

## 3.4 18-30 Whitehorse Road Deepdene - Mixed-use Development - PP22/0319

### 18-30 Whitehorse Road, Deepdene

<b>Application no.:</b>	<b>PP22/0319</b>
<b>Responsible director:</b>	<b>Scott Walker, Director Urban Living</b>
<b>Authorised by:</b>	<b>David Cowan, Manager Planning and Placemaking</b>
<b>Report officer:</b>	<b>Jack Richardson, Senior Urban Planner</b>

## Executive Summary

### Proposal

The proposal seeks the use and development of the land for a mixed-use building, comprising a health club (restricted recreation facility), retail, residential hotel and dwellings; to vary an easement; to reduce the standard number of car parking spaces required and to create or alter an access to a road in a Transport Zone 2.

Details of the proposal are summarised as follows:

- A proposed building which is partially three and partially four storeys in height, with a maximum overall height of 12 metres. The building contains two levels of basement.
- The front portion of the building fronting Whitehorse Road contains mixed uses including a health club, retail uses and a residential hotel, whilst the centre and rear of the site contain residential dwellings.
- A 769sqm health club (gym) and 25-metre-long lap swimming pool to be located at basement level 2 (lower).
- A total of 25 dwellings are proposed, each with a double car garage within basement level 1.
- A total of 540m<sup>2</sup> of retail space is proposed, across three different areas.
- The residential hotel contains a total of 20 suites, in two different typologies.
- 73 car parking spaces are proposed, with a proposed reduction in the standard car parking requirement of twelve (12) spaces associated with the retail visitor parking.

### Issues

Thirteen (13) objections have been received raising a range of issues including overdevelopment of the site, impacts to the neighbourhood character and the Deepdene Neighbourhood Centre, impact to the public realm, damage to vegetation and the environment, lack of car parking and amenity impacts.

The following key issues are addressed in the Planning Assessment Report (Attachment 1):

- Appropriateness of the building, including the height, bulk and scale of the proposed development;
- Compliance with the Design and Development Overlay (DDO16) due to the neighbourhood character and integration with the public realm;

- Response to relevant planning controls in relation to not promoting sustainability, improving functionality, accessibility, integration with the public realm and addressing scale and identity;
- Limited amenity impacts to neighbouring residential properties to the east, including overshadowing and overlooking.
- Impact to neighbouring trees and vegetation, particularly along the Anniversary Trail.
- Provision of adequate car parking spaces, including for visitors, and impacts to the local traffic network.

### Officer's response

An assessment of the proposal has been undertaken against the Boroondara Planning Scheme as outlined in the Planning Assessment Report (Attachment 1). This report details the proposal, discussion of all objections and assessment against relevant controls and policies.

It is considered that the proposal strengthens the Deepdene Neighbourhood Centre through provision of new land uses which will benefit the local community by enabling additional services that may be provided, facilitating economic development and providing new housing opportunities within an established urban area.

The proposed development allows revitalisation of a large site in a prominent position within the Deepdene Neighbourhood Centre. The development has been designed with an appropriate façade to the Whitehorse Road frontage, varied heights that follows the typography of the land, appropriate setbacks to side boundaries whilst minimising amenity impacts to neighbouring residential properties.

A full assessment of the proposed development against Clause 55 of the Planning Scheme has been completed and is available in Appendix B. This assessment highlights that the development will have acceptable impacts to the neighbouring residential properties within the context of these adjoining a Commercial Zone and Neighbourhood Centre.

Regarding impacts to vegetation and lack of car parking spaces and associated issues, the proposed development is supported by Council's Arborist's and Traffic Engineers.

## **Officers' recommendation**

That the Urban Planning Delegated Committee resolve to issue a Notice of Decision to Grant a Planning Permit PP22/0319 for the use and development of the land for a mixed-use building, comprising a health club (restricted recreation facility), retail, residential hotel and dwellings; to vary an easement; to reduce the number of car parking spaces required and to create or alter an access to a road in a Transport Zone 2, subject to the following conditions:

### **Stormwater Drainage Plan Prerequisite Requirements**

1. Prior to the submission of Amended Plans pursuant to Condition 2, Development Stormwater Drainage Plans must be submitted to and approved by Council's Asset and Capital Planning team (Drainage) the Responsible Authority. The plans must be prepared by a suitably Registered Professional Civil Engineer qualified engineer including:
  - a. The use of an On-site Stormwater Detention (OSD) system;

- b. The connection to the Council nominated Legal Point of Discharge;
- c. The outfall drainage works necessary to connect the subject site to the Council nominated Legal Point of Discharge;
- d. The integration, details and connections of all Water Sensitive Urban Design (WSUD) features in accordance with the Sustainable Design Assessment (SDA) and STORM report and include drainage details as a result of landscaping;
- e. A properly prepared design with computations for the internal drainage and method of disposal of stormwater from all roofed areas and sealed areas;
- f. All drainage plans must show the Trees to be retained and including the Tree Number; The Structural Root Zone (SRZ) radius; and the Tree Protection Zone (TPZ) radius, each as detailed and calculated within in accordance with the arborist report submitted with the application.
- g. All drainage plans must show proposed trees to be planted in accordance with the landscape plan submitted with the application.

### **Amended plans required**

2. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and electronic copies provided (unlocked PDF). When the plans are endorsed they will then form part of the permit. The plans must be substantially in accordance with the plans submitted to Council on 7 September 2023 but modified to show:
  - a. Correct the notation on the ground floor plan relating to screening of windows of Dwellings 22-24 (inclusive) so that the part balcony of Dwelling 22, full balconies of Dwellings 23 and 24 are screened in accordance with Standard B22 (Overlooking) of Clause 55.
  - b. All screening required in accordance with Standard B22 (Overlooking) of Clause 55 for Dwellings 22-24 (inclusive) to be shown on elevations.
  - c. The east facing first and second floor balconies of the 'Private Residence' to be screened to 1.7 metres above the finished floor level and comply with Standard B22 (Overlooking) of Clause 55. The first floor balcony on floor plan is shown to have 1.7m opaque glass balustrade, but this is not fully noted on elevation.
  - d. Overlooking diagrams to demonstrate 'Private Residence' first floor east facing bedroom window to comply with Standard B22 (Overlooking) of Clause 55.
  - e. Any fence or wall separating the Secluded Private Open Space of two dwellings, to be screened to at least 1.7 metres height above the Finished Floor Level and have maximum openings of 25%;
  - f. An 'Internal Views' Plan that demonstrates how each Dwelling complies with Standard B23 of Clause 55;
  - g. Removal of Dwelling 15's South facing dining room windows;
  - h. Notation that specifies that any obstructions, including fencing and/or letterboxes, must be no higher than 900mm or 50% permeable within the pedestrian sight triangle area on the departure side;

- i. Correction to Basement Level 1 Floor plan to specify 23 car spaces (16 regular spaces, 2 disabled spaces and 5 visitors) other than the 50 car spaces contained within self-contained garages;
- j. Correction to Basement Level 1 Floor plan label that specifies 10 motorcycles spaces;
- k. Allocation of car parking as 5 for retail, 5 for residential hotel, 6 for Health Club and the disabled car parking spaces shared amongst all land uses;
- l. Notation that specifies 'Relevant approval from the Electricity/Power Provider is required to remove/relocate the electricity pole';
- m. The Tree Protection Zone and Structural Root Zone of Tree Nos. 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58 (as identified in the Arborist Report submitted with the application prepared by Baxter Ecology and Associates (dated 07/07/2023) drawn on all site and floor plans;
- n. Notation on all site and floor plans that Tree Nos. 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58 are to be retained and protected in accordance with the endorsed Tree Management Plan required by this Permit;
- o. Any modifications to the location or layout of buildings and/or works recommended in the endorsed Tree Management Plan required by this Permit;
- p. The siting of any necessary stormwater detention pit, underground services and pits, and/or rainwater harvesting tank to be located outside any area set aside for deep-soil planting and outside the Tree Protection Zone of any trees to be retained/protected;
- q. Notation on all site and floor plans that all excavations within the Tree Protection Zone of Tree 1, 2, 3 & 5 must be undertaken with hand tools or hydro-vacuum and that all excavation works must be supervised, document and certified by the Project Arborist;
- r. Notation on all site and floor plans that all excavations within the Tree Protection Zone of any tree to be retained must be undertaken with hand tools or hydro-vacuum to a minimum depth of 50 cm and that all excavation works must be supervised, document and certified by the Project Arborist (excluding basement);
- s. All demolition works within the Tree Protection Zone of any tree to be retained must be supervised by the project arborist;
- t. Existing ground level must be maintained within the Tree Protection Zone of any tree to be retained (excluding basement);
- u. Permanent fencing within the Tree Protection Zone of any tree to be retained must be constructed on pier foundations with any required plinths constructed above existing grade;
- v. Notation on all site and floor plans that no strip footing is permitted within the Tree Protection Zone of Tree 1, 2, 3 & 5;
- w. Retaining wall replacement within the Tree Protection Zone of any tree to be retained must be constructed on pier foundations, utilise non-destructive excavation techniques and be supervised by the Project Arborist;



- x. Changes to Dwelling 15 and above floors to accommodate the canopy of Tree 45;
- y. Deletion of retaining wall within the Structural Root Zone of tree 48;
- z. Changes to the communal open space to facilitate replacement tree planting as required in the Landscape Plan conditions of this permit;
  - aa. Any changes required to the building footprint of Dwelling 15 to accommodate the retention of Tree 45 and its canopy;
  - bb. Initiatives contained within the Sustainable Design Assessment along with the proposed changes, including:
    - a. A minimum 30kW roof mounted solar photovoltaic panels;
    - cc. Physical samples of all materials and finishes to be submitted to Council's satisfaction;
    - dd. Development Stormwater Drainage Plans in accordance with Condition 1 of this permit;
    - ee. A Landscape Plan in accordance with condition 4 of this permit;
    - ff. A Tree Management Report in accordance with condition 7 of this permit;
    - gg. A Sustainability Management Plan in accordance with condition 14 of this permit;
    - hh. A Waste Management Plan in accordance with condition 40 of this permit;
    - ii. A Lighting Strategy Plan in accordance with condition 44 of this permit;
    - jj. A Car Parking Management Plan in accordance with Condition 63 of this permit.

**Layout not to be altered**

3. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority.

**Landscape plan**

4. A landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and electronic copies provided (unlocked PDF). When endorsed, the plan will form part of the permit.

The landscape plan must be generally in accordance with the landscape concept plan dated *19 December 2022* prepared by *John Patrick Landscape Architects*, except that the plan must show:

The landscape plan must show:

- a. A survey (including botanical names) of all existing trees to be retained and of those to be removed. The intended status of the trees shown on the landscape plan must be consistent with that depicted on the development layout plan;
- b. All hard surfaces proposed within the Tree Protection Zone of Tree Nos. 12, 18, 19, 27, 28, 31, 33, 34, 36, 37, 41, 42, 43, 45, 46, 48 (as identified in the Arborist Report submitted with the application Baxter Ecology and Associates (dated 07/07/2023) must be constructed of permeable

- materials; be constructed above current grade; and be constructed on foundations that maintain appropriate permeability for each tree, to the satisfaction of the Responsible Authority;
- c. Detailed construction specifications for all permeable surfaces that include cross-section diagrams;
- d. One (1) canopy tree (minimum 2 metres tall when planted and must achieve a minimum mature height of 10 metres and canopy spread of 7 metres) in the communal open space.
- e. Each canopy tree must be provided a minimum of 49 sqm of deep soil, with the available soil area clearly shown on the landscape plan;
- f. All trees must comply with Australian Standard AS2303:2015 - Tree Stock for Landscape Use;
- g. All canopy trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist;
- h. All canopy trees must be planted more than 2 metres away from any structures, paving, decking, property boundaries, easements, existing trees or shrubs;
- i. All trees within side and rear setbacks adequately setback from common boundaries to avoid mature canopy overhang of neighboring spaces.
- j. All hard surfaces proposed within the Tree Protection Zone of Tree Nos. 1, 2, 3 & 5 (as identified in the Arborist Report submitted with the application BAXTER ECOLOGY & ASSOCIATES (dated 2023) must be constructed of permeable materials; be constructed above current grade; and be constructed on foundations that maintain appropriate permeability for each tree, to the satisfaction of the Responsible Authority;
- k. Detailed construction specifications for all permeable surfaces that include cross-section diagrams;

### **Completion of landscaping works**

5. Landscaping as shown on the endorsed landscape plan/s must be carried out and completed to the satisfaction of the Responsible Authority prior to the occupation of the development.

### **Landscaping maintenance**

6. All landscaping works shown on the endorsed landscape plan/s must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.

### **Tree Management Plan**

7. Concurrent with the submission of amended plans required by Condition 1 of this Permit and prior to any demolition or site works, a Tree Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Tree Management Plan must be prepared by a minimum AQF Level 5 qualified and experienced Arborist in relation to the management and maintenance of Tree Nos. 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58 (as identified in the Arborist Report submitted with the application prepared by Baxter Ecology and Associates (dated 07/07/2023)). The Tree Management Plan must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail

the following to ensure that all retained trees remain healthy and viable during construction:

- a. A Tree Protection Plan drawn to scale that shows:
  - i. Tree Protection Zones and Structural Root Zones of all trees to be retained;
  - ii. All tree protection fenced off areas and areas where ground protection systems will be used;
  - iii. The type of foundations (illustration or notation) within each Tree Protection Zone;
  - iv. Any services to be located within the Tree Protection Zone and a notation to state that all services will either be located outside of the Tree Protection Zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the project arborist; and
  - v. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the Tree Protection Zone.
- b. Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the project arborist; and details of how any permeable surfaces within the Tree Protection Zone of retained trees will be constructed;
- c. Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the Responsible Authority;
- d. All remedial pruning works that are required to be performed on trees during demolition and development of the site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur. Note: Only Council or Authorised Council Contractors can prune Trees Nos. 1, 2, 3 & 5. Any request for the pruning of trees on public land must be made through Council's Environmental Sustainability and Open Spaces Department.
- e. All pruning of trees 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 and 56 must be to the satisfaction of DEECA.
- f. A detailed assessment of title boundary tree canopy overhang is required. Where pruning is required proposed works should be approved by the land owner and/or Responsible Authority in accordance with AS 4373.2007 *Pruning of Amenity Trees*.
- g. The recommendations contained in the approved Tree Management Plan must be implemented to the satisfaction of the Responsible Authority and any changes to the endorsed Tree Management Plan will require written authorisation from the Responsible Authority.

### **Tree Management Plan and Construction Management Plan**

8. If a Construction Management Plan is required as a condition of this permit it must be in accordance with the Tree Management Plan and Tree Protection Plan.

### **Contractors to be advised of trees to be retained and protected**

9. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site

are advised of the status of trees to be retained and protected as detailed in the endorsed Tree Management Plan and are advised of any obligations in relation to the protection of those trees. A written record must be maintained on site of all contractors inducted regarding this condition. At the request of an authorized officer of Council this written record must be provided to council.

### **Regulation of activities in Tree Protection Area**

10. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area as detailed in the endorsed Tree Management Plan without the prior written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

### **Documentation and Certification by Project Arborist**

11. a) Prior to the commencement of any site works, including demolition and excavation, the Responsible Authority must be provided with evidence that a project arborist has been engaged as part of the ongoing consultant team to oversee the design and construction, and to ensure the development does not have a detrimental impact on the ongoing health and stability of the trees to be retained. The project arborist must hold suitable qualifications and experience to the satisfaction of the Responsible Authority. Evidence of the appointment of the project arborist must be submitted to the satisfaction of the Responsible Authority (quoting the Planning Permit number and site address, emailed to [Boroondara@boroondara.vic.gov.au](mailto:Boroondara@boroondara.vic.gov.au)) not less than seven (7) days before the commencement of works on site.

b) Prior to the commencement of any site works, including demolition and excavation, a timetable for the supervision and certification of tree management activities which is to the satisfaction of the Responsible Authority must be prepared by the project arborist and submitted to the Responsible Authority for approval. A signed and dated copy of each stage of the supervision timetable certified by the project arborist (quoting the Planning Permit number and site address, emailed to [Boroondara@boroondara.vic.gov.au](mailto:Boroondara@boroondara.vic.gov.au)) must be submitted to the Responsible Authority not more than seven (7) days following the completion of each stage.

