided to illustrate how entrances will be experienced in situ.



Figure 10 - extract from UDR showing building entrance resolution.

6.4.5 Northern Interface Resolution

- (110) The subject site is separated from the University of Melbourne to the north by a retaining wall and concrete wall/chain mesh fence. In the first instance this, and significant slope from north to south, has been dealt with by locating parking facilities along the north interface and sleeving basements with apartments. This has provided activation to Bills Street by way of apartments and has avoided low-sunk apartments along the northern boundary.

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- (111) Shadow studies demonstrating that apartments along the north boundary will receive adequate sunlight have been provided as part of the pre-application process.
- (112) For structural and design efficiency reasons separation has been provided between the northern boundary/retaining wall and buildings E, F, and G.
- (113) Figure 11 shows the height and profile of the proposed development along the north boundary relative to retaining walls and NGL.

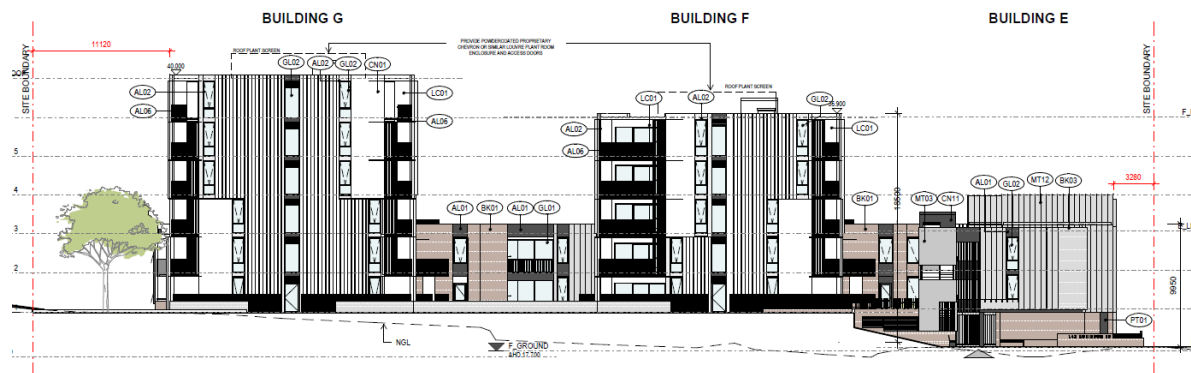


Figure 11 - extract from TP02.03

- (114) **Building E** has been configured to allow pedestrian access from Robinson Road along the north boundary to apartments E-G01 – EG03.
- (115) Having regard to **Buildings F & G**; fill has been introduced between basements and the existing retaining walls to allow for deep soil planning and to extend out podium top communal open space areas to the boundary.
- (116) At the eastern aspect of **Building G**, a DDA access path has been provided which runs from the building to public open space at the east of the site. Section 09 of the accompanying Urban Design Response illustrates the fill and level situation along the northern boundary, having regard primarily to **Buildings F & G** (Figure 12)

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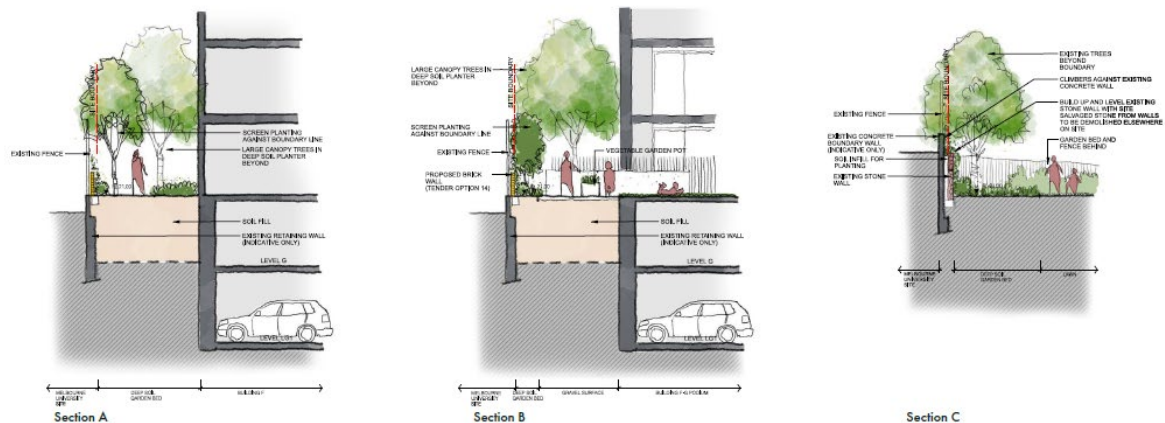


Figure 12 - extract from Section 10 of UDR

6.4.6 Southern Interface Resolution

(117) Note: this section to be finalised following the outcomes of direct engagement with neighbours.

- (118) The interface to the south is the sites most sensitive, being to residential properties that face Burgess Street. A setback resolution study is provided within the accompanying Urban Design Response at Section 10. The building setbacks comply with Clause 52.20-6.8 however it is relevant to note that Clause 52.20-6.8 does not apply to apartment developments.
- (119) Clause 52.20-6.8 is a useful correlate, as the interface is to residential properties, but it is not a prescriptive tool under the prevailing assessment matrix.
- (120) Either way, the built form of Building A that addresses the rear of 5 and 7 Burgess Street is sensitive to the residential abuttal and provides a well articulate and staggered built form that is pushed back from the boundary at two separate podium levels.
- (121) The generous setbacks are effectively in excess of the actual setback requirements of Clause 52.20, which are at Clause 52.20-7.6, and which relate to apartment developments. The proposal meets that building setback requirements of that standard as follows:

- Adequate daylight is provided to new habitable room windows.
- Direct views into neighbouring habitable rooms windows and private open space has been avoided, and balconies and terraces of the new building are sufficiently deep to allow for a screened planting outcome rather than heavy screening that reduces views.
- The new balconies maintain distant views over Patterson Reserve and have a reasonable visual connection to the external environment.

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- (122) Importantly, Building A has been sited in such a way as to avoid any additional overshadowing onto the rear yards of neighbouring sites, and so the appropriateness of the setback is reinforced as it complies with all other related prescriptive standards of Clause 52.20.
- (123) An additional contributing factor in the management of this interface is the delivery of new trees that will form a landscape buffer to the existing residential dwellings. This buffer will filter views and further minimise overlooking opportunity above and beyond prescriptive compliance. A densely planted swale will be provided between Building A and the neighbouring fence to the south.
- (124) The southern interface forms part of an overland flow path through the site and this has been considered in the landscape, civil engineering, and architectural response. There is sufficient space within the southern setback of Building A to accommodate new drainage infrastructure as well as new tree and hedge planting and landscape features.
- (125) The high quality façade language response is a positive factor when considering visibility of the building from neighbouring yards. The elevation will be articulated via podia and balcony sections, as well as by way of character responsive and natural structural elements as illustrated at page 12 of the UDR.



VIEW FROM 5 BURGESS STREET SPOS*

* Artistic interpretation of the secluded private open spaces based on site photography and aerial imagery. For visual reference only.



VIEW FROM 7 BURGESS STREET SPOS*

* Artistic interpretation of the secluded private open spaces based on site photography and aerial imagery. For visual reference only.

Figure 13 - views from POS of properties fronting Burgess Street.

- (126) Having regard to overlooking – this has been managed at ‘ground level’ via a raised planter and balustrade (Section 10 of UDR), and upper levels are in excess of 9m from the common boundary and therefore do not require screening.

6.4.7 Substation Resolution

- (127) The design team have worked to consolidate the number of required substations across the precinct to a single instance, and the current location has been chosen cognisant of the informing design principles for the site. A single substation for the redevelopment is therefore located within the southern façade of Building G. It is a required piece of infrastructure and has been located in the least impactful location on the site whilst still meeting servicing authority requirements.

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- (128) The chosen location ensures that public open spaces and play areas are not impinged upon, and the design of the substation has been integrated into the prevailing façade language such that its visual impact is minimal. The design team have worked to ensure that it presents to the street as a considered part of the overall architectural response.
- (129) It is also relevant that the substation is location on the north (shaded) side of Bills street, and that the key pedestrian route through the site between Auburn Road and Robinson road is located on the south side of the street.
- (130) On balance, the substation is provided in the best location on the site and its resolution has been well considered within and as part of the overall design response.



Figure 14 - indicative resolution of substation fronting Bills Street. Note: final road design is currently under review and the above image is provided for visual reference only

6.4.8 Internal Layouts

- (131) Individual apartments have been configured to provide high levels of internal amenity, in accordance with the development standards requirements provided at Clause 52.20. A selection of typical internal layouts proposed are shown at Figure 15 and are set out in more detail within the UDR, with a full assessment provided at Appendix A.