### **Payment of Fees for the Removal and Replacement of Street Trees**

12. Prior to the commencement of the development, a fee of \$9922.57 plus GST must be paid to the Responsible Authority to cover the costs of the removal of the existing street tree (Tree 4 - Assets ID 861350) located on Whitehorse Road and planting of two (2) new street trees adjacent to the new footpath.
13. Removal of the existing street tree and supply and planting of two new street trees must only be undertaken by the Responsible Authority.

### **Sustainability Management Plan**

14. Prior to the endorsement of plans, a Sustainability Management Plan (SMP) must be submitted to and approved to the satisfaction by the Responsible Authority. The Sustainability Management Plan must demonstrate a best practice standard of environmentally sustainable design and be generally in accordance with the report by GIW Environmental Solutions Revision D dated 19 December 2022, but modified to include the following changes:
  - a. The energy section amended to nominate at least 30kW solar photovoltaics

- b. BESS credit 'IEQ 3.2 Thermal Comfort - External Shading' no longer claimed.
- c. No more than 20% vegetated area claimed for BESS credit 'Urban Ecology 2.1 Vegetation'.
- d. BESS credit 'Urban Ecology 2.4 Private Open Space - Balcony / Courtyard Ecology' no longer claimed unless taps and floor drains are shown for all townhouse balconies

Where alternative ESD initiatives are proposed to those specified in conditions above, the Responsible Authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes in association with the development.

- 15. All works must be undertaken in accordance with the endorsed Sustainability Management Plan and stormwater management plan to the satisfaction of the Responsible Authority. No alterations to these plans may occur without the written consent of the Responsible Authority.
- 16. Prior to the commencement of occupation or issue of a Statement of Compliance, whichever comes first, of any part approved under this permit, a report from the author of the Sustainability Management Plan (SMP) approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm through supporting evidence that all measures specified in the endorsed SMP have been implemented in accordance with the approved plan.

### **Water Sensitive Urban Design**

- 17. Prior to the endorsement of plans, a stormwater management plan that addresses Clause 53.18 of the Boroondara Planning Scheme must be submitted and approved to the satisfaction of the Responsible Authority. The plan must be generally in accordance with that included within the Sustainable Management Plan report by GIW Environmental Solutions Revision D dated 19 December 2022.

### **Drainage**

- 18. The site must be drained to the satisfaction of the Responsible Authority.
- 19. The owner must make an arrangement with Council for the provision of drainage and the acceptance of surface and stormwater from the subject land directly or indirectly into Council's drainage system and a final inspection shall be carried out to determine the completion of drainage in accordance with the approved plans, to the satisfaction of the Responsible Authority.

### **Sediment laden run-off**

- 20. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.

### **Department of Transport Conditions**

- 21. Prior to the occupation of the development the crossover driveway and all associated works show on plans (Fender Katsalidis TP009 Rev 4 dated 03/08/2023) must be constructed to the satisfaction of the Head, Transport for

Victoria and the Responsible Authority, at no cost to the Head, Transport for Victoria.

22. All vehicles associated with the use and development must be able to conveniently enter and exit the subject land in a forward direction to the satisfaction of the Responsible Authority and the Head, Transport for Victoria.
23. All disused or redundant crossings along Whitehorse Road must be removed and the area reinstated to kerb, channel and footpath to the satisfaction of and at no cost to the Head, Transport for Victoria prior to the occupation of the buildings hereby approved.
24. The permit holder must avoid disruption to tram operation along Whitehorse Road during the construction of the development. Any planned disruptions to tram operation during construction and mitigation measures must be communicated to and approved by the Head, Transport for Victoria and Yarra Trams a minimum of 8 weeks prior.
25. The permit holder must ensure that all track, tram and overhead infrastructure is not altered or damaged. Any alteration or damage to public transport infrastructure must be approved and / or rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.

#### **Number of car parking spaces**

26. A minimum of 73 car parking spaces must be provided on the land, to the satisfaction of the Responsible Authority.

#### **Use of car parking spaces and driveways**

27. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose, to the satisfaction of the Responsible Authority.

#### **Carpark control equipment**

28. Before the use starts or any building is occupied, details of any car park control equipment (controlling access to and egress from the internal/basement car park/s) must be submitted to and approved in writing by the Responsible Authority. These details must include a car park control device which can be accessed by visitors to the development including clear instructions on how to operate any security system.

#### **Convex Mirror**

29. Before the use starts or any building is occupied a convex mirror must be installed at the 90 degrees change in direction of ramp (on the northern wall of Dwelling 16) to the satisfaction of the Responsible Authority.

#### **Visitor parking spaces**

30. Visitor parking spaces within the development must be:
  - a. Clearly identified by appropriate signage having an area no greater than 0.3m<sup>2</sup>;
  - b. Line marked to indicate each car space; and
  - c. Available for visitor usage at all times.

**Vehicle crossovers**

31. Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.

**Removal of redundant vehicle crossovers**

32. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.

**Boundary walls**

33. The external faces of walls on or facing boundaries must be cleaned and finished to an acceptable standard to the satisfaction of the Responsible Authority.

**External lighting**

34. All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.

**Security alarms**

35. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standards published by Standards Australia International Ltd and must be connected to a registered security service, to the satisfaction of the Responsible Authority.

**Concealment of pipes**

36. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.

**Regular waste removal**

37. All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created, to satisfaction of the Responsible Authority.

**Maintenance of waste storage area**

38. All bins and receptacles used for the collection and storage of solid waste, recyclables and other wastes must be kept in a designated area, to the satisfaction of the Responsible Authority. This storage area must be:

- a. Properly paved and drained to a legal point of discharge;
- b. Screened from view with a suitably designed enclosure;
- c. Supplied with adequate hot and cold water; and
- d. Maintained in a clean and tidy condition free from offensive odours to the satisfaction of the Responsible Authority.

**Hours for waste collection**

39. Collection of waste must be conducted so as not to cause any unreasonable disturbance to nearby residential properties and may only take place during the following times:

Monday to Friday: 7:00am to 6:00pm  
Saturday & Public Holidays: 9:00am to 6:00pm

Sunday: No collection allowed

to the satisfaction of the Responsible Authority.

### **Waste Management Plan**

40. A Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Waste Management Plan must be substantially in accordance with the Waste Management Plan prepared by Leigh Design dated 19 December 2022 but modified to show:

- a. Section 2.2 (Collection Arrangements and Access to Waste Facilities) amended to add that each waste stream is to be collected by dedicated waste trucks and transported to dedicated waste facilities. Wastes are not to be collected in one waste truck.

to the satisfaction of the Responsible Authority.

### **Construction management plan**

41. Prior to the commencement of any site works, including demolition and excavation, a Construction Management Plan must be submitted to and endorsed by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must be prepared in accordance with Council's Construction Management Plan Template and provide details of the following:

- a. Hours for construction activity in accordance with any other condition of this permit;
- b. Measures to control noise, dust, water and sediment laden runoff;
- c. Measures relating to removal of hazardous or dangerous material from the site, where applicable;
- d. A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
- e. A Traffic Management Plan showing truck routes to and from the site;
- f. Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
- g. A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- h. Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;
- i. Contact details of key construction site staff;
- j. A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and



- k. Any other relevant matters, including the requirements of VicRoads and Yarra Trams.

### **Hours for demolition and construction**

42. All works including earthworks, demolition and construction activity associated with the approved development must take place only during the following hours, except with the prior written consent of the Responsible Authority:

Monday to Thursday:	7:00am to 6:00pm
Friday:	7:00am to 5:00pm
Saturday:	9:00am to 5:00pm
Sunday & Public Holidays:	No construction

### **Provision of letter boxes**

43. Provision must be made on the site for letter boxes and receptacles for papers to the satisfaction of the Responsible Authority.

### **Lighting Strategy**

44. Prior to the endorsement of plans, a Lighting Strategy Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once satisfactory, such plan will be endorsed and must be implemented to the satisfaction of the Responsible Authority. The Lighting Strategy must detail the type, illumination and intensity of all external lighting on the public facades and within the publicly accessible open spaces, such as the central lane and the western walkway facing the Anniversary Outer Circle Trail, should be submitted for Council's assessment. The strategy should demonstrate that:
- a. Well-considered, high-quality lighting is provided to illuminate all outdoor spaces based on their hierarchy and use, e.g. semi-public vs. semi-private/private spaces.
  - b. Include a mix of standard and feature lighting targeting semi-public areas that need augmented lighting to ensure they remain safe, comfortable and engaging after dark.
  - c. All external lighting should be designed as an integral aspect of the architecture and landscape design, highlighting where appropriate special features of both, such as building entrances, alcoves and other recesses.
  - d. All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality.

### **Environmental Audit**

45. Prior to the commencement of the use, either:
- a. A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or
  - b. An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use.
  - c. A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
  - d. A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating

that the environmental conditions of the land are suitable for the use or proposed use.

46. Notwithstanding the provisions of Condition 30, the following buildings and works can be carried out before any necessary Statement of Environmental Audit or a Certificate of Environmental Audit is provided to the Responsible Authority under Condition 45:
  - a. Buildings and works that necessarily form part of the Environmental Audit process; and
  - b. Buildings and works that the Environmental Auditor engaged by the owners advises must be carried out before a Statement or Certificate of Environmental Audit can be issued.
47. Buildings and works carried out before any necessary Statement of Environmental Audit or a Certificate of Environmental Audit is provided to the Responsible Authority must be carried out in accordance with the Works Plan approved by the Environmental Auditor engaged by the owner. A copy of the Works Plan must be provided to the Responsible Authority before the commencement of the buildings and works for the purposes of this condition.
48. Before the construction of the building hereby approved commences (excluding buildings and works carried out in accordance with a Works Plan approved by the Environmental Auditor engaged by the owner), a copy of any necessary certificate of environmental audit and/or statement, and the complete audit report and audit area plan must be submitted to the Responsible Authority.
49. The development and use allowed by this permit must comply with the directions and conditions of any Statement of Environmental Audit issued for the land.
50. Prior to the occupation of the building, a letter must be submitted to the Responsible Authority by an Environmental Auditor accredited with the EPA, to advise that all construction and remediation works necessary and required by an environmental audit or statement have been carried out.
51. Any handling and disposal of contaminated site soil must be in accordance with the requirements of any statement of environmental audit issued for the land, the requirements of the Environment Protection Authority and the Environment Protection Act 2017.

### **Power pole**

52. Approval from the relevant power authority for the relocation or removal of the Power Pole must be obtained prior to commencement of any buildings and works.

### **Gymnasium**

53. Unless with the prior written consent of the Responsible Authority the Health Club visitors excluding guest of the residential hotel or residents of the dwellings must not exceed 30.

54. The number of staff, proprietors, and person related to the proprietors working on the site or any other persons working on the site, whether paid or unpaid, must not exceed 2 on the site at any one time.

### **Noise level limits**

55. Noise levels emanating from the premises must not exceed the relevant levels prescribed by the State Environment Protection Policy (Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues - Publication 1826.4) or any successive relevant legislation, to the satisfaction of the Responsible Authority.

### **Testing of noise emissions**

56. At the request of the Responsible Authority, the owner or occupier must, within 30 days, supply an assessment by a qualified acoustic consultant of noise levels emitted from the site with readings taken at times and locations specified by the Responsible Authority.

The cost of the assessment is to be borne by the owner or occupier. If necessary, additional noise control features must be installed in consultation with an acoustic engineer, or activities and noise sources on the premises regulated at the direction of and to the satisfaction of the Responsible Authority.

The frequency of this request will be at the discretion of the Responsible Authority.

### **No external audio equipment**

57. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcements, broadcasts, playing of music or similar purposes, to the satisfaction of the Responsible Authority.

### **No amplified live music**

58. No amplified live music or entertainment is permitted on the premises without the prior written consent of the Responsible Authority.

### **Background Music**

59. The provision of entertainment on the premises must be limited to background music and be no louder than 5 decibels above the ambient background noise, to the satisfaction of the Responsible Authority.

### **Weights**

60. All weights, including dumbbells, kettle bells and similar, must be rubberized and only be utilised on the designated rubber matt areas at the ground floor of the premise.

**Leave quietly sign**

61. A sign must be attached to an internal wall in a prominent position adjacent to the entry/exit point to advise patrons to leave the premises in a quiet and orderly fashion. The sign must be to the satisfaction of the Responsible Authority.

**Amenity of the area**

62. The amenity of the area must not be adversely affected by the use and development as a result of the:
- a) Transport of materials, goods or commodities to or from the land; and/or
  - b) Appearance of any building, works, stored goods or materials; and/or
  - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or oil; and/or
  - d) The presence of vermin;

or in any other way, to the satisfaction of the Responsible Authority.

**Car Park Management Plan**

63. Concurrent with the submission of amended plans pursuant to Condition 1, a Car Park Management Plan must be submitted to and approved by the Responsible Authority.

The plan must include:

- a) Details of how car parking and circulation will be managed.
- b) Allocation of car parking as 5 for retail, 5 for residential hotel, 6 for Health Club and the disabled car parking spaces shared amongst all land uses;

Any recommended changes to the layout of the basement must be incorporated into the plans required by Condition 1. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority.

**Permit to expire:**

64. This Permit will expire if:

- a. The development does not start within two (2) years of the issue date of this Permit; or
- b. The development is not completed within four (4) years of the issue date of this Permit; or
- c. The use does not commence within two (2) years of the completion of the development.

The Responsible Authority may extend the times referred to if a request is made in writing before the permit expires or:

- (i) within six (6) months afterwards if the use or the development has not commenced; or
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

## Expiry of Easement Variation

65. The variation of easement component of this permit will expire if:

- a. The plan of variation delete as appropriate of easement is not certified within two (2) years of the issue date of this permit.
- b. The plan of variation delete as appropriate of easement is not registered within five (5) years of the date of certification.

The Responsible Authority may extend the certification period referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

### Notes:

*Headings are for ease of reference only and do not affect the interpretation of permit conditions.*

*This is not a Building Permit. A Building Permit may be required prior to the commencement of any works associated with the proposed development.*

*Pursuant to Council's Residential Parking Permit Policy (2011), the owners and occupiers of dwellings approved in this development will not be eligible to obtain resident or visitor parking permits.*

*The proposed development requires the construction of a crossover. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact the Department of Transport & Planning prior to commencing any works.*

*Prior to the commencement of any works on the site, the owner/developer must submit drainage plans for assessment and approval by the Responsible Authority (Asset Management).*

*Stormwater drains are to be connected to a legal point of discharge approved by Council. Drainage Connections within a road reserve, right-of-way, parkland, within an easement or to a Health Act drain must be to Council's standards.*

*Discharge to the approved point of discharge will be allowed subject to the flow being limited to a rate equivalent to 0.35 coefficient of runoff for 1 in 5 year rainfall event. Any additional discharge is to be temporary detained on site with a minimum storage volume for 1 in 10 year rainfall event, via an approved stormwater detention system designed to Council specifications.*

*Stormwater drainage plans must include the location of any existing or proposed trees within the vicinity of drainage works and document how any potential conflicts between trees and drains will be addressed during and after construction.*

*Stormwater drainage runoff shall be collected in a complete and effective system of drains and connected to the Approved Point of Stormwater Discharge.*

*Prior consent from Council and any and all public authorities is required to be obtained for alteration or reinstatement of assets or services affected as a result of the development.*

*No groundwater or anything other than Stormwater is to be discharged into an open discharge system. (Kerb & channel, made surface of a right of way or similar surface drainage system)*

*A Control pit is to be located in an appropriate location and a suitable path is to be designed for stormwater which surcharges from the pit once the design storm has been exceeded.*

*The proposed development is to provide adequate clearance for overland flow through the property.*

*An Asset Protection Permit is required prior to the commencement of site works in accordance with Council's Local Law 1E.*

*Prior consent from Council and any and all public authorities is required to be obtained for alteration or reinstatement of assets or services affected as a result of the development.*

*The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.*

*The Tree Protection Local Law requires that a Local Law Tree Permit be sought from Council for the removal and/or lopping of a 'Significant Tree' and/or excavation within the critical root zone of a Significant Tree. A list of Significant Trees is available at <http://www.boroondara.vic.gov.au/our-city/trees/significant-trees>. A Local Law Tree Permit is also required to remove, damage kill or destroy any identified 'Canopy Tree' which may include any excavation within the tree protection zone of a 'canopy tree'. The Tree Protection Local Law identifies a 'Canopy tree' as any tree with a single trunk circumference of 110cm or a combined circumference of a multi stemmed tree of 110cm or greater measured at 1.5m above ground level. A Planning Permit does not constitute a Local Law Tree Permit or permission to remove, damage kill or destroy a significant or canopy tree. The Tree Protection Local Law is available to download at <http://www.boroondara.vic.gov.au/our-city/trees/tree-works-permits> alternatively please contact Council's Arborist - Statutory Planning (telephone 9278 4888) should a Local Law Tree Permit be required.*

### **Works over easement**

*Prior to the issue of a building permit, the owner must obtain the consents of all relevant authorities for any buildings or works, including any paving, fences and landscaping, over any easement or underground services under the control of a public authority including sewers, drains, pipes, wires or cables.*

*The owner must accept all reinstatement costs in carrying out repairs to any buildings, works or landscaping over the easements should such buildings, works or landscaping be disturbed by any works undertaken by Council in the future.*



## PLANNING ASSESSMENT

### Urban Planning Delegated Committee

<b>Application Number</b>	PP22/0319
<b>Date Application Received</b>	19/04/2022
<b>Planning Officer</b>	Lachlan Waddell & Jack Richardson
<b>Applicant</b>	Ausea Property Management Pty Ltd
<b>Owner</b>	Ausea Property Management Pty Ltd
<b>Property Address</b>	18-30 Whitehorse Road, Deepdene
<b>Proposal</b>	Use and development of the land for a mixed-use building, comprising a health club (restricted recreation facility), retail, residential hotel and dwellings; to vary an easement; to reduce the number of car parking spaces required and to create or alter an access to a road in a Transport Zone 2.
<b>Ward</b>	Cotham
<b>Zoning</b>	Commercial 1 Zone Transport Zone 2 (minor overhang/ lip)
<b>Overlays</b>	Design & Development Overlay - Schedule 16 Parking Overlay - Precinct 1 Environment Audit Overlay
<b>Potential Overland Flow?</b>	Yes
<b>Advertised?</b>	Yes
<b>Number of Objections Received</b>	Thirteen (13)
<b>Recommendation</b>	Notice of Decision to Issue a Planning Permit

#### PLANS ASSESSED IN THIS REPORT

Section 57A Amendment Plans submitted on 25 August 2023.

#### PROPOSAL

##### Appendix A - Plans

Details of the proposal are summarised as follows:

- The proposal comprises a building stretching from the frontage of the site to near the rear of the site, and boundary to boundary in width.
- The proposed building is partially three and partially four storeys in height, with a maximum overall height of 12 metres. The building contains two levels of basement.

- The front portion of the building contains a mix of a health club, retail uses and a residential hotel, whilst the rear two thirds will contain townhouses.
- Basement Level 2 (lower) will contain a 769sqm health club (gym) and 25-metre-long lap swimming pool, as well as the lowest level of each dwelling.
- Basement Level 1 (upper) will contain a retail space, car parking and secluded private open space (courtyards) for each a selection of the dwellings.
- The Ground Floor Level contains two retail spaces along the frontage to Whitehorse Road, with dwellings to the rear.
- The First and Second Floor Level contains residential hotel suites and dwellings.
- A total of 25 dwellings are proposed, each with a double car garage within Basement Level 1.
- The residential hotel contains a total of 20 suites, in two different typologies.
- A total of 540m<sup>2</sup> of retail space is proposed, across three different areas.
- 73 car parking spaces are proposed, with a proposed a reduction of twelve (12) spaces associated with the retail visitor demand.




**Figure 1** - View of Proposed Development from Whitehorse Road



**Figure 2** - View of Proposed Development from Anniversary Trail located to the west

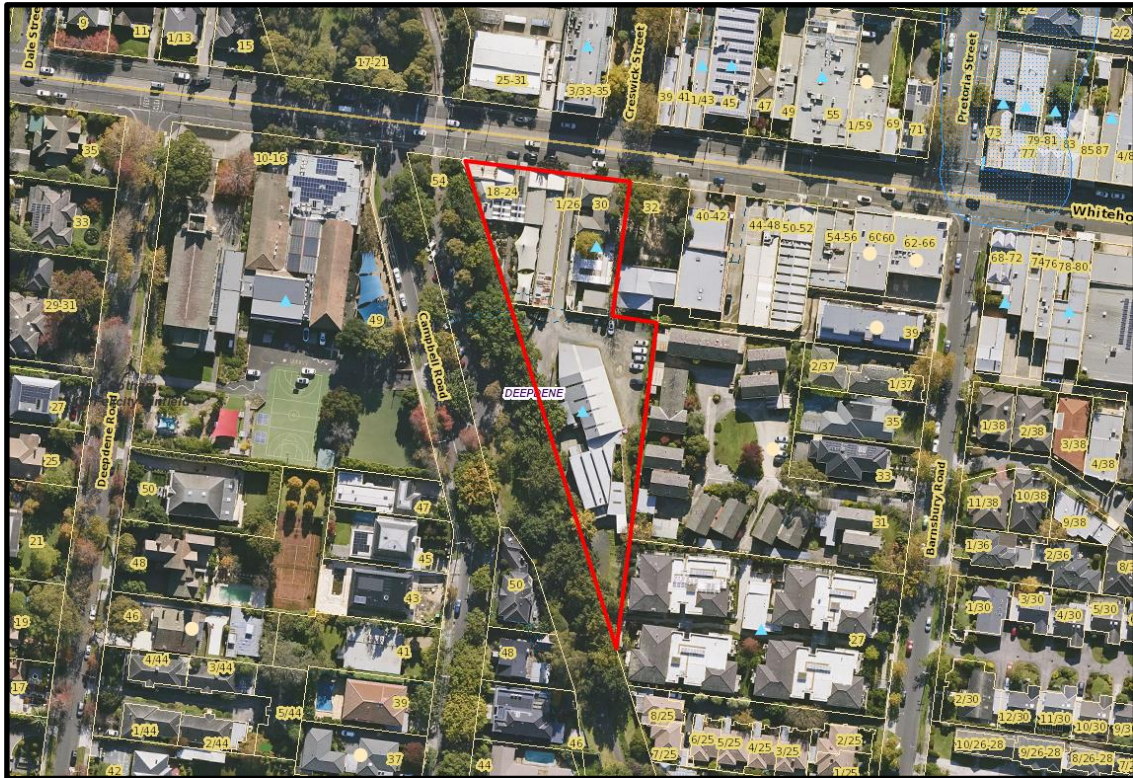


## THE SITE

<b>Site Location</b>	The subject site is located on the Southern side of Whitehorse Road in Deepdene.
<b>Width of Frontage</b>	55.39 metres
<b>Maximum Depth of Site</b>	143.23 metres
<b>Total Site Area</b>	4756m <sup>2</sup>
<b>Easements</b>	<p>The site, as shown on Plan of Subdivision LP43711, is encumbered by four easements through the front and centre of the site, as per below:</p> <ul style="list-style-type: none"> <li>• R1 - set apart for easements of way and drainage.</li> <li>• E-2 - Set apart for an easement of carriage way in favour of Lots 1 and 3.</li> <li>• E-3 - set apart for an easement for drainage and protection of plumbing and landing in favour of Lot 3.</li> <li>• E-4 - set apart for easements of sewerage.</li> </ul> 
<b>Fall of the Land</b>	The site has a moderate fall from the west to the east of approximately 2 metres.
<b>Front Fencing Details</b>	The site does not have front fencing along Whitehorse Road.

- The subject site currently contains a range of buildings, including:
  - 18-24 Whitehorse Road - a single storey brick building, partly built to the front boundary. The land is used for retail, including a food and drink component.
  - 26 Whitehorse Road - a single storey warehouse building of corrugated iron used for an auto service workshop.

- 28-30 Whitehorse Road - a double storey brick building, partly built to the front boundary. The ground floor level is vacant (at the time of the application being submitted) whilst the first floor is used for dwellings.
- There are two vehicle crossovers along the Whitehorse Road frontage.
- The subject site has one tree located to the rear of 30 Whitehorse Road building. The neighbouring properties contain significant vegetation.



**Figure 3 - Aerial of Subject Site (Council's WEAVE, Dated 14 May 2023)**



**Figure 4** - View of Subject Site (Google Streetview, Dated May 2023)



**Figure 5** - View of Subject Site (Google Streetview, Dated May 2023)



## THE SURROUNDING AREA

The subject site is located within the Deepdene Neighbourhood Centre. The centre contains a range of building typologies and scale, and a variety of uses.

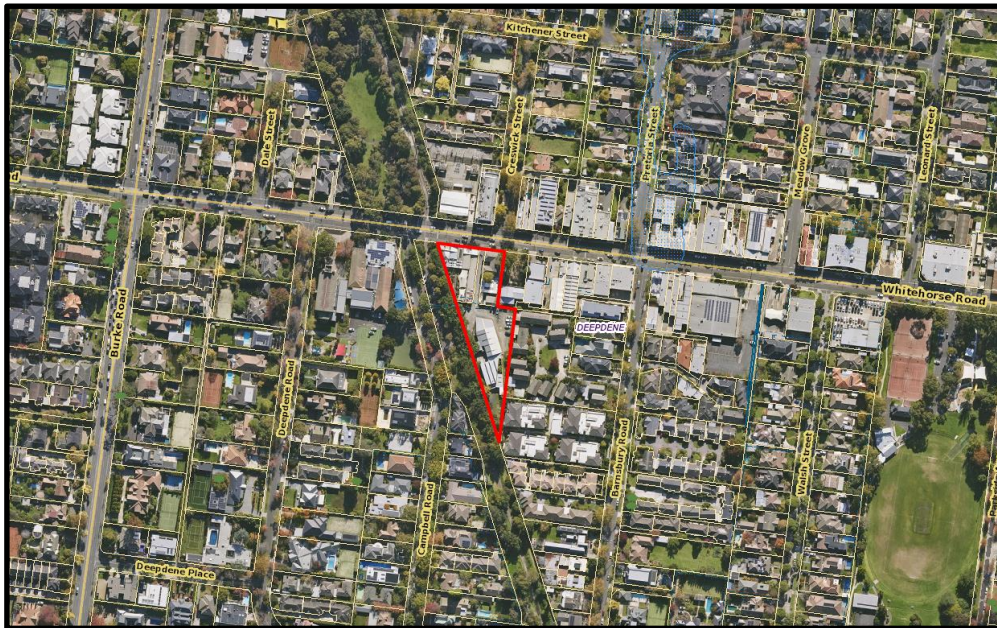
The built form within the centre ranges from single to triple storey, with a combination of buildings located on the street frontage with a clear retail presence and those setback from the street providing car parking or landscaping within the front setback.

The centre contains a broad range of uses including medical and health centres, retail premises and mechanical services.

To the north of the subject site, on the opposite side of Whitehorse Road is a CitiPower substation single storey in height, and a three-storey commercial building containing a veterinary clinic and dental boutique. Whitehorse Road contains four vehicle lanes (including on-street parking opportunities), and a tram line for travelling in both directions.

To the east of the site, the adjoining property at 32 Whitehorse Road is a contributory graded heritage site, containing a two-storey brick hall in use for the first Deepdene Scout Hall. To the east of the rear portion of the subject site is a residential village and retirement village, ranging from buildings of two and three storey heights.

To the south and west, abutting the subject site is the Anniversary Trail, a share bicycle and walking path with canopy trees and vegetation. Further to the west is Campbell Road and Our Lady of Good Counsel Primary School, which contains a three storey building with a flat roof.



**Figure 6 - Aerial of Site & Surrounds (Council's WEAVE, Dated 14 May 2023)**



**Figure 7 - Site & Surrounds with Explanation of Land Uses (Council's WEAVE)**

## RESTRICTIVE COVENANT/AGREEMENTS

Lot 3 of Plan of Subdivision 043711 (VOLUME 09371 FOLIO 571) has a registered restrictive covenant (1103536).

The original Restrictive Covenant 1103536 states that '*Kathleen Lilian Vale her heirs executors administrators or transferees will not at any time hereafter erect or permit or suffer to be erected upon the said Lot or any part thereof any dwelling the main roof of which shall be of corrugated iron nor shall such erection be at a lessor distance that Twenty five feet from the Street on which the said Lot abuts....nor will she or they at any time carry on quarrying operations upon the said Lot nor take or remove therefrom any gravel or sand except such as may be required for use in erecting the said dwelling or other erection thereon.*'

The following wording was previously removed from the Covenant '*erect or permit or suffer to be erected upon the said Lot or any part thereof any dwelling the main roof of which shall be of corrugated iron nor shall such erection be at a lessor distance that Twenty five feet from the Street on which the said Lot abuts*'.

As such, the proposal under this Planning Permit Application does not breach Restrictive Covenant 1103536.

## ABORIGINAL CULTURAL HERITAGE

Is the site within an area of Aboriginal cultural heritage sensitivity?	No
Is a Cultural Heritage Management Plan required?	No

## PERMIT/SITE HISTORY

Details of previous Planning Permit applications at the site are as follows:

Application No	Date of Decision	Decision	Description of Proposal
PP16/00145	-	Application Lapsed	Use an existing building as an indoor recreation facility and consent for carparking.
PP16/00857	23 December 2016	Planning Permit	Use the land for the purpose of operating a personal training/fitness studio and car parking to the consent of the Responsible Authority
PP16/00857.01	18 March 2020	Planning Permit	Use the land for the purpose of operating a personal training/fitness studio and car parking to the consent of the Responsible Authority

Application No	Date of Decision	Decision	Description of Proposal
PP19/1110	-	Application Lapsed	Use of the land for not more than 18 dwellings (Clause 34.01-1); Construction of a 3-storey building above basement car parking (Clauses 34.01-4 and 43.02-2); Reduction of the car parking requirement associated with dwelling visitors and a retail premises (Clause 52.06-3); and alteration of access to a road in a Road Zone, Category 1 (Whitehorse Rd) (Clause 52.39-2)

### NOTICE OF APPLICATION

Pursuant to Section 52 of the *Planning & Environment Act 1987*, the application was advertised by:

- Sending notices to the owners and occupiers of adjoining land; and
- Placing signs on the land for a period of 14 days.

13 objections have been received to the proposal. The grounds of objection are summarised as follows:

- Impacts to neighbourhood character due to proposed size, scale and bulk;
- Impacts to Deepdene Neighbourhood Centre;
- Overdevelopment of the site;
- Off-site amenity impacts, including overlooking and overshadowing;
- Poor integration with the public realm;
- Impacts to local traffic network and insufficient provision of car parking;
- Construction impacts;
- Impacts to neighbouring vegetation;
- Potential for future anti-social behaviour due to encouragement of mixed uses; and
- Impact of the tram and public transport network.