The floor plan shows a rectangular apartment with overall dimensions of 3400.0 mm by 3000.0 mm. The layout includes a living area (3000.0 mm wide) with a sofa, coffee table, and TV; a dining area (3000.0 mm wide) with a round table and chairs; a kitchen (3400.0 mm wide) with a sink, stove, and refrigerator; a bathroom (3000.0 mm wide) with a bathtub, toilet, and sink; and a bedroom (3400.0 mm wide) with a bed and bedside tables. A balcony (3400.0 mm wide) is attached to the living area. The plan also shows a staircase and a storage area.

Architectural floor plan of a 675.00 m² office building. The plan shows a large central hall (362B, 98.8 m²) with a grid pattern. Surrounding the hall are various rooms: a reception area (SA, 13.0 m²), a meeting room (3000.0), a conference room (1200.0), a kitchen (850.0), a bathroom (1200.0), and a storage area (1200.0). The overall dimensions are 3400.0 x 2000.0.

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- Appropriate gradients of pathways and accessways to ensure that the site topography is managed.

(133) Several apartments are specifically designated as adaptable dwellings with added space to accommodate people of limited mobility. These are located within each building as follows:

- **Building A:** 2 DDA apartments.
- **Building E:** 1 DDA apartments
- **Building G:** 2 DDA apartments.

(134) With the above rate, approximately 5% of the provided social dwellings make provision for people with impaired mobility.

6.4.10 Car Parking and Bicycle Requirements

(135) Car and bicycle parking requirements are provided commensurate with the requirements of Clause 52.20. Tables 4 & 5 outline the minimum requirements and proposed provision of car and bicycle parking.

(136) 165 resident car parking spaces are provided, and 139 bicycle parking spaces are provided (which includes 14 spaces for visitors)

(137) Visitor parking is not required pursuant to Clause 52.20. However, the accompanying Traffic Impact Assessment anyway considers the visitor parking demand generated by the development and finds that, including 5 on-street spaces along Bills Street, there is ample parking within the wider area to support the parking arrangement proposed.

(138) The basement car parks are designed to align with the requirements of Clause 52.20-6.6 and 52.20-6.7. SWEPT paths for vehicles and waste vehicles are provided, as part of the comprehensive assessment of car parking arrangements prepared by Ratio which forms part of this application.

6.4.11 ESD & WSUD Considerations

(139) Homes Victoria have sought to achieve a 5 Star Green Star rating for the development, and the project has been registered with the Green Building Council of Australia (GS-5803DA) to reflect that intent. All buildings have been designed with Green Star compliance at the forefront, and a detailed list of targeted points has been provided in accompanying documentation prepared by Stantec.

(140) Daylight modelling to satisfy the Green Star Credit being claimed has also been undertaken and provided.

(141) The project achieves a 7 Star average NatHERS rating across the development, and this has been documented by Stantec in supporting documentation.

- (142) A Water Sensitive Urban Design Report which includes a MUSIC analysis has been provided by Mordue Engineering. The treatment chain proposed will exceed the recommendations of the 'Urban Stormwater: Best Practice Environmental Management Guidelines' (1999). The stormwater response is appropriate and will also contribute towards the Green Star assessment.

6.4.12 Wind Assessment

- (143) An Environmental Wind Assessment has been conducted by MEL Consultants. That assessment concluded that wind conditions would satisfy pedestrian safety criterion set out within that report, and therefore no modifications to the buildings or site layout have been recommended.
- (144) The wind conditions generated on site by the new development are acceptable.

6.4.13 Waste Management

- (145) Waste will be dealt with in accordance with the Waste Management Plan prepared by Leigh Design.
- (146) Collection will be by private contractor.

7.0 Public Consultation

(147) Note: a partial engagement report has been prepared which summarises the online consultation process conducted to date. This section of the report will be completed once the engagement process has been finalised, and Council and direct neighbours views considered.

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8.0 Planning Assessment

8.1 Strategic Planning

- (148) The strategic context and relevant planning policies have been set out at Sections 4 and 5.
- (149) There is strategic support for a development of the intensity proposed, and this is borne out through both the sites zoning and its physical size and context.
- (150) There are no strategic planning reasons to withhold approval.

8.2 Local Planning Policy Framework

- (151) There is local planning policy support for the proposal, even in the absence of Clause 52.20.
- (152) Clause 21.04 'Built Environment and Heritage' outlines general expectations of built form outcomes and urban design within the Boroondara municipality. The proposal would respond positively to the objectives of Clause 21.04-1 by providing an outcome for the site that:
- Is sympathetic to the local context.
 - Maintains and enhances the distinct urban and neighbourhood character of the area.
 - Delivers a high-quality living environment for residents, workers, and visitors to the area.
- (153) Clause 21.04-2 outlines the baseline expectations for neighbourhood character. The proposal addresses Clause 21.04-2 by employing architectural expression that contributes to the existing and preferred neighbourhood character of the area. While it cannot mimic more traditional elements of character like roof forms or building massing by virtue of being a large-scale residential development, the design nevertheless contributes to the surrounding character through a high quality design response, provision of and integration with public open space, and mitigation of adverse impacts on neighbouring properties.
- (154) Clause 21.05 Housing acknowledges that there is a need to provide greater housing diversity while avoiding imposition on existing residential amenity. The strategic location of the site - with minimal residential interfaces - is an ideal location for the facilitation of increased housing stock and diversity. Further support is afforded to the site having regard to the GRZ4: This is a zone that supports development at greater density and height than the surrounding area and precinct, while maintaining amenity and character.
- (155) Clause 22.05 'Neighbourhood Character Policy' provides broad expectations for GRZ4 land within the municipality. The proposal responds by:

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- Ensuring interfacing areas are appropriately designed for and managed, consistent with the surrounding precinct's preferred character.
- Proposing a height in keeping with the surrounds, with guidance taken from the UoM site.
- Ensuring that the heights proposed will not adversely impact on the surrounding character and will be mitigated by robust form already occupying the immediate abutting space.
- Imposing significant landscaping around perimeters of the site, with particular care given to sensitive residential interfaces.
- Retaining trees on-site where possible and seeking to complement these with further planting.

8.3 Zone Assessment

- (156) There is significant strategic and local policy support for GRZ4 land to contain well-designed, apartment-type developments. This is well established by the planning scheme, and by previous strategic work undertaken for the site.
- (157) The proposal responds appropriately to the purposes of the General Residential Zone, as follows:
- The proposal implements the MPS and PPF by proposing a well-designed medium density development proposal on a site that can, and should, accommodate apartment development.
 - The character of the neighbourhood has been responded to, as has the anticipated character for this development site.
 - A diversity of houses are proposed, being a mix of 1, 2, and 3 bedroom apartments with a significant complement of social housing (50%).

8.4 Particular Provisions

8.4.1 Clause 52.20 Victoria's Big Housing Build

- (158) The proposal fulfills the purposes of Clause 52.20. The development is for a housing project that is funded by Victoria's Big Housing Build, which, through compliance with the relevant Development Standards of Clause 52.20-6 and 52.20-7, will not unreasonably impact on the amenity of adjoining dwellings.
- (159) The application requirements of Clause 52.20-1 are met.
- (160) The proposal is exempt from the provision of the Boroondara Planning Scheme having regard to Clause 52.20-2.

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(161) Once approved, the use and development will be undertaken in accordance with the plans and documents that are provided as part of this application, in accordance with Clause 52.20-3.

(162) Note: Consultation is ongoing. A consultation report will be provided that satisfies the requirements of Clause 52.20-4 once all views have been considered including Council and direct neighbours (refer Section 7.0).

(163) The pre-commencement requirements of Clause 52.20-5 are (or can readily be) met, and all relevant documentation has been provided to allow for the development to be approved. A response to pre-commencement requirements has been provided in table form at Appendix B.

(164) The applicable development standards at Clause 52.20-6 and Clause 52.20-7 have been met and are addressed in detail at appendix A - and as relevant at Section 1.8.

(165) All standards are satisfied, and all variations or perceived variations have been addressed.

(166) Standards which would benefit from further consideration are as follows.

Clause 52.20-7.3 Solar Access to Communal Outdoor Open Space

(167) As set out at Section 1.8.11, Communal Outdoor Open Space is provided at podium and rooftop levels.

(168) There are 4 key areas of communal open space, all of which are oversupplied. Of note is the space shared by buildings E and F, the primary area of which is located to the northern aspect of the E&F Level 1 podium.

(169) The overall COS for that space, including inaccessible landscaping areas, is 277.7 m². For the purposes of calculating solar access the space has been separated into 'primary' and 'secondary' areas. The primary component (142m²) complies with the prescriptive area requirements of Clause 52.20-7.2, based on the number of dwellings it services, and receives 2 hours of continuous sunlight between 11:30am – 2:00pm.

(170) All other communal open space areas also receive at least 2 hours of continuous sunlight over the course of the day, and on that basis Clause 52.20-7.3 is satisfied.

Clause 58.03-3 : 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.

	COS Area	Minimum COS area required as per Clause 58.03-2	Compliance Criterion**		Solar Access (sqm)														Min. Total Solar Access
			50% of COS Area	COS Area (Minimum sqm req.)	9AM	9:30	10	10:30	11	11:30	12	12:30	1PM	1:30	2	2:30	3PM		
Building A	209.0	90.0	104.5	125.0	82.0	99.0	111.0	118.0	123.0	127.0	131.0	124.0	108.0	87.0	60.3	31.2	6.4	3 Hours	
Buildings B+C	392.9	142.5	196.4	125.0	0.0	0.0	49.0	185.0	213.0	198.0	205.0	231.0	242.0	206.0	164.0	124.0	63.0	3.5 Hours	
Buildings E+F	142.0*	137.5	71.0	125.0	0.0	0.0	6.0	57.0	72.0	108.0	116.0	99.0	76.0	35.0	25.0	16.0	8.2	2 Hours	
Building F+G	448.4	260.0	224.2	125.0	0.0	0.0	0.0	75.0	173.0	245.0	248.0	205.0	154.0	93.7	45.7	19.5		2 Hours	

*142sqm corresponds to the primary communal open space area for Buildings E&F. The overall COS area including the secondary COS and inaccessible landscaping areas is 277.7sqm

Figure 16 - extract of COS areas and solar access compliance from UDR

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Clause 52.20-7.6 Building Setback

- (171) Section 1.8.14 sets out considerations having regard to resolution of the southern interface and provides an assessment against Clause 52.20-6.8 which does not technically apply to this application. Clause 52.20-7.6 is the relevant assessment tool.
- (172) The proposal is compliant with Clause 52.20-7.6 and the setback from, and treatment of, the southern boundary satisfies the purposes of Clause 52.20 which seeks to ensure that development does not unreasonably impact on the amenity of adjoining dwellings.
- (173) There will be no undue amenity impacts on the neighbouring properties to the south by way of overshadowing. The proposal will not cast additional shadow into the rear yards of those properties and satisfies the requirements of Clause 52.20-6.12.
- (174) There will be no undue amenity impacts on the neighbouring properties to the south by way of overlooking as the ground floor plane is screened by way of balustrades and planting, and the upper floor elements are setback in excess of 9m and therefore satisfy the requirements of clause 52.20-6.13.
- (175) New screen planting is proposed along the southern boundary to filter views to the new building from rear yards of existing properties. The design quality and materiality of Building A's southern elevation, in tandem with the generous setbacks provided, will ensure that emergent views of the development will not be visually overwhelming to existing dwellings.
- (176) As set out within this report, there are strategic imperatives that invite development of the type contemplated on this site. It is not reasonable to expect low scale development on a site that can and should, by virtue of its designation within the Planning Scheme, accommodate taller built form than its surrounding neighbours. This has implications to what neighbouring properties should reasonably expect to see when experiencing views across the site from existing dwellings.
- (177) Building A provides a reasonable tempered response to the southern boundary by way of setbacks and materiality, and leaves space for meaningful landscaping to be provided. There is no need for increased setbacks to satisfy Clause 52.20, and any increased setback would have an immediate impact on apartment yield and result in an unnecessary reduction of social housing on the site.
- (178) On balance, there are no planning reasons to require setback changes, and strong planning support to substantiate the height and massing of the proposed form. The architectural response also weighs in favour of support as the interface has clearly been treated respectfully for all of the reasons set out above.

Clause 52.20-7.9 Building Entry and Circulation

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- (179) Clause 52.20-7.9 primarily concerns itself with two things.
- (180) Having regard to 'Building Entry' considerations the proposal performs well, as set out at Section 1.8.12.
- (181) Having regard to the layout of buildings Clause 52.20-7.9, among varied other things, seeks 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
- (182) Of the 206 apartments provided, Building F contains four apartments (FG01-FG04) that are accessed via a corridor that is enclosed and, by virtue of the sleeved parking arrangement and site constraints, cannot be naturally lit or ventilated.

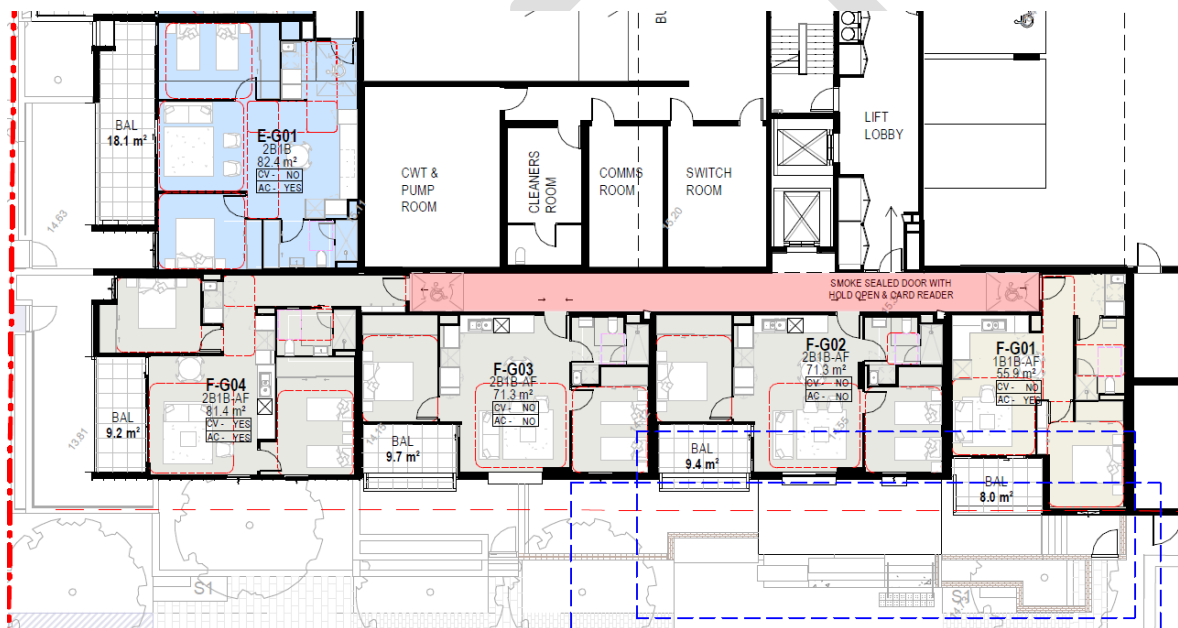


Figure 17 - Building F corridor highlighted in red.

- (183) This outcome is reasonable as it is a direct result of the challenges associated with handling the slope of the site and reflects a conscious effort to provide activation to Bills Street via the sleeving of parking.
- (184) The corridor will be mechanically ventilated, and appropriately illuminated, and is only a relatively short transitional space due to the limited number of apartments it services. Residents will only need to occupy the corridor for short periods of time.
- (185) The noncompliance is minor in the context of what clause 52.20-7.9 is seeking to achieve, and on balance the standard is met.

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Clause 52.20-7.10 Private Open Space

- (186) Minor variations are sought to Clause 52.20-7.10 having regard to apartments B105 – 305, BG06-306 (total of 7 apartments across the 206 dwellings being delivered through the proposal). The variations are all quantifiably minimal and reasonable having regard to their location, arrangement, and orientation. Each group of apartments is addressed in turn:

Apartments B105 – 305

- (187) These apartments are located at the north-east aspect of Building B, are north facing, and have outlook over Bills Street. All apartments are provided with 12 m² of private open space, however, fall short of achieving the minimum dimension set out at Table 8 of Clause 52.20-7.10 by approximately 600mm.
- (188) This non-compliance is most prominent at the entry to the balcony from the living room, which is 1.8m wide, noting that 9.6m² of balcony area through the most useable portion of the balcony (ie, away from the access door) meets or exceeds the requirement minimum dimension of 2.4m.
- (189) The balconies remain functional and are spatially configured so that the most useable portion of the space is the largest. The balconies also face north and so will have good access to sunlight over the course of the day.
- (190) Access to nearby communal and public open space is also a relevant functional consideration, and the apartments are excellently served both on and offsite having regard to that. Building B has access to 392.9m² of podium communal open space accessible from the building, public open space through the broader site, and parkland immediately to the south and west. All of the surrounding facilities more than offset the confined 600mm shortfall of balcony depth.
- (191) Having regard to all the above, and the efficiency of the overall design, the balcony sizes and layouts for Apartments B105 – 305 are appropriate.

Apartments BG06 – 306

- (192) These apartments are located at the north-west aspect of Building B, are north facing, and have outlook over Bills Street. All apartments are provided with 13.9 m² of private open space (12m² is required), however, fall short of achieving the minimum dimension set out at Table 8 of Clause 52.20-7.10 by approximately 300mm.
- (193) 13.9m² of total SPOS is provided, 10.95 m² meets the minimum dimension requirements of 2.4m. The required 12m² complement has a minimum dimension of 2.1m (Figure 18).