### AMENDMENTS TO THE PROPOSAL

An amendment to a planning application was lodged with Council after notification (7 September 2023). The proposed changes are as follows:

- Internal footpath lowered to RL60 (from RL60.5) in response to drainage referral;
- Basement Level 2 dropped to RL52.60 for health club and lobby (was RL53.3), RL53.6 for stores towards the rear (was RL54.3) and RL54.60 for private residence at the back (was RL54.8);

- Basement Level 1 dropped to RL57.57 for retail entry (was RL57.75), RL56.55 for car park (was RL57.25) and RL56.70 for residences (was RL57.40)
- The ground floor, first floor and roof finish levels remain the same as the advertised plans;
- Ramp grades to the basement car parks have been altered due to the change to levels;
- Small steps and fences have been added to each of the Units accessing the internal pathway at ground floor level to account for the footpath level change being lowered;
- Pathway link for the internal pathway to crown land (on the western side of the site) has been removed in response to DEECA comments;
- The void to the retail premises has decreased in size to offset the steps and a ramp that has been added to transition up from the internal pathways to the retail spaces (due to RL60 drainage requirement);
- Each of the studios (street facing/ north side) are no longer separated from their access to the balconies at first floor level;
- Bathroom/ bedroom window associated with a suite of the residential hotel resized at first floor at the north-eastern end (eastern elevation);
- Internal changes including alterations to hallways and steps.

It was considered that the proposed changes were minor in nature and did not warrant formal re-notification. However, all objectors were provided access to view the amended plans.

## REFERRALS

Traffic Department	<p>Supported, subject to conditions.</p> <p><u>Car Parking and Bicycle Demand</u></p> <p>The site is located within the Principal Public Transport Network (PPTN) and is located within a Parking Overlay (PO1) which has specific parking rates for dwellings, otherwise column B of Clause 52.06-5 applies.</p> <p>The proposal meets and exceeds the statutory requirement for the dwellings providing 50 spaces for residents and five for visitors. The residential hotel and health club have no specific Planning Scheme rate and are to the satisfaction of the responsible authority. Based on assessment by Council's Traffic Engineers the proposal will accommodate ten spaces for the residential hotel and health club which will be sufficient.</p> <p>The retail tenancy has a statutory requirement of 18 spaces, with five car spaces proposed for staff. As such there would be</p>
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	<p>a shortfall of 13 spaces. However, it is noted that the site has been historically operated as a variety of retail tenancies of approximately 900sqm floor area with no on-site parking for visitors. Therefore, the existing retail customer parking demand will be displaced by the proposed development.</p> <p>The proposal also meets and exceeds the statutory bicycle requirement of the Planning Scheme providing a total of 26 staff spaces in a secure area and 22 accessible visitor spaces with end of trip facilities. This exceeds the requirement of five staff spaces and seven visitor spaces.</p> <p><u>Car Parking Layout and Design</u></p> <p>The design is supported by Councils Traffic Engineers subject to conditions addressing:</p> <ul style="list-style-type: none"> <li>- A car parking management plan to ensure appropriate management of car parking spaces and their intended uses.</li> <li>- New crossovers being constructed to the satisfaction of the responsible authority.</li> <li>- Redundant crossover re-instated to Whitehorse Road.</li> <li>- An appropriate waste management plan.</li> <li>- Detector loops or convex mirror to manage traffic movements.</li> </ul>
Waste Services Department	<p>Supported, subject to conditions.</p> <p>The condition would add a sentence into the Waste Management Plan that each waste stream is to be collected by dedicated waste truck and transported to dedicated waste facilities and not collected in one waste truck.</p>
Sustainable Design Officer	<p>Supported, subject to conditions.</p> <p>Conditions will require small amendments to and implementation of the Sustainability Management Plan and Stormwater Management Plan provided by the applicant.</p>
Assets Officer	<p>Supported.</p> <p>The referral comments have been addressed through ESOS accepting removal of the street tree and the re-location of a light pole by the applicant.</p>
Drainage Officer	Supported subject to conditions.

	<p>Following initial comments from Council's Drainage Officer the floor level was raised to address flooding issues, however the land around it internally was also raised thereby creating an unwanted flood barrier. This issue was addressed post advertising (in the 57A amended plans) by lowering the internal proposed ground levels in accordance with Drainage Advice.</p>
Urban Designer	<p>Supported, subject to conditions.</p> <p>Council's Urban Designer supports the overall architectural scheme and has assessed that the proposal appropriately responds to both the Whitehorse Road interface (mixed use interface to commercial area) and Anniversary trail (lower residential interface).</p> <p>The design has been fine tuned in response to Urban Design comments including widening of the central walkway, varying the alignment of the western townhouses to enhance openness and visual relief, better sense of address for internal units including fencing and landscaping and alteration of the material palette enhancing the presentation and quality of the development.</p> <p>Conditions are required to review physical samples of materials, a lighting strategy targeting different areas including public, semi-public and private spaces. Further a landscape plan to address the residential nature of the development and transition from the Anniversary Trail.</p>
Environmental Sustainability and Open Space Department	<p>Supported, subject to conditions.</p> <p>Council's ESOS department support removal of one street tree which is an ornamental pear, based on a Tree Appeal conducted in accordance with Council's Tree Management Guidelines. The removal of the tree is supported subject to payment from the applicant which addresses amenity, removal of the tree and the replacement planting of two trees once the development is completed.</p> <p>All other street trees are to be maintained and conditions provided to ensure this.</p>
Arborist	Supported, subject to conditions.

	<p>It is noted that pruning will be required to the trees along the western boundary of the site (Anniversary Trail) for which the Department Energy, Environment and Climate Action has agreed to a condition to address. This condition will require tree pruning is to be undertaken in accordance with AS4373.2007 Pruning and Amenity Trees and that any proposed pruning is to the satisfaction of DEECA. Council's Arborist has noted that tree 45 (one of the trees leaning over the site from the Anniversary Trail) will not meet with the above condition and AS4373.2007 and as such has provided a condition that TH15 have changes to it building footprint and above floors to accommodate the tree.</p> <p>A condition has also been provided to alter the communal area to provide replacement planting of one canopy tree.</p>
The Head, Transport for Victoria (External - Section 55 Referral)	The Head, Transport for Victoria, does not object to the grant of a planning permit subject to conditions.

### GOVERNANCE ISSUES

The implications of this report have been assessed and are not considered likely to breach or infringe upon the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

The officers responsible for this report have no general or material conflicts of interest requiring disclosure.

The report to Council and any decision arising of Council will be made available on Council's website and by inspection at the Council Offices in accordance with the requirements in the *Local Government Act 2020*, Council's Governance Rules and Public Transparency Policy.

### CONSIDERATIONS

In assessing this application, consideration has been given to the following:

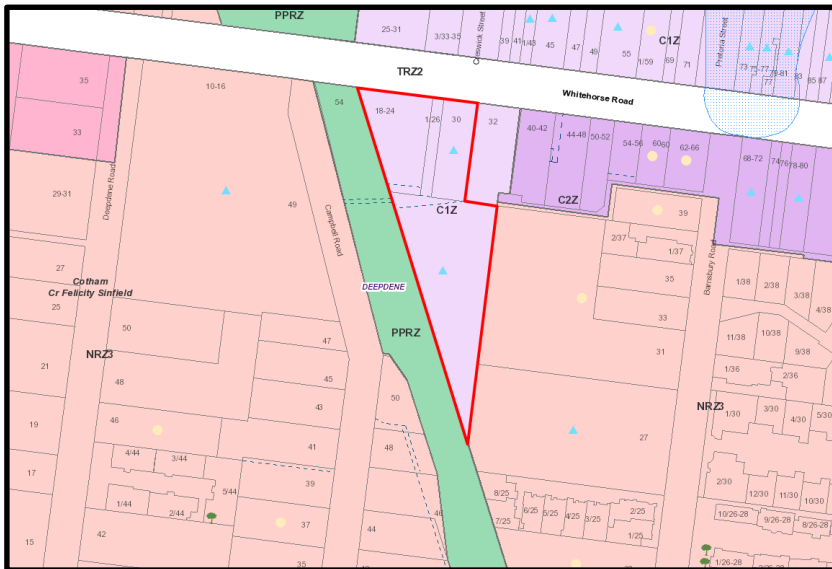
- The objectives of planning in Victoria as detailed in Section 4 of the *Planning & Environment Act 1987*;
- Section 60 of the *Planning & Environment Act 1987*;

- The relevant provisions and decision guidelines of the Boroondara Planning Scheme including the decision guidelines of Clause 65;
- The comment or decision of a referral authority;
- The objections received.

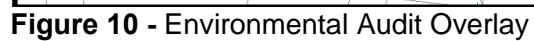
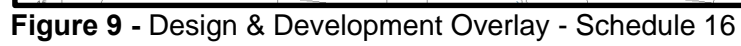
This proposal does not raise any significant adverse social or economic impacts. General social and economic impacts are addressed by the planning policy assessment below.

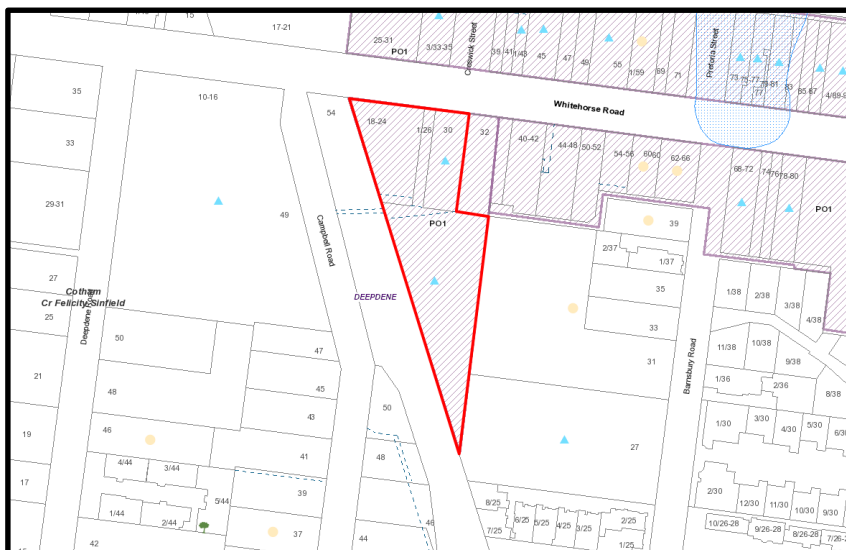
## BOROONDARA PLANNING SCHEME

### ZONING & OVERLAYS



**Figure 8 - Zoning of the Land**





## Commercial 1 Zone

Pursuant to Clause 34.01 of the Boroondara Planning Scheme, a planning permit is required to construct a building or construct or carry out works.

A permit is required for the use of the land as accommodation (dwellings and residential hotel) as the frontage at ground level exceeds 2 metres and health club (restricted recreation facility).

A permit is not required to use the site for retail premises.

## Transport Zone 2

The floor plan shows a small overhang/lip of building across the title boundary which is technically located within the Transport Zone 2 (Whitehorse Road). A planning permit is required for the construction of buildings and works.

Any application within the Transport Zone 2 must be accompanied by the written consent of the Head, Transport for Victoria.

The small overhang will not have any impact upon the existing or future operation, safety or redevelopment of the transport network.

## Design and Development Overlay - Schedule 16

Pursuant to Schedule 16 of the Design and Development Overlay, and permit is required to construct a building or construct or carry out works.

The purpose of the Design and Development Overlay is:

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

### Design objectives

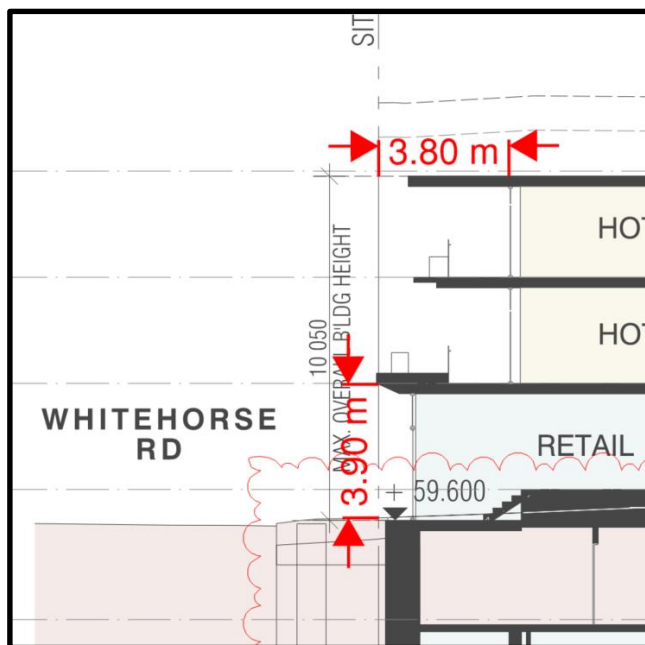
The relevant general objectives of Clause 1.0 of the schedule to this overlay that are relevant to this assessment are as follows:

- *To ensure the height and setbacks of development maintain and enhance the established streetscape and traditional, low-rise, high street character of neighbourhood centres.*
- *To achieve innovative, high quality architectural design that makes efficient use of land while enhancing the appearance and strengthening the identity of the neighbourhood centres.*
- *To ensure appropriate development that is complementary to the existing neighbourhood character and has regard to adjoining residential amenity.*
- *To ensure development respects and enhances identified heritage buildings and precincts.*

### Requirements

Relevant Requirement	Required	Proposed
Maximum Street Wall Height	8 metres	3.9 metres (See Figure 12)
Preferred Minimum Upper Storey Setback	3 metres	3.8 metres (See Figure 12)
Maximum Overall Building Height	12 metres (Due to slope of the site)	12 metres
Primary Street Frontage Setback	1.6 metres or on the frontage if up to the street wall height	✓
Side Street Frontage Setback	Development above street wall height should be setback 1.6 metres up	N/A- the site is not located on corner

	to 14.5 metres building height	
Setback from Residential Zones	<ul style="list-style-type: none"> <li>A minimum of 3 metres</li> <li>In accordance with Clause 55.04-1 thereafter</li> </ul>	<p>Refer to Clause 55.04-1 Assessment.</p> <p><i>No 'rear' boundary*</i></p>



**Figure 12 - Proposed Street Wall and Upper Storey Setback**

The proposal is an increase in built form density on the site. The site is large with a prominent position within the neighbourhood centre, emphasising the importance for the development to be complimentary to the neighbourhood character and enhance the precinct, whilst having regard to adjoining residential amenity.

The proposed built form responds positively to the design objectives of the overlay, providing an overall height and setbacks which contribute to the high street character of Deepdene, whilst providing a high-quality architectural design which will enhance the appearance of the centre. The proposed development is supported by Council's Urban Designer.

The design of the development provides significant setbacks to the western (side) boundary of the site, to respect and integrate with the neighbouring Anniversary Trail.



The setbacks to the boundary provide space for additional landscaping whilst retaining majority of vegetation and canopy trees along Anniversary Trail. This will ensure that the development does not visually out scale the public space, or cause undesirable impacts such as overshadowing.

The development has been designed to accommodate a variety of land uses, with three proposed retail spaces along Whitehorse Road to be provided, as well as a health club. This allows the site to maintain a commercial presence whilst providing two new land uses on the site in a hotel and dwellings.

The proposed development has been designed to minimise amenity impacts to adjoining residential properties located to the east of the site. As detailed within Appendix B, subject to condition, the proposed development satisfies the objectives of offsite amenity impact requirements of Clause 55, including:

- Clause 55.04-1 (Side and Rear Setbacks);
- Clause 55.04-2 (Walls on Boundaries);
- Clause 55.04-3 (Daylight to existing windows);
- Clause 55.04-4 (North-Facing Windows);
- Clause 55.04-5 (Overshadowing Open Space);
- Clause 55.04-6 (Overlooking);
- Clause 55.04-7 (Internal Views); and
- Clause 55.04-8 (Noise Impacts).

The proposed development minimises impacts to neighbouring properties whilst maximising the space provided on a large site with a prominent position within a neighbourhood centre.

#### **Parking Overlay - Schedule 1**

A permit is not required under the Parking Overlay.