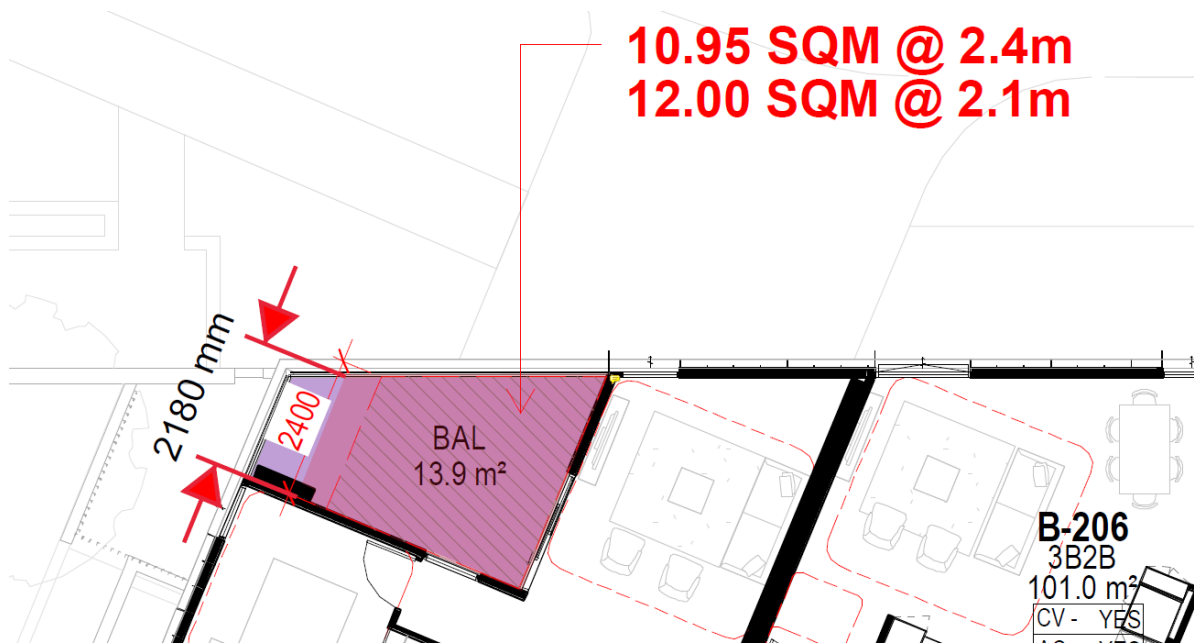


Figure 18 - SPOS calculation (approximate dimensions)

- (194) The non-compliance is minor (300mm), and the balconies are sufficiently sized to allow for the recreation and service needs of residents, noting that at their widest point they measure approximately 3.9m. The shortfall in dimension is minor and is offset by the provision of a larger area of space than what is required to meet the development standard.
- (195) Access to nearby communal and public open space is also a relevant functional consideration, and the apartments are excellently served both on and offsite having regard to that. Building B has access to 392.9m² of podium communal open space accessible from the building, public open space through the broader site, and parkland immediately to the south and west. All of the surrounding facilities more than offset the confined 300mm shortfall of balcony depth.
- (196) Having regard to all the above, and the efficiency of the overall design, the balcony sizes and layouts for Apartments BG06 – 306 are appropriate.

8.4.2 Particular Provisions that would have applied in the absence of Clause 52.20

Clause 52.06 Car Parking

- (197) Clause 52.20 Requires a minimum of 0.6 car spaces per dwelling, with a minimum of 1 car space provided to each 4 bedrooms of a residential building.
- (198) The parking rates of 52.20 suggest a minimum car parking yield of 123 spaces. The development provides 165 car parking spaces, well in excess of the minimum requirements. This is supported by the accompanying Traffic Impact Assessment⁵.

⁵ Assessing relevant social housing data demonstrates that car ownership in public housing estates is at a reduced rate.

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- (199) While visitor parking is not a requirement of Clause 52.20, it has anyway been considered and the visitor parking allocation of 5 on street spaces has been confirmed to be sufficient.

Clause 52.34 Bicycle Parking

- (200) The bicycle parking rate provided at Clause 52.34 generates a requirement of 41 resident spaces and 21 visitor spaces combining for a total of 62 spaces. The proposal provides 139 bicycle parking spaces and significantly exceeds the requirements of this particular provision.

Clause 53.13 Stormwater

- (201) Stormwater requirements are dealt with at Clause 52.20-7.5 Integrated Water and Stormwater Management. A successful MUSIC assessment has been prepared in support of this application, and the usual stormwater retention and management requirements have been met.

Summary

- (202) The proposal would comply with the particular provisions usually relevant to residential development.

9.0 Conclusion

- (203) Social and affordable housing is required, and this proposal is funded by Victoria's Big Housing Built to address that need.
- (204) There is strategic support for the proposal, and the design rationale is well founded having regard to the intensity of development that the site can accommodate.
- (205) The design is responsive to the context of the site and surrounding area. All interfaces have been treated appropriately.
- (206) Off site amenity impacts have all been managed, and the amenity tests of Clause 52.20 have all been responded to and fulfilled. The proposal will not cause any undue external amenity impacts either by way of built form, traffic volumes, or flooding, and the intensity of built form can be accommodated on site from an infrastructure perspective.
- (207) On site amenity is excellent, and any variations to Clause 52.20 standards are minor and are more than dealt with in alternative ways throughout the proposal. Large areas of communal open space are provided, apartments are well laid out and functional, landscaping is well considered and thoughtfully located, and care and attention has been given to the journey through the site for both residents and the public.
- (208) The purposes of Clause 52.20 have been fulfilled, and there are no planning reasons (strategic, statutory, or otherwise) to withhold approval subject to appropriate conditions.

Three Thirds Group Pty Ltd

Appendix A: Clause 52.20 Assessment

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VICTORIA'S BIG HOUSING BUILD

This clause applies to the use or development of land that is:

- Funded wholly or partly, under Victoria's Big Housing Build Program; and
- Carried out by or on behalf of the director of housing.

Clause 52.20-6 applies to the construction or extension of a dwelling.

Clause 52.20-6 and clause 52.20-7 apply to the construction or extension of an apartment development or residential building or the construction or extension of a dwelling in or forming part of an apartment development or residential building.

The development standards of clause 52.20-6.8 (Side and Rear Setbacks) does not apply to an apartment or residential building of 5 or more storeys.

The development standards of clauses 52.20-6.14 (Noise Impacts) and 52.20-6.18 (Storage) do not apply to an apartment development or residential building.

Clause 52.20-6: Development standards for dwellings and buildings

52.20-6.1: Infrastructure

Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity, and gas.

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.

Complies

The development will be connected to all appropriate infrastructure services.

The development will not unreasonably exceed the capacity of utility services and infrastructure, and servicing authorities have been consulted with over the course of design development. Where potential infrastructure impacts may arise, the development proposes to improve areas of utility and infrastructure.

52.20-6.2: Street setbacks

Walls of buildings should be set back from streets at least the distance specified in Table 1. 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.

Complies

The site has one street interface, to Robinson Road.

The University of Melbourne Site to the north is an institutional use that has limited to no bearing on how development of the subject site should occur from a character perspective. This is due to the Robinson Road setback of that site being used primarily for landscaping and carparking, with buildings being a secondary consideration on that site.

The subject site is effectively an island site and setbacks from Robinsons Road should be considered on a contextual basis.

The proposed setback is aligned with the expectations for siting and density set out within the zoning and has responded to the open parkland to the west and non-residential use to the north.

The Robinson Road street setback is appropriate.

Table 1: Street setbacks

Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of either existing building on the abutting allotments facing the front street or 7 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 7 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	<p>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 7 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>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.</p> <p>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.</p>

52.20-6.3: Permeability

The site area covered by the pervious surfaces should be at least 20 percent of the site.

Complies

Site Coverage		Permeability	
	Area (m ²)		Area (m ²)
Site Area	10,081	Site Area	10,081
Building Area	6,031	Pervious Surfaces Area	2,110
	59.8 %		20.9 %

52.20-6.4: Safety

Entrances to dwellings should not be obscured or isolated from the street and internal accessways.

Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Complies

Dwelling entrances are generally split into two groups across the development:

1. Those at the ground floor that are able to be directly accessed from the public realm (including the publicly accessible parts of Bills Street)
2. Those accessed internally, via communal entrances and transitional spaces.

Both entry types are given careful design treatment to ensure their safety and ease of use. Entrances accessed via the public realm are provided with appropriate transitional spaces including front gates, street-facing balconies, and planting.

Internal communal entrances are well considered and legible, and no unsafe spaces have emerged from the design response or layout configuration.

A lighting strategy is included within the plans, detailing the schedule of lights that will provide for safety, visibility, and public surveillance of internal accessways.

Landscaping will be in accordance with the submitted landscape plan and will not result in any unsafe spaces.

Bills Street will be appropriately designed and signed to ensure that it cannot be used as a thoroughfare for vehicle traffic between Robinson Road and Auburn Road. Building pedestrian entryways are suitably setback from the internal street. Emergency and service vehicles will maintain access through Bills Street as necessary.

52.20-6.5: Access

The width of accessways or car spaces that front existing streets 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 Road Zone should be minimised.

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

Complies

Vehicle accessways have been considered by Ratio within their traffic report.

Access will comply with relevant Australian Standards.

The access strategy for the site has been considered holistically in the context of Bills Street being an internal road.

Vehicle access into the site will be for residents, Bills Street will not be a through road however will maintain adequate access for service and emergency vehicles.

Pedestrian and cycling access will be maintained through the site to encourage active transport and enable public access through the site.

52.20-6.6: Parking location

Car parking facilities should:

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

Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Complies

There will be three, on-site basement car parks. These can be summarised as follows:

- Car Park E, F, G (**86 Car Parks**): Accessible via Bills Street on ground floor. Convenient access is via multiple stairs and lifts. 5 accessible car parks.
- Car Park B & C (**57 Car Parks**): Accessible via Bills Street on lower ground floor 1. Convenient internal access is provided by stairs and lifts. 2 accessible car parks.
- Car Park A: (**22 Car Parks**): Accessible via Bills Street on ground floor. Convenient access via central stairs and two lifts. 2 accessible car parks provided.

52.20-6.7: Car parking

A minimum 0.6 car spaces should be provided to each dwelling. A minimum 1 car space should be provided to each 4 bedrooms of a residential building.

Car parking for other land uses must be to the satisfaction of the responsible authority.

Car spaces may be covered or uncovered.

If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number greater than 1.

Accessway design

Accessways must:

- Be at least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.
- Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.
- If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.
- Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or

Complies

Refer to Traffic Report (extract below)

Table 6.1 Accessway Design Assessment

Requirement	Comments
Accessways Must be at least 3m wide.	Satisfied – The accessway has been designed with a minimum width in excess of 3.0 metres.
Have an internal radius of at least 4m at changes of direction or intersection or be at least 4.2m wide.	Satisfied – Changes of direction are at least 4.2 metres wide.
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	N/A - The proposed car park is not a public car park.
Provide at least 2.1m headroom beneath overhead obstructions, calculated for a vehicle with a wheelbase of 2.8m.	Satisfied – A minimum 2.1 metre clearance has been provided within the car parks and accessways
If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.	Satisfied – As demonstrated in the swept path assessment (refer to Appendix B), the subject site has been designed to allow all vehicles to exit the site in a forward direction.
Provide a passing area at the entrance at least 6.1m wide and 7m long if the accessway serves ten or more car parking spaces and is either more than 50m long or connects to a road in a Road Zone.	Satisfied – The basements serve more than 10 car parking spaces and include accessways that are more than 50m long. Passing areas are provided at each of the basement entrances measuring at least 6.1m wide and 7.0m long
Have a corner splay or area at least 50% clear of visual obstructions extending at least 2m along the frontage road from the edge of an exit lane and 2.5m along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	Satisfied – Pedestrian sight triangles measuring 2.0 metres along the road frontage and extending 2.5 metres are provided on the exit side of each of the basement access points.
If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6m from the road carriageway.	N/A – Access to the site is not from a Road Zone.

more carparking spaces and is either more than 50 metres long or connects to a road in a Road Zone.

- Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view if pedestrians on the footpath of the frontage road.
- The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

If entry to the car space is from a road, the width of the accessway may include the road.

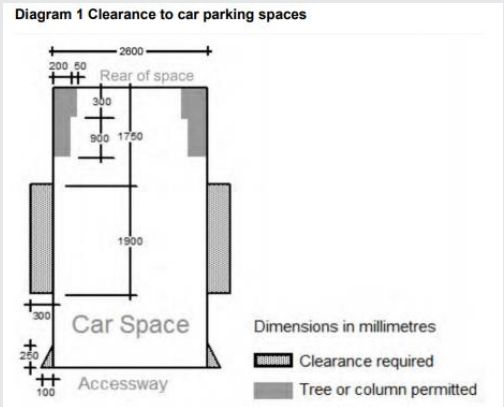
N/A – All car parking spaces are to be accessed via the internal accessway.

Car parking spaces

- Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.

A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:

- A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.



A structure, which may project into the space if it is at least 2.1 metres above the space.

Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.

Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.

Disabled car parking spaces must be designed

Table 6.2: Car Parking Spaces Design Assessment

Requirement	Comments
Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2 of Design Standard 2.	Satisfied – The at grade car parking spaces have been provided with dimensions that meet the minimum requirements in Table 2.
<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> - A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. - A structure, which may project into the space if it is at least 2.1m above the space. <p>Car spaces in garages or carports must be at least 6m long and 3.5m wide for a single space and 5.5m wide for a double space measured inside the garage or carport.</p>	<p>Satisfied – Each car space is provided in accordance with the clearance requirements of Diagram 1.</p> <p>N/A</p>
Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.	N/A

in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled carparking spaces may encroach into an accessway width specified in Table 2 by 500mm.

Table 2: Minimum dimensions of car parking spaces and accessways

Angle of car parking spaces to access way	Accessway width	Car space width	Car Space Length
Parallel	3.6m	2.3m	6.7m
45°	3.5m	2.6m	4.9m
60°	4.9m	2.6m	4.9m
90°	6.4m	2.6m	4.9m
	5.8m	2.8m	4.9m
	5.2m	3.0m	4.9m
	4.8m	3.2m	4.9m

Gradients

Accessway grades must not be steeper than 1:10 (10 percent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheel base of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the carpark; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.

Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.

Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 percent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.

Plans must include an assessment of grade changes of greater than 1:5.6 (18 percent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.

Table 6.3: Gradients Assessment

Requirement	Comments
Accessway grades must not be steeper than 1:10 (10%) within 5m of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	Satisfied - The accessway grade is not steeper than 1:10 for the first 5 metres at each of the basement access points.
Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be	Satisfied - The proposed ramp grades are in accordance with, with grades no
designed for vehicles travelling in a forward direction.	steeper than 1:4.5, less than the 1:4 maximum allowed.
Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5%) for a summit grade change, or greater than 1:6.7 (15%) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	Satisfied - Appropriate transitions have been provided to prevent scraping or bottoming.
Plans must include an assessment of grade changes of greater than 1:5.6 (18%) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	

Table 3: Ramp gradients

Type of car park	Length of ramp	Maximum grade
Public car parks	20 metres or less	1:5 (20%)
	Longer than 20 metres	1:6 (16.7%)

Private or residential car parks	20 metres or less	1:4 (25%)
	Longer than 20 metres	1:5 (20%)

<p>Mechanical parking</p> <p>Mechanical parking may be used to meet the carparking standard provided:</p> <ul style="list-style-type: none"> At least 25 percent of the mechanical carparking spaces can accommodate a vehicle height of at least 1.8 metres. Carparking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. The design and operation is to the satisfaction of the responsible authority. 	<p>There is no mechanical parking proposed.</p>
<p>Urban design</p> <p>Ground level carparking, garage doors and accessways must not visually dominate public space.</p> <p>Carparking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and art works.</p> <p>Design of car parks must take into account their use as entry points to the site.</p> <p>Design of new internal streets in developments must maximise on street parking opportunities.</p>	<p>Carpark entrances are generally recessed and hidden from view. Landscape planting near entrances balances the need to provide visibility and safety with screening.</p>
<p>Safety</p> <p>Car parking must be well lit and clearly signed.</p> <p>The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.</p> <p>Pedestrian access to carparking areas from the street must be convenient.</p> <p>Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.</p>	<p>Carparking areas are well lit and signed, pedestrian pathways are provided within to ensure safe navigation of carpark areas.</p>

Landscaping

The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.

Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.

Ground level carparking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.

Refer Landscape Plan and MUSIC report for podium treatments.

52.20-6.8: Side and rear setbacks

A new building not on or within 200mm of a boundary to a residential zone should be set back from side or rear boundaries 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. Diagram 2 details the standard.

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.