The purpose of the Parking Overlay is:

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

#### **Objectives to be achieved:**

- *To identify appropriate car parking rates for land uses in various activity centres throughout the municipality.*

Use	Parking Overlay Rate	Measure
Dwelling	1 to each one- or two-bedroom dwelling  2 to each three or more-bedroom dwelling  1 for visitors to every 5 dwellings for development of 5 or more dwellings	The proposal meets and exceeds the statutory requirement for the dwellings providing 50 spaces for residents and 5 for visitors.

### Environmental Audit Overlay

The purpose of the Environmental Audit Overlay (Clause 45.03) is:

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

### Requirement

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

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

### Planner's Comments:

The proposed use of the land for residential use (residential hotel and dwellings) is a sensitive use. The recommended planning permit conditions address the requirements of the overlay.

**PARTICULAR PROVISIONS****Easements, Restrictions and Reserves**

The purpose of Clause 52.02 provision is to:

- *To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.*

A permit is required before a person proceeds:

- Under Section 23 of the *Subdivision Act 1988* to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.
- Under Section 24A of the *Subdivision Act 1988*.
- Under Section 36 of the *Subdivision Act 1988* to acquire or remove an easement or remove a right of way.

Therefore, a planning permit is required to vary an easement.

**Planners Comments**

Plan of Subdivision LP43711 details easements, as per below:

- R-1 - set apart for easements of way and drainage.
- E-2 - set apart for an easement of carriage way in favour of Lots 1 and 3.
- E-3 - set apart for an easement for drainage and protection of plumbing and landing in favour of Lot 3.
- E-4 - set apart for easements of sewerage.

The land located within the easement of R-1, has not been designated as a road on the current Plan of Subdivision LP43711. Easement R-1 benefits Lot 1, 2 and 3. It is proposed to remove Easement R-1 and vary Easement E-4 by diverting the sewerage line.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the interests of affected people. As Lot 1, 2 and 3 are owned by one entity, who propose the development under this application, there are no other affected people whose interest are to be considered.

It is considered that the variation of the easements is appropriate. Any future development will be provided with suitable site services to accommodate the proposed use and development.

**Car Parking**

A permit is required to reduce the number of car parking spaces required under Clause 52.06.

The purpose of the Car Parking at Clause 52.06 provisions is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

**Bicycles**

Clause 52.34 sets out requirements for bicycle spaces, change rooms and end of trip facilities. Appendix B (Particular Provisions Assessment) outlines the provision of these facilities and the application complies with the above clause.

**Land Adjacent to the Principal Road Network**

A permit is required to create and alter access to a road in a Transport Zone 2.

The purpose of this provision (Clause 52.29) is to:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

**Planner's Comments:**

The proposed vehicular access via a new crossover to Whitehorse Road, a Category 2 Road Zone, is acceptable as it will not affect operation of the road or public safety and has been supported by the Head, Transport for Victoria.

**OFFICER ASSESSMENT**

## PLANNING POLICY FRAMEWORK

The following planning policies are relevant to the assessment of the current application:

- Clause 11 - Settlement
  - Clause 11.03-1L-04 - Neighbourhood centres, local centres, commercial corridors
- Clause 13 - Environmental Land Risks
  - Clause 13.01-1S - Natural hazards and climate change
- Clause 15 - Built Environment and Heritage
  - Clause 15.01-1S - Urban Design
  - Clause 15.01-1L-01 - Urban design and built form outcomes
  - Clause 15.01-2S - Building design
  - Clause 15.02-1L - Energy and resource efficiency
  - Clause 15.03 - Heritage
- Clause 17 - Economic Development
  - Clause 17.01-1S and 17.01-1R - Diversified economy
  - Clause 17.02-1S - Business
- Clause 18 - Transport
  - Clause 18.01-1S - Land use and transport integration
  - Clause 18.01-3S - Sustainable and safe transport
  - Clause 18.01-3L - Sustainable personal transport
- Clause 19 - Infrastructure
  - Clause 19.01-1S - Energy supply

## Policy Context

The subject site is located within the Deepdene Neighbourhood Centre. The objective of Council's Strategic Direction at Clause 11.03-1L-04 for Neighbourhood Centres is to support retail and office development in accordance with the framework for centres and commercial corridors. Strategies located within this Clause for Neighbourhood Centres include to:

- *Facilitate mixed use development that supports the local community and ensures that neighbourhood centres, local centres and commercial corridors remain sustainable and multi-functional destinations.*
- *Support development that promotes sustainability, improves functionality, accessibility and integration with the public realm, and addresses scale and identity through site responsive design.*
- *Provide a greater mix of uses including retail, office and residential as part of any development.*
- *Ensure new development is designed to protect the amenity of residential areas adjoining neighbourhood centres, local centres and commercial corridors.*

The site is also zoned within the Commercial 1 Zone. The Purpose of the Commercial 1 Zone is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses and provide for residential uses at densities complementary to the role and scale of the commercial centre.

It is proposed to construct a mixed use building in a Neighbourhood Centre. Council's policy strongly encourages mixed use development within Neighbourhood Centres, especially when they support the local community and ensure that neighbourhood centres remain sustainable and multi-functional destinations. The proposal strengthens the Deepdene Neighbourhood Centre through provision of new land uses which will benefit the local community through the services that may be provided, facilitate economic development and provide new housing opportunities within an established urban area.

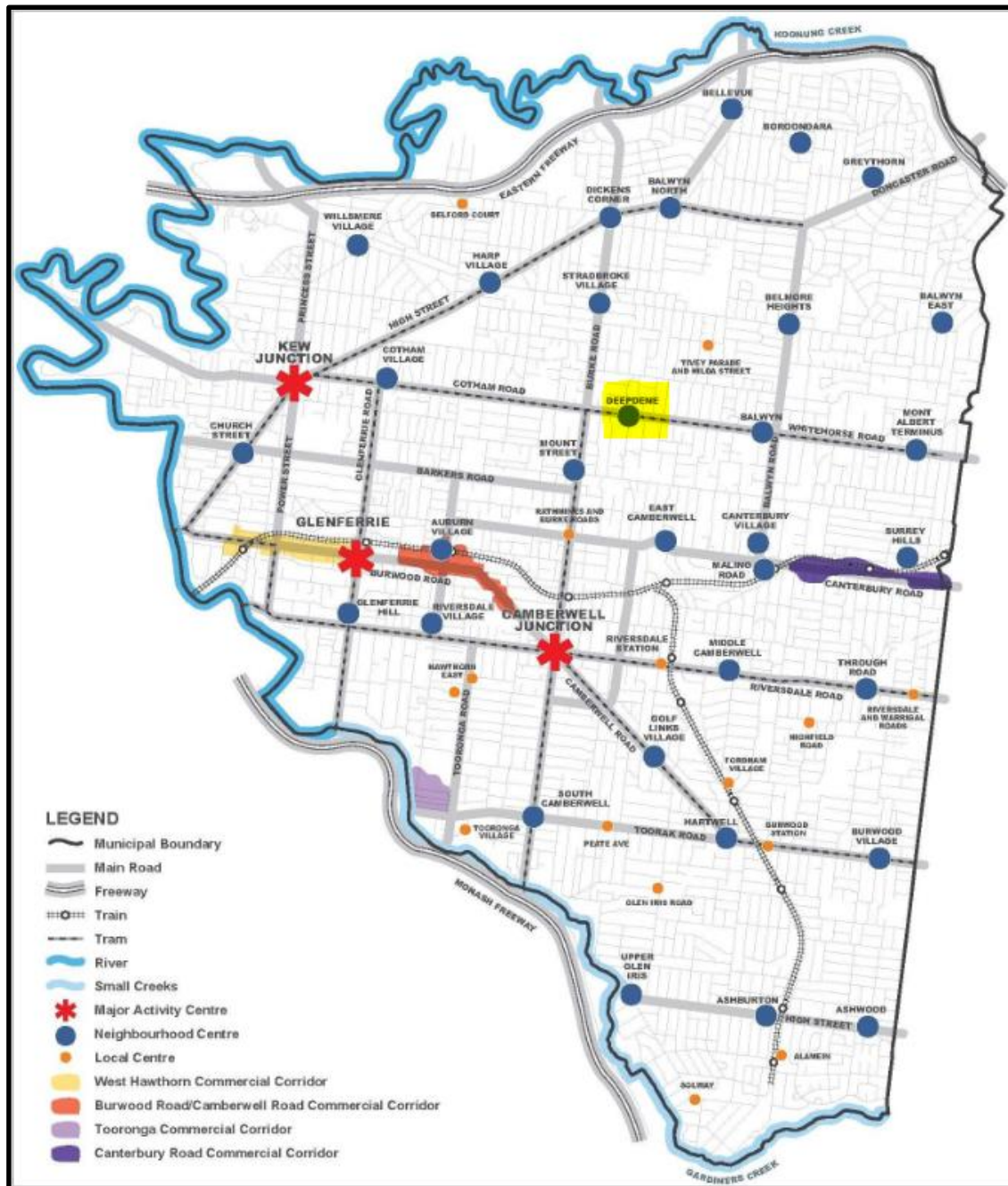


Figure 13 - Activity Centres Framework Plan

### Car Parking

Car Parking rates for particular land uses and development are set out in Clause 52.06 (Rate Column B of 52.06-5) and Parking Overlay (Precinct 1). The proposal has a statutory rate of:

- 50 resident and 5 visitor spaces for the proposed 25 dwellings;
- 18 spaces for the retail component (at 540sqm of floor area);
- There are no specific rates listed for the Residential Hotel and the quantum of car parking is to the satisfaction of the Responsible Authority; and
- There is no statutory rate for the health club and the quantum of car parking is to the satisfaction of the Responsible Authority.

The proposal provides:

- Two disabled spaces will be provided within the development to meet the car parking demand of any disabled resident, staff or visitor requirement;
- 50 resident spaces and 5 visitor spaces, meeting the statutory requirement;
- 16 regular car parking spaces to be shared between the retail, residential hotel and health club. Of these spaces, five (5) spaces will be available for the retail component, five spaces will be available for the residential hotel and six spaces will be available health club;
- Council's Traffic Engineer has calculated the residential hotel component in line with RTA's Guide to Traffic Generating Developments - 2002. The proposal meets the recommended rate with the 20 rooms generating the need for five car parking spaces. The proposal satisfies this requirement;
- Council's Traffic Engineer has calculated that parking rates for gymnasiums (health club) in Boroondara have accepted a rate of 0.3 spaces per patron or 2.5 spaces per 100sqm. The proposal requires 9 spaces at an expected patronage of 30. The shortfall of 13 spaces associated with the retail area is justified as the site has historically operated with no on-site car parking for visitors for 900sqm of a variety of retail tenancies.

The subject site is located along the Anniversary Trail which is a direct and convenient active transport route. The subject site is located within the Principal Public Transport Network and within 100 metres of a tram stops (109 Route) going either east or west along Whitehorse Road. As such the subject site has convenient access to public transport routes. These options align the location and proposal with both Clause 52.06 (car parking) and Clause 18.01-3S (Sustainable and Safe Transport) providing for sustainable transport options and reducing the need for car dependency.

Furthermore, the proposal far exceeds the statutory rate and facilities required for bicycles (Clause 52.34-5), with 26 staff spaces and 22 accessible visitor spaces proposed. This encourages cycling as a mode of transport, with convenient access to the Anniversary Trail and further supports any offset in car parking demand.



On balance, the proposal aligns with the Planning Policy Framework, including local policies as well as the purposes of the Parking Overlay and Clause 52.06. The site is suitably located in close proximity to public transport and active transport options with appropriate end of trip facilities provided. Council's policies support sustainable transport options to reduce car dependency. Further the proposed 73 car parking spaces will sufficiently support the proposed mixed uses as calculated by Council Planner's and Traffic Engineer's.

### **Built Form**

The subject site is affected by the Design and Development Overlay (DDO16), which applies to Neighbourhood Centres. In relation to the specific policy direction, the following is relevant:

### **Street Wall Height and Upper Floor Setback**

The Design and Development Overlay specifies that the Deepdene Neighbourhood Centre should have a maximum 8 metre streetwall height and upper storey setback of 3 metres.

The architectural expression of the building, when combined with the typography of the land, does not adopt a traditional streetwall presentation, with the upper levels setback.

The development has a strong architectural framing on, or near, the front façade that generally locates the ground floor architectural columns on boundary with glazing set into the building. Upper level balustrades form part of the prominent architectural framing with the actual habitable space further setback.

As a consequence, the building provides a frame with the volume of the building setback at the upper levels.

The proposal will have a street wall height of 3.9m. The upper floor is setback 3.8 metres from the street wall. The proposal complies with the requirements of the DDO16.

### **Overall Building Height**

The proposed development has an overall maximum height of 12 metres.

Due to the typography of the land, the DDO16 specifies a 12 metre overall building height for the subject site and Deepdene Neighbourhood Centre, which is complied with.

### **Design Details**

The application offers a competent architectural scheme and a thoughtful design response that breaks the super-block into a series of mass modules, which will help reinstate the fine-grain fabric. Adopting a hybrid building typology is another good design strategy to address the peculiarities of each interface, a hard-edged mixed-use building on Whitehorse Road and attached townhouses across the depth of the site.

### Whitehorse Road Streetscape

The proposed development presents to Whitehorse Road as a three storey development, which is designed to effectively respond to the slope of Whitehorse Road. The design has a central walkway providing pedestrian access to the dwellings located through the centre and rear of the site, which along with the central hotel lobby, staircase and lift core break the building façade into separate elements and add visual interests and articulation.

Council's Urban Designer supports the proposed street interface, noting that the proposal offers an acceptable public interface with a well-modulated façade and a balanced vertical and horizontal articulation. The recessed glazed bay may not be entirely open, but it provides sufficient transparency with enhanced view lines into the repositioned communal space and wider walkway.



**Figure 14** - Proposal Development as viewed from the north on Whitehorse Road

### Public Realm

Clause 15.01-1L-01 (Urban Design and Built Form Outcomes) seeks to ensure development is designed to contribute positively to streets and laneways as high quality public spaces including their amenity and appearance whilst Clause 15.01-2S (Building Design) seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

The proposal includes three retail spaces at the ground floor level facing the street (based on the typography of the Whitehorse Road frontage), with glazing at the ground floor and second floor levels to activate the street frontage and provide passive surveillance to the street. The frontage also includes two walkways to access the rear components of the proposed development on the site, which creates an openness to the facade, and reduces bulk.

The proposed interface with Whitehorse Road improves the existing presentation to the street and is supported by Council's Urban Designer.

The proposed development also provides an improved interface between the subject site and the Anniversary Trail to the West of the subject site. The development provides Secluded Private Open Space including areas for new canopy tree planting along the Western boundary, which will lead to an improved landscape outcome along the Anniversary Trail. The subject site is also located lower than the Anniversary Trail, ensuring that the proposed development does not impact of the public space such as overshadowing.

#### **Environmentally Sustainable Design**

Clause 15.01-2S (Building Design) seeks to ensure that buildings are design and sited to support environmentally sustainable development and improve the energy performance of buildings through siting and design measures, whilst as stated within this report policy at Clause 11.03-1L-04 for Neighbourhood Centres includes strategies to support development that promotes sustainability.

The proposal is supported by Council's Environmental Sustainability Design Officer. Conditions will be included in any planning permit issued for the proposal requiring a Sustainability Management Plan with additional sustainability measures to be included from those proposed, which will strengthen the environmental outcomes of the development.

#### **Off-site Amenity**

The proposal is located within an established commercial centre and only abuts residentially zoned land to the east of the site. Standard conditions will be included on the permit to ensure that the use does detrimentally affect the amenity of the area.

Regarding the residentially zoned properties to the east of the site, a full assessment of the proposed development has against Clause 55 of the Planning Scheme has been completed.