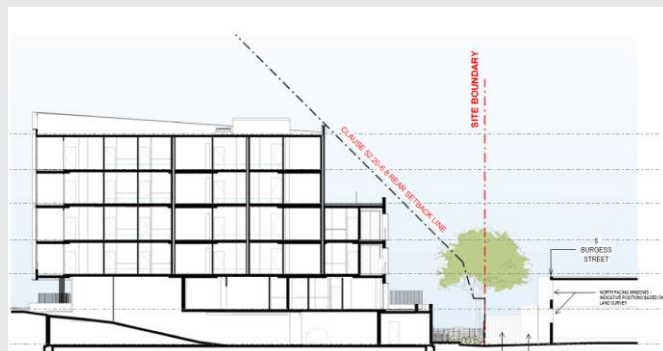
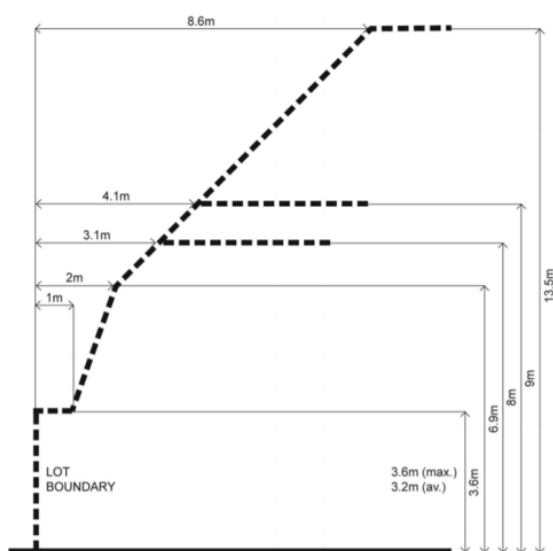
Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

N/A

This standard is not applicable to apartment developments (refer 52.20-5)

Regardless, the southern interface has been tested against this standard in order to demonstrate that there are no unreasonable impacts to residential properties along Burgess Street.

Diagram 2 Side and rear setbacks



52.20-6.9: Walls on boundaries

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:

- 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.

Complies

There are no walls constructed on the boundary.

52.20-6.10: Daylight to existing windows

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.

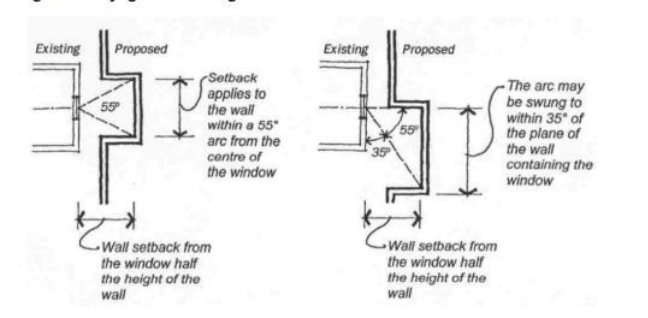
Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Complies

All neighbouring habitable room windows are set back in excess of 3 metres from the boundary and light court dimensions are met.

While the southern interface is sensitive, as the primary residential abuttal, all windows along this interface are setback in excess of 3 metres.

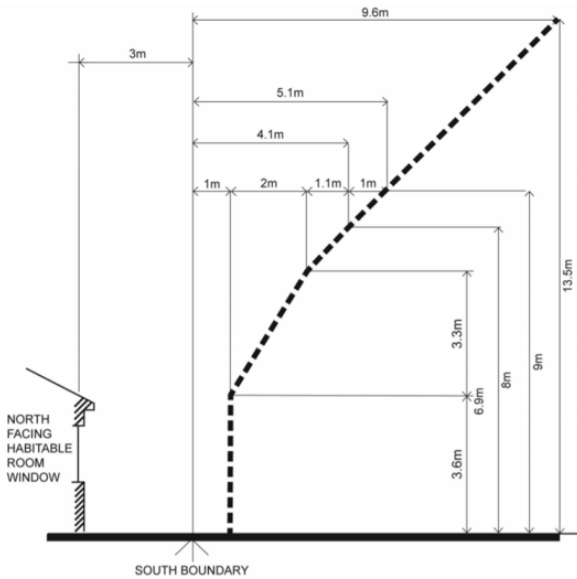
Diagram 3 Daylight to existing windows



52.20-6.11: North facing windows

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.

Diagram 4 North-facing windows



Complies

As per Standard 52.20-6-10, all neighbouring habitable room windows are set back in excess of 3 metres from the boundary and light court dimensions are met.

52.20-6.12: Overshadowing open space

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 9am and 3pm 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.

Complies

A full diagrammatic analysis of overshadowing to the south from 9am to 3pm is provided within the accompanying Urban Design Response (p.28).

This confirms there is no additional overshadowing imposed on existing SPOS of neighbouring dwellings.

52.20-6.13: Overlooking

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.

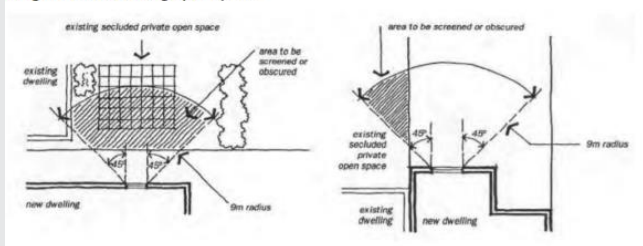
Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

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.

Diagram 5 Overlooking open space

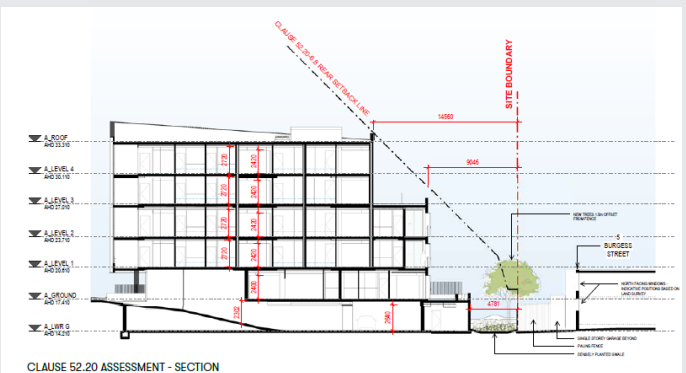


Complies

Overlooking concerns are limited due to the lack of sensitive residential interfaces.

Overlooking into the SPOS and habitable windows of the residential dwellings to the south-east is managed through adequate site setbacks at upper levels, and screening at ground level, of Building A.

Vegetation will also be provided as a landscape buffer between the existing residential dwellings and the development.



52.20-6.14: Noise impacts

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.

N/A

Not applicable - refer Clause 52.20-7.7 for relevant assessment criteria.

52.20-6.15: Daylight to new windows

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.

Complies

New habitable room windows are located to take advantage of daylight.

All new windows achieve compliance with the standard.

Daylight to apartments is a credit being targeted within the Green Star assessment. A daylight modelling assessment forms part of this application which demonstrates compliant daylight factors being achieved.

52.20-6.16: Private open space

A dwelling (other than an apartment) should have private open space consisting of:

- An area of secluded private open space 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.

Secluded private open space may be located in the front setback if it is no more than 30% of the street frontage.

N/A

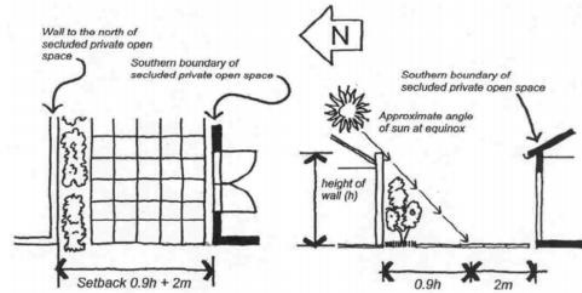
Not applicable - refer to Clause 52.20-7.10 for relevant assessment criteria.

52.20-6.17: Solar access to open space

The private open space should be located on the north side of the dwelling if appropriate.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Diagram 6 Solar access to open space



Complies

This standard is of limited use in understanding private open space amenity in apartment developments. It is not practical for balconies to be setback from southern walls in the same way that ground floor open space would be in townhouses or houses.

South-facing balconies are unavoidable in apartment developments.

Having regard to this proposal, and notwithstanding the above, all buildings have been oriented to maximise sunlight to private open space areas.

Private open spaces are appropriately configured to allow for daylight access into apartments, and to be functional and useable for future residents. The balconies comply with all other requirements of Clause 52.20.

The correct approach for assessment is to consider an apartment building based on the collective amenity provided to residents – in this case, there is a robust allocation of communal open space (oversupplied based upon the minimum requirements of Clause 52.20-7.2.) that receives good access to daylight and provides high quality spaces for residents. The site also has access to public open spaces, both new and existing.

On balance the amenity afforded to private open spaces is appropriate and does not require further consideration.

52.20-6.18: Storage

A dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

N/A

Not applicable to apartment developments (refer to Clause 52.20-5). Clause 52.20-7.11 provides the appropriate assessment criteria for storage in apartment developments.

52.20-6.19: Front Fence

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

- 2 metres for streets in a Road Zone, Category 1, and
- 1.5 metres in other streets or where secluded private open space is proposed within the front setback, the front fence may reach a height of up to 1.8 metres for not more than 30% of the length of the boundary.

Complies

52.20-6.20: Common property

Developments should clearly delineate public, communal and private areas.

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

Complies

The proposal has appropriately resolved its public, private, and communal spaces through transitional spaces and shared areas encouraging community interaction and play.