Of the Amenity Impacts Objectives of Clause 55, the proposed development satisfies the Objectives and Standards of:

- Clause 55.04-2 (B18) Walls on Boundaries,
- Clause 55.04-3 (B19) Daylight to Existing Windows; and
- Clause 55.04-8 (B24) Noise Impacts.

Subject to conditions, the proposed development satisfies the objective of Clause 55.04-6 (B22) Overlooking and Clause 55.04-7 (B23) Internal Views.

Whilst the proposed development does not meet the numerical requirements of Standard B17 (Side & Rear Setbacks) the impact to neighbouring residential properties to the east is acceptable, largely based on the typography and the layout of the neighbouring developments, such as location of common property on the immediate adjoining areas to such non-compliances. There is further discussion regarding Clause 55 within Appendix A.

## OBJECTION RESPONSE

Those matters not already addressed in the foregoing report are discussed below:

Total Number of Objections Received:	Thirteen (13)
Summary of Objection	Officer Comment
Loss of property value	The Victorian Civil and Administrative Tribunal and its predecessors have generally found subjective claims that a proposal will reduce property values are difficult, if not impossible to gauge and of no assistance to the determination of a planning permit application. It is considered the impacts of a proposal are best determined through an assessment of the amenity implications rather than any impacts upon property values. This report provides a detailed assessment of the amenity impact of this proposal.
Fails to respond to DDO16 as it is not complementary to the existing neighbourhood character.	The proposal has been thoroughly assessed against both DDO16 and surrounding neighbourhood character.  Council's Urban Designer and Officer assessment considers that the proposal provides appropriate interfaces and transitions to Whitehorse Road and the Anniversary Trail. The proposal is within the height and setback requirements of

	<p>DDO16.</p> <p>The proposal has been assessed against Clause 55 of the Boroondara Planning Scheme and meets the objectives, responding to surrounding neighbourhood amenity.</p>
<p>Proposal fails to respond to Clause 11.03-1L-04, in relation to not promoting sustainability, improving functionality, accessibility and integration with the public realm and addressing scale and identity through site responsive design.</p>	<p>Council's ESD officer has assessed the proposal including its Sustainability Management Plan and Stormwater Management Plan. Subject to conditions provided by the ESD officer the proposal appropriately responds to Clause 11.03-1L-04 in promoting sustainability.</p> <p>The sites current conditions are disconnected from the Anniversary Trail and the development provides for an improved active frontage to Whitehorse Road. The proposal improves the interface to the Anniversary Trail, appropriate provides and provides for an active street frontage to Whitehorse Road in line with the setback and height requirements of DDO16.</p>
<p>Unacceptable traffic and car parking outcomes, including the car parking dispensation sought.</p>	<p>The proposed development seeks a reduction in the standard car parking rate pursuant to Clause 52.06 (Car Parking) requirements of the Boroondara Planning Scheme. A detailed assessment of car parking rates has been conducted with the proposal providing 73 car spaces and the car park at Basement Level 1 extending almost the entire length of the site.</p> <p>Council's Traffic Engineer's have assessed existing and proposed conditions and support the reduction of 13 spaces. They are satisfied that the proposal is unlikely to adversely impact the surrounding traffic network with the increased traffic movement associated with the proposal accommodate by the</p>

	<p>surrounding street network.</p> <p>The proposal is well located next to public transport and active transport routes which aligns with the Planning Policy Framework and Clause 52.06.</p>
Impact on neighbouring properties during construction.	<p>Potential damage to adjoining properties is not a relevant planning consideration. This is a matter addressed during the assessment of a Building Permit application.</p> <p>When a building is proposed to be constructed within close proximity to a building on an adjoining allotment, the Building Surveyor issuing the Building Permit must have regard to protection of the adjoining property. Through this process, the Building Surveyor may either rely upon dual Certification from two independent Structural Engineers or make a determination that protection of the adjoining property is required.</p> <p>The Building Surveyor will require the method of construction and proposed protection works be provided to the adjoining owner. Protection works notices are then served on the adjoining property owner, who must agree to the protection works, reject or request further information within 14 days of service of the notice.</p> <p>Once the proposed protection works are agreed upon, the owner is required to carry out a dilapidation survey of the adjoining property as evidence of any existing condition. The owner is also required to carry out insurance on the adjoining property for any damage that may be caused by their buildings and works for a period of 12 months after completion.</p>

	<p>If any damage is caused to the adjoining property, the dilapidation survey may be used as evidence in court for a claim made against the insurance policy taken out by the owner.</p>
Overshadowing	<p>As assessed in the Clause 55 Assessment, Clause 55.04-5 (B21 Standard) 'Overshadowing Open Space' there is no additional shadow to the adjoining residential properties between 9am and 1pm.</p> <p>31 Barnsbury Street has common property along its eastern interface of which there is 8.54 sqm of additional overshadowing at 2pm. Overall it is considered the common property is not significantly overshadowed based on its use (noting that it is not Secluded Private Open Space).</p>
Overlooking	<p>Conditions on the permit ensure that the Standard B22 for Overlooking is complied with. This includes added screening to the eastern elevation and in particular the Private Residence at the rear (balcony and habitable room windows), townhouse 15 and dwellings 22 and 23.</p> <p>With these conditions the proposal is fully compliant with the Standard and meets the Objective in limiting view into the secluded private open space and habitable room windows of adjoining residential properties.</p>
Tree and vegetation loss	<p>The proposal is supported by both Council's Arborist, and Environmental Sustainability and Open Space Department, subject to replacement planting and appropriate management of the development to protect trees along the frontages.</p> <p>The site is commercially zoned and is not located in a strong landscape character</p>

	<p>other than along the Anniversary Trail. Conditions on the permit will ensure:</p> <ul style="list-style-type: none"> <li>• replacement planting is accommodated;</li> <li>• a landscaping plan is prepared and implemented; and</li> <li>• the trees along the Anniversary Trail common boundary are protected. It is noted that DEECA is the responsible authority in regard to the management of trees along the Anniversary Trail.</li> </ul>
Concerns with boundary fences	The proposed replacement of common boundary fencing is not a matter that can be considered as part of this Planning Permit application. Disputes arising from the replacement of common boundary fencing are a civil issue regulated by the Fences Act.
Potential future 'mixed uses' of the site and impact of anti-social behaviour that these will create such as liquor licensing.	<p>Council can only assess the proposal which is currently applied for. If a future liquor licence application is made, a full assessment against the Boroondara Planning Scheme will be made.</p> <p>The site is located within the Commercial 1 Zone and therefore the proposed uses, including a mixture of proposed uses of dwellings, gymnasium, retail and residential hotel is appropriate.</p>



PP22/0319 - Referral Comments - 18-24 Whitehorse Road, DEEPDENE

**Urban Design Referral**

<b>URBAN DESIGN REFERRAL COMMENTS</b>	
<b>APPLICATION ADDRESS:</b>	18-24 Whitehorse Road, Deepdene
<b>APPLICATION NUMBER:</b>	<b>PP22/0319</b>
<b>DESCRIPTION OF PROPOSAL:</b>	Use and development of the land for a mixed-use building, comprising a health club (restricted recreation facility), retail, residential hotel and dwellings; to vary an easement; to reduce the number of car parking spaces required and to create or alter an access to a road in a Transport Zone 2.
<b>RESPONSIBLE PLANNER:</b>	Jack Richardson Lachlan Waddell
<b>Updated Comments 10/8/2023</b>  <p>The amended plans appear to resolve and address the issues raised in our previous comments. Therefore, the application can be approved subject to the following permit conditions:</p> <ol style="list-style-type: none"> <li>Physical samples of all finishes should be submitted to Council's satisfaction. If samples of the sandstone and metal finishes are hard to obtain, then at least images of built projects using these finishes should be supplied. Preferably, metal screens/louvres/battens should be selected in lieu of opaque glazing for privacy.</li> <li>A lighting strategy detailing the type, illumination and intensity of all external lighting on the public facades and within the publicly accessible open spaces, such as the central lane and the western walkway facing the Anniversary Outer Circle Trail, should be submitted for Council's assessment. The strategy should demonstrate that: <ol style="list-style-type: none"> <li>Well-considered, high-quality lighting is provided to illuminate all outdoor spaces based on their hierarchy and use, e.g. semi-public vs. semi-private/private spaces.</li> <li>Include a mix of standard and feature lighting targeting semi-public areas that need augmented lighting to ensure they remain safe, comfortable and engaging after dark.</li> <li>All external lighting should be designed as an integral aspect of the architecture and landscape design, highlighting where appropriate special features of both, such as building entrances, alcoves and other recesses.</li> </ol> </li> <li>A detailed landscape plan should be provided for Council's assessment and approval. The site may fall in a commercial zone, but the residential nature of the development requires considerable attention to landscaping with a focus on re-greening and ideally forging subtle and tangible connections with the green corridor of the Outer Circle Trail to benefit both the public</li> </ol>	

PP22/0319 - Referral Comments - 18-24 Whitehorse Road, DEEPDENE

and private realm. The plan should also specify the paving finishes of all spaces, semi-public and private, demonstrating their high quality and durability. Where recesses and forecourts open directly onto the footpath, they should be considered as extensions to the footpath, and matching or complementary finishes should be considered.

#### REVISED URBAN DESIGN COMMENTS - 20/4/2023

A review of the amended plans indicates a considerable improvement in response to the previous urban design comments. In particular, we note the following:

1. Widening the central walkway and varying the alignment of the western townhouses should enhance visual relief and the sense of openness within the development. Also, reconfiguring the layout of these townhouses to create the perception of front fences and porches with a higher level of permeability and engagement should produce a more pedestrian-friendly, inviting laneway environment.
2. The staggered building alignment of the west row of townhouses coalesces with the variation in the building materials, colours and roof heights to further modulate the long wall planes, alleviate the sense of mass and tone down the repetitive facade treatment in the western elevation. Also, the subtle design interventions within each one or pair of units reinforce their individuality and distinct identity, contributing to a visually richer façade composition and a better sense of address to dwellings.
3. The 3+m wide gap between Townhouses 5 and 6 and 19 and 20 breaks the two rows of townhouses and offers relief. Its location and width should also help facilitate any future east-west through-block links extending to the east, the back of the commercial properties.
4. While the physical break in the Whitehorse Road façade we suggested has not materialised in the amended plans, we think that, on balance, the proposal offers an acceptable public interface with a well-modulated façade and a balanced vertical and horizontal articulation. The recessed glazed bay may not be entirely open, but it provides sufficient transparency with enhanced view lines into the repositioned communal space and wider walkway. That said, a darker glass tone should reinforce this section's recessiveness and bolster its functionality as a break.
5. The proposed changes to the materials palette, especially the replacement of concrete with stone cladding, have enhanced the overall quality of the development. Having said that, we do feel that the grey tones of the stone, as depicted in the materials schedule, do not have the same visual warmth and quality as that reflected in the 3D renders. Therefore, we suggest warmer shades of grey, closer to those greys in the renders. Physical samples of all finishes should be provided to Council's satisfaction.

PP22/0319 - Referral Comments - 18-24 Whitehorse Road, DEEPDENE

<p>6. Lastly, the retail tenancy east of the stair/lift core includes a lower ground floor section accessed directly from the street with a spiral staircase to the upper ground floor. However, the annotation on the floor plans indicates this is a service area for the retail, which makes the upper ground floor retail only accessible from the main lobby. This area needs clarification. <u>This retail tenancy should have direct access from the street and another secondary entrance from the communal space on the upper ground floor.</u></p> <p>Based on the above, the proposal can be approved subject to permit conditions requiring the changes noted above and underlined for ease of reference.</p>	
<b>URBAN DESIGN COMMENTS</b>	
<b>SUPPORTED</b>	Supported subject to design modifications.
<b>CONDITIONS</b>	<p>Ideally, the proposal should be modified to satisfy the urban design concerns prior to issuing a permit. If a permit is to issue based on the current plans, the recommended design changes in Items 1, 2, 3 and 4 in the referral should be added as permit conditions, along with these</p> <ul style="list-style-type: none"> <li>- Physical samples of all finishes should be submitted to Council's satisfaction.</li> <li>- Details of any service units and enclosures should be provided for assessment.</li> </ul>
<b>SUMMARY OF ISSUES</b>	<ul style="list-style-type: none"> <li>- Whether the proposal fits into context and responds appropriately to the existing and preferred character of the Deepdene Neighbourhood Activity Centre.</li> <li>- Whether the proposal contributes to enhancing the public realm and minimises any off-site impacts, including visual bulk.</li> </ul>
<b>RELEVANT PLANNING SCHEME POLICIES</b>	<ul style="list-style-type: none"> <li>- Clause 15 - Built Environment &amp; Heritage</li> <li>- Clause 34.01 Commercial 1 Zone</li> <li>- Clause 43.02 DDOs - Schedule 16.</li> <li>- As well as widely known and industry-accepted urban design principles including those in 'Urban Design Guidelines for Victoria'.</li> </ul>
<p><b>Site &amp; Policy Context</b></p> <p>The subject site is an inverted triangle on the southeast corner of the intersection of Whitehorse Road and the linear parkland associated with the Anniversary Trail and Campbell Road beyond. Technically speaking, the site does not have a south boundary, only north, east and west, given its triangular configuration.</p> <p>The site falls within the Commercial 1 Zone and DDO 16. To the east, it is adjoined by properties in the C1Z and NRZ3. It also slopes steeply by about 5.5-6 metres from the triangle's tip in the south to the north-eastern corner of the site.</p> <p>DDO 16 aims to achieve the following objectives:</p>	

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- *To ensure the height and setbacks of development maintain and enhance the established streetscape and traditional, low-rise, high street character of neighbourhood centres.*
- *To achieve innovative, high quality architectural design that makes efficient use of land while enhancing the appearance and strengthening the identity of the neighbourhood centres.*
- *To ensure appropriate development that is complementary to the existing neighbourhood character and has regard to adjoining residential amenity.*
- *To ensure development respects and enhances identified heritage buildings and precincts.*

The subject site is located within Area 1 of the Deepdene Neighbourhood Centre, where a maximum street wall height of eight (8) metres and a maximum building height of 11 metres are mandatory. A preferred setback of 3 metres is also required above the street wall.

A permit cannot be granted to exceed the maximum overall building height except in certain circumstances: to accommodate rooftop services that are designed as architectural rooftop features or hidden from view from any adjoining public space; where the slope of the natural ground level at any cross-section wider than 8 metres is 2.5 degrees or more, in which case the height can be exceeded by a metre; and where an existing building on the site already exceeds this height.

Given the steep landfall, the subject site would be entitled to an additional metre, which takes the overall height to 12 metres. There is also a 3m setback requirement for side and rear boundaries where they abut residential zones, which would apply to two-thirds of the eastern boundary as it is shared with residential properties.

### **Urban Design Critique**

The proposal seeks support for a three-storey mixed-use development comprising a commercial component to Whitehorse Road and two rows of attached triple-storey townhouses to the rear.

The application offers a competent architectural scheme and a thoughtful design response that breaks the super-block into a series of mass modules, which will help reinstate the fine-grain fabric. Adopting a hybrid building typology is another good design strategy to address the peculiarities of each interface, a hard-edged mixed-use building on Whitehorse Road and attached townhouses across the depth of the site.

While broadly acceptable, the design proposal may need fine-tuning and refinement in a few areas to ensure the scheme sits comfortably within its setting, responds appropriately and specifically to the unique character of each interface, and contributes to enhancing the public realm in the locality.