A robust play strategy has informed building placement and landscape treatments.

The design of common property has been informed by the urban design requirements of Homes Victoria and the development embodies principles of best practice.

52.20-6.21: Site services

The design and layout of 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.

Complies

Site services are provided and integrated into the design of the proposal, commensurate with contemporary apartment type developments.

Refer to Traffic Report, Waste Management Plan and development plans.

The overland flow path along the the south boundary has been appropriately resolved within the civil engineering response.

Clause 52.20-7: Development standards for apartments

52.20-7.1: Energy efficiency

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 in Table 4 should not exceed the maximum NatHERS annual cooling load.

Complies

The development targets a Green Star rating of 5 Stars. This is achieved through ESD pathways targeting a score of 65 points. This allows for a 10% fluctuation. This pathway is set out within the Sustainability Brief (30 March 2021).

In support of achieving Green Star accreditation, a preliminary NatHERS assessment has been undertaken which demonstrates compliant energy efficiency ratings.

The site is within Climate Zone 62 and must not exceed the maximum cooling load of 21MJ/m² Per annum. Preliminary assessment confirms the proposal meets this requirement (NatHERS Analysis 12 March 2021).

Living areas have been located on the north side where practicable – refer to Clause 52.20-6.17 for further discussion on this point.

A daylight assessment has been prepared by Stantec which demonstrates that sufficient daylight will be afforded to the proposal as a whole, and that consideration forms part of the GreenStar target for the development.

Table 4: 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

52.20-7.2: Communal open space

Developments with 40 or more dwellings should provide a minimum area of communal open space

of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.

Communal open space should:

- 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.
- Be designed to protect any natural features on the site.
- Maximise landscaping opportunities.
- Be accessible, useable and capable of efficient management.

Complies

Communal spaces are provided for residents across the development, with significant large areas at the ground floor and level 1. Refer to below table showing the size of communal open space areas.

	COS Area
Building A	209.0m ²
Buildings B + C	392.9m ²
Buildings E + F	142.0m ²
Building F + G	448.4m ²

Buildings E & F, and F & G share respective north-facing communal spaces at level 1. Buildings C & B are connected at the ground floor via a large area of communal open space. Building A has an open communal rooftop area at the third floor.

All communal open spaces are in excess of the requirements of this standard.

Secondary communal spaces are provided throughout the development in the form of shared balconies, transitional spaces, and the Bills Street accessway.

These communal spaces are well designed, provide passive surveillance, and are integrated into a wider design philosophy of communal space and play across the development.

There is also publicly accessible communal open space provided between Building B and Building A, totalling approximately 455m². Additional publicly accessible communal open space is provided on the eastern side of Building G, and at the western end of Bills Street between buildings F & E and C & B.

The site interfaces with Robinson Reserve to the south and west.

52.20-7.3: Solar access to communal outdoor open space

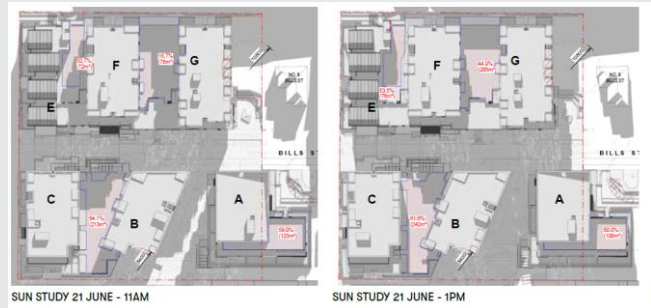
The communal outdoor open space should be located on the north side of a building, if appropriate.

At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

Complies

The communal open spaces are north-facing and comply as follows:

Building A	Compliant (3hrs min. total solar access)
Building B + C	Compliant (3.5hrs min. total solar access)
Building E + F	Compliant (2hrs min. total solar access)
Building F + G	Compliant (2hrs min. total solar access)



As per the above extract, the time of compliance is generally from 10am to 2pm (varying by COS area).

Communal open space is oversupplied, hence the nomination of primary areas outlined in red. It is these areas that are assessed in terms of sunlight access.

This is the correct approach as the nominated areas fulfill the criteria required of communal open space, including being easily accessible from respective buildings, being well laid-out, and providing a high level of community amenity.

Refer to Urban Design Report for full compliance table and diagrams demonstrating compliance with this standard.

52.20-7.4: Deep soil areas around canopy trees

The landscape layout and design should:

- Be responsive to the site context.
- Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.
- Maximise deep soil areas for planting of canopy trees.
- Integrate planting and water management.

Developments should provide the deep soil areas and canopy trees specified in the Table 5.

If the development cannot provide the deep soil areas and canopy trees specified in Table 5 an equivalent canopy

Complies

The proposal provides a responsive, extensive, and fully integrated landscape plan.

Compliant deep soil planting areas and canopy cover are provided through the development.

Deep Soil Area		Canopy Trees	
	Area (m ²) / %		Approx. Area (m ²)
Required**	705.7 / 7%	Required	2,365
Provided	721.1 / 7.1%	Existing Trees	843
		Proposed Trees	1,550
		Total	2,393

**Retained trees No.03, 16a & 20 are above 8m. As per Table 5 of clause 52.20, the minimum deep soil requirement is 7% of the site area with a minimum

cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.

Table 5: Deep soil areas and canopy

Site area	Deep soil areas	Minimum tree provision
750 – 1000 square metres	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8 metres) per 30 square metres of deep soil
1001 – 2500 square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil Or 1 large tree per 90 square metres of deep soil
1501 – 2500 square metres	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil Or 2 medium trees per 90 square metres of deep soil
>2500 square metres	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil

52.20-7.5: Integrated water and stormwater management

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.

Complies

The development will be connected to non-potable, dual pipe reticulated water supply commensurate with new apartment developments.

The stormwater management system is appropriate for application to the site, as set out within the successful MUSIC report prepared by Mordue.

52.20-7.6: Building setback

The built form of the development should respect the existing urban context and respond to the features of the site.

- Buildings should be set back from side and rear boundaries, and other buildings within the site to:
- Ensure adequate daylight into new habitable room windows.
- Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.

Complies

The built form of the development is adequately set back from its boundaries, with particular regard given to the sensitive interface with residential dwellings to the south east corner of the site. This is evident through compliance with off-site amenity impact standards relating to this interface (overshadowing, overlooking, daylight access to north facing windows)

Compliance with building setback envelopes at Clause 52.20-6.8 (despite not being applicable to apartment developments) is evidence of a careful and well considered design response in relation to building setbacks.

- Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.

The architectural language has been informed by the existing urban context and features of the site (refer to UDR p.18).

Adequate daylight is provided to habitable room windows

Overlooking has been managed.

Views and outlook have been considered in the design response. More broadly, the buildings have been positioned to provide outlook to public and communal areas.

Further discussion is provided at Sections 5.4.6 & 7.4.1 of the planning report.

52.20-7.7: Noise impacts

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 6 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.

Complies

Noise sources are located away from sensitive areas, and generally the layout minimises noise transmission within the site.

A detailed acoustic report has been provided which makes recommendations for achieving Greenstar and NCC compliance. It has also had regard to relevant sections of the planning scheme.

The proposal targets the 10.3 'Acoustic Separation' Green Star accreditation.

Details of acoustic treatment options are included within the accompanying report and have informed the design.

Recommendations for façade treatments are also made to mitigate sound impacts generated by the Monash Freeway. These recommendations will ensure acoustic compliance with this standard.

Table 6: 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

52.20-7.8: Accessibility

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 7.

Complies

85% of the apartments meet the accessibility requirements of Clause 52.20-7.8

Table 7: 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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. <p>The circulation area for the toilet and shower can overlap.</p>	A clear circulation area that is: <ul style="list-style-type: none"> • 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. <p>The circulation area can include a shower area.</p>
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.

52.20-7.9: Building entry and circulation

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.

Complies

Building entries are clearly designated. They have been designed to ensure their utilisation as transitional spaces with communal benefit.

Dwelling entrances are generally split into two groups across the development:

1. Those at the ground floor that are able to be directly accessed from the public realm (including the publicly accessible parts of Bills Street)
2. Those accessed internally, via communal entrances and transitional spaces.

Both entry types are given careful design treatment to ensure their safety and ease of use. Entrances accessed via the public realm are provided with appropriate transitional spaces including front gates, street-facing balconies, and planting.

Internal communal entrances are well considered and legible, and no unsafe spaces have emerged from the design response or layout configuration.

Internal dwelling entries diverging from hallways and other communal areas will be clearly identified commensurate with contemporary apartment developments.

Common areas and corridors provide at least one source of natural light and, except for 4 apartments in Building F, which is justified at Section 7.4.1 of this planning report.

52.20-7.10: Private open space

A dwelling should have private open space consisting of:

- An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or
- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with an area and dimensions specified in Table 8 and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

Complies

Each dwelling is provided with an area of POS that meets or exceeds the requirements of this standard, with the exception of 7 apartments which have a minor shortfall of minimum dimension but otherwise provide the requisite area.

Justification is provided at Section 7.4.1 of this planning report.

Table 8: Balcony size

Dwelling type	Minimum area	Minimum dimension
Studio or 1 bedroom dwelling	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

52.20-7.11: Storage

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 9.

Complies

Each dwelling provides compliant storage space. Generally, dwellings are provided with between 10m³ and 14m³ of storage space.

1-bedroom dwellings are generally provided with a minimum storage area of 10m³.

2-bedroom dwellings are generally provided with a minimum storage area of 14m³.

3-bedroom dwellings are generally provided with a minimum storage area of 18m³.

Refer to Clause 52.20 and LHA Compliance Schedule contained within the Bills Street Urban Design Response.

Table 9: Storage

Dwelling type	Minimum area	Minimum dimension
Studio or 1 bedroom dwelling	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

52.20-7.12: Waste and recycling

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 designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:

Be designed to meet the better practice design options specified in Waste Management and

- Recycling in Multi-unit Developments (Sustainability Victoria, 2019).
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

Complies

Waste and recycling enclosures are integrated within basement car parking areas.

A comprehensive Waste Management Plan is provided as part of this application. It confirms that the proposal will provide a waste and recycling system inclusive of:

- Fully equipped bin-washing area.
- Appropriate collection, separation and storage facilities.
- On-site management of food and green waste.
- Adequate circulation for waste and recycling collection vehicles (refer Ratio Traffic Report Appendix B SWEPT Path Analysis)
- Adequate internal storage spaces within dwellings for separation of waste types where appropriate.

52.20-7.13: Functional layout

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table 10.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table 11.

Complies

Internal layouts of all units are compliant with the minimum standards of both Table 10 and Table 11.

Table 10: Bedroom dimensions

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

Table 11: Living area dimension

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

52.20-7.14: Room depth

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

Complies

All units are compliant with this standard.

Refer to Clause 52.20 and LHA Compliance Schedule contained in the Bills Street Urban Design Response.

52.20-7.15: Windows

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.

Complies

All apartments receive daylight from windows or sliding doors in external walls. The need to provide daylight via secondary areas is avoided.

52.20-7.16: Natural ventilation

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.

Complies

49% of dwellings provide effective cross ventilation in accordance with the minimum breeze paths and ventilation openings set out within this standard.

Refer to Clause 52.20 and LHA Compliance Schedule.

52.20-7.17: Integration with the street

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.

Complies

The development provides adequate vehicle and pedestrian links that enhance local accessibility. Public access is enhanced from Bills Street to the parkland south of the site, with a publicly accessible communal open space running diagonally from Bills Street to the parks.

Where applicable - at the Robinson Road interface - the development will directly interface with the existing street.

The layout of the proposal provides a harmonious integration with the public open space to the south and southwest of the site.

Appendix B: Clause 52.20-5 Pre-Commencement
Assessment

DRAFT

VICTORIA'S BIG HOUSING BUILD

This clause applies to the use or development of land that is:

- Funded wholly or partly, under Victoria's Big Housing Build Program; and
- Carried out by or on behalf of the director of housing.

Prior to the use or development commencing, the following consultation and pre-commencement requirements must be met to the satisfaction of the responsible authority.

Clause 52.20-4 relates to consultation requirement. These requirements must be undertaken to the satisfaction of the responsible authority. The requirements may be varied or waived by the responsible authority.

Clause 52.20-5 lists a series of plans, documents and information that must be prepared and submitted to the satisfaction of the responsible authority.

Clause 52.20-4 Consultation requirements

Before the use or development commences:

Public consultation, and consultation with the relevant municipal council.	[to be completed]
A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to.	[to be completed]

Clause 52.20-5 Other pre-commencement requirements

The requirements of this clause may be:

- Satisfied for separate components or stages of a use or development, but each requirement must be satisfied prior to the commencement of that component or stage.
- Varied or waived by the responsible authority

Before the use or development commences, the following plans, documents and information must be prepared and submitted to the satisfaction of the responsible authority:

Written confirmation from the Department of Health and Human Services or the Director of Housing that the application is funded, either wholly or partly, under Victoria's Big Housing Build Program.	[Will be provided for lodgement with DELWP]
A project boundary plan that shows the boundary of the land on which the use or development will be undertaken.	Survey Plans show the exact boundary of the land on which the use and development will be undertaken. This is carried through in schematic design and urban design drawings.

<p>A site description and analysis plan that accurately describes the natural, physical, cultural heritage, built heritage, landscape, vegetation, access and any other notable features, characteristics and significance of the site and surrounding area including the existing use and development of the site and surrounding land.</p> <p>A description of the proposed use including:</p> <ul style="list-style-type: none"> • The activities that will be carried out. • The likely effects, if any, on the site and surrounding land and land uses, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation. 	<p>Town Planning drawings provide a thorough site description and analysis plan, with contributions from the suite of site investigation plans and reports, including:</p> <ul style="list-style-type: none"> • Survey Plan • Arborist Report • Utility Mapping • Overland Flow Investigations • Geotechnical Report • Environmental Investigation <p>The implications and relationships of these reports are discussed and analysed in further detail in the accompanying Town Planning Report.</p> <p>A description of the proposed use is provided in detail within the Town Planning Report, and includes the activities to be carried out and likely effects on the site and surrounds, supported by accompanying consultant inputs including:</p> <ul style="list-style-type: none"> • Traffic Engineering Report • Landscape Design • Daylight Assessment • NatHERS assessment • ESD Report • Structural and Civil Engineering Reports • Site and Authority Infrastructure Engineering Report • Waste Management Plan • Universal Access Report • Wind Assessment Report • Clause 52.20 Assessment.
<p>Detailed plans and elevations of the proposed development drawn to scale and dimensioned, including details of any buildings or works proposed to be demolished or removed, and any vegetation proposed to be retained or removed.</p>	<p>Provided within the Town Planning Drawings and Urban Design Response.</p>
<p>Explanation of how the proposed use or development derives from and responds to the site description and analysis plan.</p>	<p>Derived from consultant inputs and relevant schematic drawings, the explanation is provided as a common thread throughout the Town Planning Report.</p>

<p>A report that addresses the proposed use or development and how it responds to purposes, objectives, or statements of significance or risk of any zone, overlay, or other provision that would apply to the use or development were it not for the exemptions in clause 52.20-2. This does not include clauses 54, 55, 58 and 59. The report must address how a proposed use that is not a dwelling or residential building is in conjunction with that use.</p>	<p>As above, the Town Planning Report directly addresses the Boroondara Planning Scheme as it would have applied if it were not for the exemptions of Clause 52.20-2.</p>
<p>A design review report prepared by a suitably qualified architect or urban designer that demonstrates how the project achieves good quality design outcomes.</p>	<p>See accompanying Urban Design Response.</p>
<p>A schedule of works and development including staging and the expected commencement and completion times.</p>	<p>Commencement of development: October 2021</p> <p>Completion estimate: Late 2023</p> <p>The development will not be staged</p>
<p>A report that details how the proposed development responds to the development standards of:</p> <ul style="list-style-type: none"> • Clause 52.20-6 for the construction or extension of a dwelling. • Clause 52.20-6 and clause 52.20-7 for the construction or extension of an apartment development or residential building or the construction or extension a dwelling in or forming part of an apartment development or residential building. The development standards of clause 52.20-6.8 does not apply to an apartment development or residential building of 5 or more storeys. The development standards of clauses 52.20-6.14 and 52.20-6.18 do not apply to an apartment development or residential building. 	<p>See Town Planning Report</p>
<p>If the Minister for Planning has decided that an assessment through an environment effects statement under the Environment Effects Act 1978 is not required for the proposed development and the decision is subject to conditions:</p> <ul style="list-style-type: none"> • A report that details how each condition has been considered and addressed in the design, construction and operation of the proposed development. • A copy of any report, plan or other 	<p>NA</p>

document required to be prepared under those conditions.	
A plan for the management or mitigation of potential adverse effects or impacts on the environment or amenity from the proposed use or development, during and following construction.	See accompanying suite of Environmentally Sustainable Design reports and assessments.
If the use or development would require a permit were it not for the exemption in clause 52.20-2 and a copy of the application for that permit would be required to be given to a referral authority under section 55 of the Act, the comments of that referral authority on the proposed use or development.	
Any other plan, document or information the responsible authority considers necessary to assist the assessment of the proposed use or development or the plans and documents required to be prepared under this clause.	The provided suite of plans, reports and consultant inputs provide the requisite information to assess the proposed use and development.
A report that demonstrates that the environmental conditions of the land are or will be suitable for the use and development including any significant effects which the use or development may have on the environment or which the environment may have on the use or development including water, noise, air or land pollution impacts on the environment, amenity or human health.	See accompanying Environmental Investigation



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