The most critical design aspects that need attention and resolution are the site planning and integration with context and the Whitehorse Road façade treatment. Hence, our commentary has been primarily structured under these two headings, followed by any additional observations/clarification:

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1. Site planning and integration with context

Breaking the super-block into a series of smaller volumes is one of the most prominent and positive features of the design concept, if not the top strength of the scheme. By doing so, the design reinstates the fine-grain subdivision pattern and ameliorates any adverse impacts of site consolidation, which often produces large, impermeable bulky buildings. That said, the current site layout needs attention and refinement in a few areas as outlined below and marked on the extracted ground floor plan in Figure 1:

- a. Design the central walkway as an internal street or laneway as it technically provides the street address for all townhouses. Therefore, it needs to be broader, more generous and welcoming. At least it should be 3 metres wide, clear and open to the sky for its entire length. This will help fracture the Whitehorse Road mass, reinstate the fine grain of the shopping strip and maximise the laneway's visibility from the street, its outlook and access to northern light.
- b. Slide the communal space slightly to the west to coincide with the junction of the walkways/laneways to improve its access to sunlight - i.e., minimise overshadowing, and maximise its useability and visibility from the street. Consider a gentle ramp connection to the street instead of steps and lifts. Also, consider detailing these areas so the boundaries between the public and private realm are well defined and avoid creating dark corners/concealment areas within the street façade that can be accessible at night and raise security concerns.
- c. Widen and formalise the east-west pedestrian link through the site (3m min), so it can be converted to a public lane in the future and extended east to connect with the service lane to the rear of the commercial properties all the way to Barnsbury Road, as part of any future redevelopment of the adjoining eastern property - No. 32 Whitehorse Road. Although identified as contributory, this property can facilitate the east-west link, which will overlap with the sewerage easement that runs along its southern border and cuts through the subject site.
- d. Investigate a second east-west pedestrian link in the southern half of the development to break the 60m long row of townhouses along the public parkland associated with the Anniversary Trail and mitigate any undesirable visual bulk impacts. This link would also offer a choice of pedestrian routes, enhancing walkability and permeability through the block.
- e. Ensure a 3m landscape buffer is maintained above ground along the eastern boundary where shared with residential properties. This may require rejigging and reshaping the private residence at the bottom of the site, at the triangle tip. Only the basement can extend into the 3m setback requirement with allowance for planting on top.

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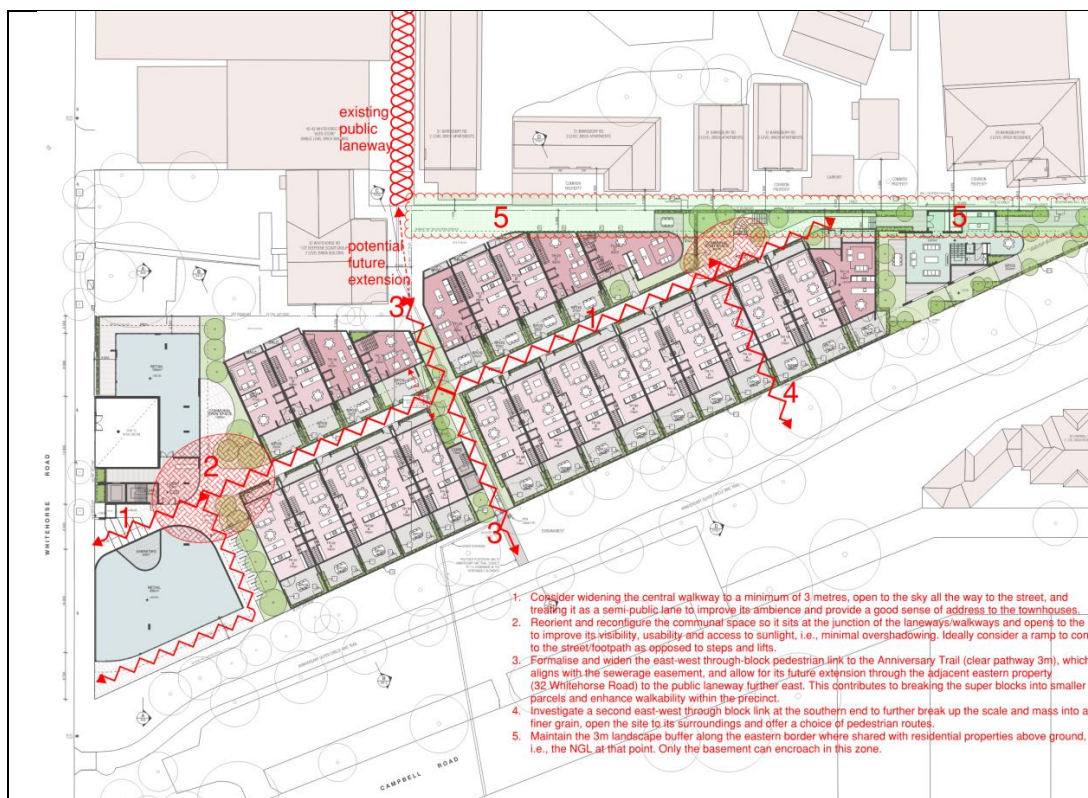


Figure 1: An extract of the ground floor plan marked up with potential improvements.

## 2. Whitehorse Road façade treatment

The extract from the existing and proposed street facades in Figure 2 below demonstrates the expansive stretch of the development, replacing seven average property frontages. The design recognises this and therefore attempts to break up the façade vertically through fins and screens as well as a glazed, central bay that splits the mass into two modules. Yet, the visual effect of these design interventions is rather subtle and somewhat superficial, one layer deep. A greater level of visual depth and relief is required, commensurate with the 50+m long, 3-storey high façade, to ensure the resultant built form sits comfortably and reflects the fine-grain pattern in the shopping strip.

Extending the central walkway to the street as suggested above, i.e., keeping it open for its entire length, should split the massing into two distinct volumes and replicate the existing lane in the street frontage. This can be complemented by vertical elements to strengthen the vertical rhythm within each wing, further break down the scale and reinstate the fine grain of the shops.

There is also a need to maximise direct pedestrian access points from the street to the retail tenancies, in particular the large retail tenancy on the northwest corner.

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Figure 2: An extract of the existing (bottom) and proposed (top) street elevations demonstrating the difference between the existing and proposed street façades. Note how the accessway/lane and arcade break the continuity of the existing row of shops into three separate volumes. The extension of the central walkway to the street can help create a gap in the street façade, adding visual relief and reducing visual bulk.

### 3. East and west interfaces

As relevant to the eastern interface, the DDO's requirement for a 3m setback from any boundaries shared with residential properties is twofold. First, it aims to minimise any off-site impacts, and secondly, to create a landscape buffer between the commercial and residential properties. Therefore, it needs to be maintained above ground and planted, as depicted in Figure 1.

The western interface benefits from the green corridor of the Anniversary Trail. By setting back the ground floor of the commercial component at the northwest and utilising this area as outdoor seating, the proposal activates and animates this corner and enhances the public realm of both the street and trail environs. The highly glazed and open corner on the ground floor level offers street views through the site to the green corridor maximising its visibility and highlighting its offerings. Presently, the trail and associated parkland are only perceptible in direct views from Whitehorse Road. Capitalising on this outlook in the design is beneficial to the development and the public realm. Additionally, the architectural expression of the building as it curves to fold back at this end holds this corner firmly and marks the western end of the activity centre.

Moving south, two rows of townhouses face the linear green corridor offering visual engagement and passive surveillance. Although the townhouses present a high-quality, well-articulated façade composition, they may need refinement in these two areas:

- a) The expansive stretch of the southern row (Townhouses 06-15 = 60m long) may be intimidating and overwhelm the green corridor and the street beyond. Ideally, a physical break should be contemplated to fracture this



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mass and mitigate the potential visual bulk impact, as suggested in Item 1(d) above.

- b) While the townhouses are expressed individually and delineated via vertical walls and minor recesses, the uniform detailing and materiality create a relatively repetitive façade and reinforce each wing's singular mass appearance. We appreciate that this design strategy may be necessary for visual unity and continuity, but it can amplify the sense of mass and visual bulk when applied to such long wall planes. From an urban design perspective, visual continuity must be balanced by a degree of variety to create visually rich and interesting façade compositions. Otherwise, such repetitiveness may result in predictable streets that lack imagination and curiosity regardless of the quality of the finishes and building product. A standardised/homogenous, modular design like this can also diminish the sense of identity and individuality for each unit/house.

#### 4. Façade materiality and detailing

In terms of façade articulation, the design may need to expand the repertoire of architectural features in the composition to deliver a richly detailed and multi-layered building form without compromising the visual unity and cohesion of the entire development. Note that the continuity and flatness of the roofs accentuate the singularity of each of the volumes and heighten their sense of mass. Breaking the roof forms into smaller segments and/or adding some variation in the roof forms can all assist in addressing the concerns raised here and in Item 3(b).

The materials palette comprises a range of finishes including concrete in a few different tones and textures, balanced and contrasted by the visual warmth of the timber finish. Notwithstanding the varying tones and textures of concrete, we have some reservations about the extensive use of concrete, especially given the development size and its spread over the three interfaces, two of which are public. It is worth looking to the immediate neighbours for some inspiration on materiality, namely the adjoining contributory dwelling to the east and the Church and School (Our Lady of Good Counsel) on the west corner of Campbell Road. The visual warmth and rich textural and tonal variation offered by face brickwork would be perfectly suited to the site and setting. It will help reduce the extent of concrete in the building exteriors, provide references to local materiality, increase visual interest and complexity and enhance the overall appearance.

**COMMENTS BY: SYLVIA GEORGES**

**DATED: 17 June 2022**



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**Traffic Referral**

Traffic Officer: Darshan Vachhani

Date: 3 October 2023

<b>ON-SITE PARKING PROVISION</b>				
<b>DESCRIPTION (USE)</b>	<b>SIZE</b>	<b>CAR PARKING RATE</b>	<b>CAR PARKING REQUIREMENT</b>	<b>ON-SITE PARKING PROVISION</b>
25 x Dwelling	3 x bedrooms	2 spaces per dwelling	50	50
Visitor	25 dwellings	1 for visitors to every 5 dwellings	5	5
Retail	540m <sup>2</sup>	3.5 spaces / 100m <sup>2</sup>	18	5
Resident Hotel	20 rooms/apartments	To the satisfaction of the responsible authority = 0.25 space/apartment	5	5
Gym	800m <sup>2</sup> Max. 2 employees Max. 30 patrons	To the satisfaction of the responsible authority = 0.3 to each patron that is part of the maximum number of students on the site at any time	9	5
<b>TOTAL</b>			<b>87</b>	<b>70</b>
<b>DESCRIPTION (USE)</b>	<b>TYPE</b>	<b>BICYCLE PARKING RATE</b>	<b>BICYCLE PARKING REQUIREMENT</b>	<b>ON-SITE PARKING PROVISION</b>
Retail	Staff	1 to each 300 sqm of leasable floor area	2	26 staff

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	Visitor	1 to each 500 sqm of leasable floor area if the net floor area exceeds 1000 sqm	1	+ 22 visitors
Resident Hotel	Staff	In developments of four or more storeys, 1 to each 10 lodging rooms	2	
	Visitor	In developments of four or more storeys, 1 to each 10 lodging rooms	2	
Gym	Staff	1 per 4 employees	1	
	Visitor	to each 200 sq m of net floor area	4	
<b>TOTAL</b>			<b>12</b>	<b>48</b>

<b>SATISFIED</b>		<b>PARKING ASSESSMENT ELEMENT</b>
<b>YES</b>	<b>NO</b>	
	<b>X</b>	In accordance with Statutory Requirements
<b>N/A</b>		Waiver of long-term (e.g. staff, resident) parking
	<b>X</b>	Waiver of short-term (e.g. visitor, customer) parking
	<b>X</b>	Submission of empirical data - including Parking Demand and Occupancy surveys
<b>COMMENTS</b> <ul style="list-style-type: none"> <li>The proposed site is located within the PPTN area, therefore Column B rates apply. However, the site is also subject to a Parking Overlay (PO1) that includes a specific parking rate for the 'dwelling' component of a visitor space to every five dwellings for developments of five or more dwellings.</li> <li>There is a requirement to provide 50 resident and five resident visitor parking spaces for the proposed 25 dwellings. The development provides 50 resident and five resident visitor parking spaces meeting the requirement.</li> <li>There is a requirement to provide 18 parking spaces for the proposed retail development of 540 sqm. It is proposed to provide five spaces for the retail use accommodating staff parking requirements.</li> <li>There is no specified Planning Scheme requirement for Residential Hotel; therefore, the rate is to the satisfaction of the responsible authority. Reference to the RTA's Guide to Traffic Generating Developments - 2002 recommends a rate of</li> </ul>		

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0.25 spaces per room in 3- and 4-star hotels. Therefore, the proposed residential hotel with 20 rooms is likely to generate a car parking requirement of five car parking spaces. The provision of five parking spaces satisfies the recommended parking requirement and is therefore acceptable.

- There is no statutory parking rate stated for a Gymnasium use in Clause 52.06 of the Boroondara Planning Scheme. Accordingly, on-site parking provision must be provided to the satisfaction of the Responsible Authority.
- Parking rates for gymnasiums (or similar uses) assessed within Boroondara have had accepted a rate of 0.3 spaces/patron for the parking demand or a rate of 2.5 spaces per 100 sqm. Based on anticipated number of patrons (max. 30 patrons), there is an anticipated parking demand of nine spaces. It is proposed to provide five on-site car parking spaces for gymnasium.
- In summary, there is a shortfall of 13 parking spaces associated with the retail development and three spaces associated with gymnasium.
- The site has been historically operated as a variety of retail tenancies of approximately 900 sqm floor area with no on-site parking for visitors. Therefore, it is noted that the existing retail customer parking demand and gymnasium parking demand will be displaced by the proposed development.

#### Bicycle parking

- The statutory bicycle parking requirement for the proposed development is five staff bicycle spaces and seven visitor spaces, associated with the retail, resident hotel and gymnasium component.
- It is proposed to provide a total of 48 bicycle parking spaces as part of the development, with 26 staff spaces in a secure area and 22 accessible visitor spaces. Additionally, the development includes showers and lockers in excess of the requirements.

**Date:** 19 April 2023

- The swept path assessments for townhouse 15 indicate satisfactory access to/from double garage.
- It is noted that a parking management plan will be prepared to allocate, highlight and manage the parking provisions in the car park.
- The revised proposal includes a smaller retail tenancy of 510 sqm as compared to 544 sqm proposed earlier. The revised retail has a requirement to provide 17 on-site parking spaces. The proposal provides five on-site parking spaces for retail staff usage. Therefore, there is a shortfall of 12 parking spaces associated with the retail visitor demand. The site has been historically operated as a variety of retail tenancies of approximately 900 sqm floor area with no on-site parking for visitors. Therefore, it is noted that the existing retail customer parking demand will be displaced by the proposed development.
- The waste collection will be undertaken from within the car park access aisle areas for residential developments. The swept path assessments indicate that residents will be able to enter/exit their garages without impacting on any

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neighbouring bins. Although this arrangement is not ideal, it is understood that waste collections will be undertaken infrequently and scheduled to occur outside peak commuter periods, this arrangement is considered acceptable.

Date: 2 June 2022

ON-SITE PARKING PROVISION				
DESCRIPTION (USE)	SIZE	CAR PARKING RATE	CAR PARKING REQUIREMENT	ON-SITE PARKING PROVISION
25 x Dwelling	3 x bedrooms	2 spaces per dwelling	50	51
Visitor	25 dwellings	1 for visitors to every 5 dwellings	5	6
Retail	544m <sup>2</sup>	3.5 spaces / 100m <sup>2</sup>	19	5
Resident Hotel	22 rooms/apartments	To the satisfaction of the responsible authority = 0.25 space/apartment	6	6
Gym	800m <sup>2</sup> Max. 2 employees Max. 30 patrons	To the satisfaction of the responsible authority = 0.3 to each patron that is part of the maximum number of students on the site at any time	9	9
TOTAL			89	77
DESCRIPTION (USE)	TYPE	BICYCLE PARKING RATE	BICYCLE PARKING REQUIREMENT	ON-SITE PARKING PROVISION
Retail	Staff	1 to each 300 sqm of leasable floor area	2	26 staff + 22 visitors
	Visitor	1 to each 500 sqm of leasable floor area if the net floor area exceeds 1000 sqm	1	

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Resident Hotel	Staff	In developments of four or more storeys, 1 to each 10 lodging rooms	2	
	Visitor	In developments of four or more storeys, 1 to each 10 lodging rooms	2	
Gym	Staff	1 per 4 employees	1	
	Visitor	to each 200 sq m of net floor area	4	
<b>TOTAL</b>			<b>12</b>	<b>48</b>

SATISFIED		PARKING ASSESSMENT ELEMENT
YES	NO	
	X	In accordance with Statutory Requirements
N/A		Waiver of long-term (e.g. staff, resident) parking
	X	Waiver of short-term (e.g. visitor, customer) parking
	X	Submission of empirical data - including Parking Demand and Occupancy surveys

**COMMENTS**

- The proposed site is located within the PPTN area, therefore Column B rates apply. However, the site is also subject to a Parking Overlay (PO1) that includes a specific parking rate for the 'dwelling' component of a visitor space to every five dwellings for developments of five or more dwellings.
- There is a requirement to provide 50 resident and five resident visitor parking spaces for the proposed 25 dwellings. The development provides 51 resident and six resident visitor parking spaces exceeding the requirement.
- There is a requirement to provide 19 parking spaces for the proposed retail development of 544 sqm. It is proposed to provide five spaces for the retail use accommodating staff parking requirements. Parking surveys are required to justify shortfall of 14 short-term customer parking requirement.
- There is no specified Planning Scheme requirement for Residential Hotel; therefore, the rate is to the satisfaction of the responsible authority. Reference to the RTA's Guide to Traffic Generating Developments - 2002 recommends a rate of 0.25 spaces per room in 3- and 4-star hotels. Therefore, the proposed residential hotel with 22 rooms is likely to generate a car parking requirement of six car parking spaces, as stated in the Traffic report. The provision of six parking spaces satisfies the recommended parking requirement and is therefore acceptable.
- There is no statutory parking rate stated for a Gymnasium use in Clause 52.06 of the Boroondara Planning Scheme. Accordingly, on-site parking provision must be provided to the satisfaction of the Responsible Authority.

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- Parking rates for gymnasiums (or similar uses) assessed within Boroondara have had accepted a rate of 0.3 spaces/patron for the parking demand or a rate of 2.5 spaces per 100 sqm. Based on anticipated number of patrons (max. 30 patrons), there is a maximum parking demand of nine spaces. The provision of nine parking spaces satisfies the recommended parking requirement and is therefore acceptable.
- In summary, there is a shortfall of 14 visitor parking spaces associated with the retail development. Parking surveys are required to justify shortfall of 14 spaces.

**Bicycle parking**

- The statutory bicycle parking requirement for the proposed development is five staff bicycle spaces and seven visitor spaces, associated with the retail, resident hotel and gymnasium component.
- It is proposed to provide a total of 48 bicycle parking spaces as part of the development, with 26 staff spaces in a secure area and 22 accessible visitor spaces. Additionally, the development includes showers and lockers in excess of the requirements.

**CAR PARK LAYOUT/DESIGN**

SATISFIED		PARKING ASSESSMENT ELEMENT
YES	NO	
Parking Spaces/Garages		
X		Dimensions in accordance with Clause 52.06 or AS/NZS2890.1-2004
	X	Electronic swept path assessment provided to demonstrate satisfactory access

**COMMENTS**

- An internal clearance of at least 6.0m (length) by 5.5m (width), has been provided for proposed double garages for all 24 townhouses and a private residence, in accordance with Clause 52.06.
- Each garage door for townhouses achieves a minimum width of 4.8m in accordance with the requirement of AS/NZS2890.1-2004.
- Garage door for private residence is only 3.2m wide, does not comply with AS/NZS2890.1-2004. However, swept path assessments indicate that vehicles will be able to ingress the triple garage in a forward direction and exit the garage in a forward direction, which is considered acceptable.
- There are concerns with access to/from TH15. Traffic report indicates that the garage opening will be widened by 700mm to allow for vehicles to access the garage. However, as the opening is at an angle, it is unclear how the opening/door will be installed as per revised design. Further details are required.
- All other car parking spaces are provided with minimum dimensions of 2.6m width and 4.9m length, accessible via minimum 6.4m wide aisles, comply with Clause 52.06.
- Car spaces adjacent to walls and structures have generally been provided with appropriate clearances of at least 300mm to allow for satisfactory car door opening, in accordance with Clause 52.06.

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<ul style="list-style-type: none"> <li>It is unclear based on the floor plan/traffic report which parking spaces will be allocated to each respective use (except resident visitor spaces). A car parking management plan is required to ensure allocations are not exploited by other uses they are not intended to.</li> </ul>		
<b>Access Aisles</b>		
<b>X</b>		Dimensions in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>X</b>		Electronic swept path assessment provided to demonstrate satisfactory access
<b>X</b>		Provision of 1m aisle extension for blind aisle in basement car park
<b>COMMENTS</b>		
<ul style="list-style-type: none"> <li>Access aisles are at least 6.4m wide, considered satisfactory.</li> <li>It is noted that 1m aisle extension has been provided at the end of aisles.</li> </ul>		
<b>Access Ramps</b>		
<b>X</b>		Ramp width and design in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>X</b>		Ramp grades in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>X</b>		Electronic swept path assessment demonstrating satisfactory simultaneous access
<b>COMMENTS</b>		
<ul style="list-style-type: none"> <li>The access ramp is 6.2m wide between walls, in compliance with AS/NZS2890.1-2004.</li> <li>The ramp has upwards grade of 1:15 for 4.48m, comply with Clause 52.06.</li> <li>The new crossover must be approved and constructed to the satisfaction of the responsible authority.</li> <li>Any redundant crossover must be reinstated to the satisfaction of the responsible authority.</li> </ul>		
<b>Headroom</b>		
<b>X</b>		Dimensions in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>COMMENTS</b>		
<ul style="list-style-type: none"> <li>A minimum height clearance exceeding 2.1 has been provided throughout in accordance with Clause 52.06.</li> </ul>		
<b>Pedestrian Sight Triangles</b>		
<b>X</b>		Dimensions in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>X</b>		Fences or obstructions restricted to a height of 900mm or made to be 50% permeable to maintain visibility to pedestrians
<b>COMMENTS</b>		
<ul style="list-style-type: none"> <li>The pedestrian sight triangle is provided on the departure side.</li> </ul>		

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<ul style="list-style-type: none"> <li>It is reiterated that any obstructions, including fencing and/or letterboxes, must be no higher than 900mm or 50% permeable within the pedestrian sight triangle area on the departure side.</li> </ul>			
<b>LOADING REQUIREMENTS</b>			
<b>SATISFIED</b>		<b>LOADING ASSESSMENT ELEMENT</b>	
<b>YES</b>	<b>NO</b>		
<b>N/A</b>		Dimensions of on-site loading area in accordance with Clause 52.06	
<b>X</b>		Suitable justification for not providing an on-site loading facility	
<b>COMMENTS</b>			
<ul style="list-style-type: none"> <li>It is expected that loading for small retail tenancies, gym and resident hotel will be undertaken by small vans/utes which can utilise a standard car parking space or proximate on-street parking availability.</li> <li>This arrangement is considered acceptable.</li> </ul>			
<b>WASTE COLLECTION</b>			
<b>SATISFIED</b>		<b>WASTE COLLECTION ASSESSMENT ELEMENT</b>	
<b>YES</b>	<b>NO</b>		
	<b>X</b>	Identification of waste collection method (Council/Private Contractor)	
	<b>X</b>	Demonstration of suitable on-site access and manoeuvrability (if required)	
<b>COMMENTS</b>			
<ul style="list-style-type: none"> <li>Applicant must confirm the waste collection method, to the satisfaction of the responsible authority.</li> <li>It is noted based on the basement plan that bins for dwellings will be stored in individual garages and for commercial tenancies bins will be stored in the bin room located at the northwest corner of the car park.</li> <li>A swept path diagram has been provided for a 6.4m waste collection vehicle indicating that the vehicle will be able to turn around using turning bay opposite TH13 and exit the site in a forward direction. It is assumed based on the swept path assessment that waste collection will be conducted by a private contractor.</li> <li>However, it is unclear where bins will be placed on collection day for dwellings. There is insufficient room for residents to place their bins along access aisle for collection as it will affect vehicles accessing garages. Further details are required.</li> <li>Further details are also required clarifying how waste collection vehicle will access the bins room for commercial tenancies and exit in a forward direction.</li> </ul>			
<b>TRAFFIC ASSESSMENT</b>			
<b>DESCRIPTION (USE)</b>	<b>SIZE</b>	<b>DESIGN GENERATION RATES - PEAK HOUR</b>	<b>TRAFFIC GENERATION ESTIMATES - PEAK HOUR</b>
Dwellings	25 dwellings	0.6/dwelling	15



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Retail	5 spaces	1/space	5	
Resident hotel	22 rooms / 6 spaces	0.4/room	9	
Gym	800 sqm / 9 spaces	2/space	18	
TOTAL			47	
COUNCIL OBTAINED TRAFFIC DATA				
STREET		DATE	ROAD TYPE(CAPACITY)	DAILY TRAFFIC VOLUME
Whitehorse Road, Deepdene (Between Burke and Balwyn roads)		2020	Arterial Road	11,000
PROVIDED		TRAFFIC ASSESSMENT ELEMENT		
YES	NO			
	X	Existing traffic volume data for adjacent street		
X		Anticipated traffic generation of the proposed development to be accommodated within the surrounding road network		
X		Submission of traffic modelling data to justify anticipated traffic generation		
COMMENTS				
Whitehorse Road is classified as an arterial road, which falls under VicRoads' jurisdiction.				
Overall, 47 trips during peak hour have been estimated by Traffic Engineering for the proposed development. This will result in one inbound and one outbound movement every three minutes. It is noted that the proposal will remove all existing traffic associated with the existing motor				
It is considered that this level of traffic generation can be accommodated along Whitehorse Road and the surrounding road network without significant impact.				

**Drainage Referral**

<b>DRAINAGE REFERRAL COMMENTS</b>	
<b>APPLICATION ADDRESS:</b>	18-24 Whitehorse Road, Deepdene
<b>APPLICATION NUMBER:</b>	PP22/0319
<b>COMMENTS BY: David Schofield-Barclay</b>	<b>DATED: 13/01/2022</b>

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<b>FLOODING</b>		
	<b>YES</b>	<b>NO</b>
Is the property designated as subject to flooding by an SBO, LSIO or Urban Floodway zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property considered as subject to flooding according to the City of Boroondara's overland flow layer in WEAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are modifications to the proposed development/sub-division required to mitigate flooding or overland flow risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Comments: flood 200mm deep</b></p> <p><b><u>Basement level</u></b></p> <p><b>Taking 56.9 as default ground level as this is the height of ground and carpark floor</b></p> <p><b>Habitable floor level 57.4</b> <b>Non-habitable floor level 57.25</b></p> <p><b>This has been resolved.</b></p> <p><b><u>Ground Level</u></b></p> <p><b>Taking the footpath as lowest point 60.0</b></p> <p><b>Habitable floor level 60.5</b> <b>Non-habitable floor level 60.35</b></p> <p><b>The floor levels were raised to the correct level however the land around was also lifted. This would raise the flood level. Either the footpath area needs to be reduce back to 60.0 or the floor level need to be lifted to be 500mm above the footpath.</b></p> <p><b>This has now been resolved.</b></p>		

<b>DRAINAGE</b>		
	<b>YES</b>	<b>NO</b>
Legal Point of Discharge: northeast corner of the property		
<b>Description: direct connection the Council drain in the road reserve</b>		
Is the FFL of habitable areas 300 mm above the overflow level of the point of discharge?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the FFL of non-habitable areas 150 mm above the overflow level of the point of discharge	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is onsite detention required? (provide details below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are outfall drainage works required? (provide details below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<b>Comments:</b>
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<b>EASEMENTS</b>		
	<b>YES</b>	<b>NO</b>
Are any drainage easements on the property title?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any implied easements associated with Council Assets on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Description of easements (designated, shared, private or implied): sewerage easement at the northern end of lot 2 and rear of lot 3</b>		

<b>BUILD OVER EASEMENTS</b>		
	<b>YES</b>	<b>NO</b>
Are any works proposed on any easement on the site (designated and implied)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the proposed works impact on any Council Assets	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do the proposed works provide at least 1 m clearance from existing or proposed Council Assets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Description of works proposed over easement(s): basement and building</b>		
Are the proposed works over the easement likely to be approved by Council:	<input type="checkbox"/>	<input type="checkbox"/>
<b>If NO, describe possible modifications to the proposed works in order to obtain approval: Council does not have rights over the easement, Yarra Valley Water to comment</b>		

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STANDARD CONDITIONS REQUIRED FOR PLANNING PERMIT
<input checked="" type="checkbox"/> The site must be drained to the satisfaction of the relevant building surveyor.
<input checked="" type="checkbox"/> The owner must make an arrangement with Council for the provision of drainage and the acceptance of surface and stormwater from the subject land directly or indirectly into Council's drainage system and a final inspection shall be carried out to determine the completion of drainage in accordance with the approved plans, to the satisfaction of the Responsible Authority.
<input checked="" type="checkbox"/> No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.
<input type="checkbox"/> Planting of trees within drainage easements/adjacent to Council drains being limited to species with shallow root system (shrubs) which will not prejudice or damage the stormwater drain.
<input type="checkbox"/> The location of third party or utility assets within the development site must be verified by field survey and clearly shown on all development plans.
<b><u>Comment:</u></b>

STANDARD NOTES REQUIRED FOR PLANNING PERMIT
<input checked="" type="checkbox"/> Prior to the commencement of any works on the site, the owner/developer must submit drainage plans for assessment and approval by the Responsible Authority (Asset Management).
<input checked="" type="checkbox"/> Stormwater drainage plans must include the location of any existing or proposed trees within the vicinity of drainage works and document how any potential conflicts between trees and drains will be addressed during and after construction.
<input checked="" type="checkbox"/> Stormwater drainage runoff shall be collected in a complete and effective system of drains and connected to the Approved Point of Stormwater Discharge.
<input checked="" type="checkbox"/> Prior consent from Council and any and all public authorities is required to be obtained for alteration or reinstatement of assets or services affected as a result of the development.
<input checked="" type="checkbox"/> No groundwater or anything other than Stormwater is to be discharged into an open discharge system. (Kerb & channel, made surface of a right of way or similar surface drainage system)
<input checked="" type="checkbox"/> A Control pit is to be located in an appropriate location and a suitable path is to be designed for stormwater which surcharges from the pit once the design storm has been exceeded.
<input checked="" type="checkbox"/> The proposed development is to provide adequate clearance for overland flow through the property.
<input checked="" type="checkbox"/> Stormwater drains are to be connected to a legal point of discharge approved by Council. Drainage Connections within a road reserve, right-of-way, parkland, within an easement or to a Health Act drain must be to Council's standards.
<input checked="" type="checkbox"/> Discharge to the approved point of discharge will be allowed subject to the flow being limited to a rate equivalent to 0.35 coefficient of runoff for 1 in 5 year rainfall event. Any additional discharge is to be temporary detained on site with a

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minimum storage volume for 1 in 10 year rainfall event, via an approved stormwater detention system designed to Council specifications.
<input type="checkbox"/> An outfall drain is to be constructed to the nominated Council pit in accordance with the approved point of discharge.
<input type="checkbox"/> There may be private services within a private/common services within private/shared easement of the development and therefore prior written consent is required from the relevant parties.
<b>Works over easement</b>
<input type="checkbox"/> Prior to the issue of a building permit, the owner must obtain the consents of all relevant authorities for any buildings or works, including any paving, fences, land filling/excavation and landscaping, over any easement or underground services under the control of a public authority including sewers, drains, pipes, wires or cables.
<input type="checkbox"/> The owner must accept all reinstatement costs in carrying out repairs to any buildings, works or landscaping over the easements should such buildings, works or landscaping be disturbed by any works undertaken by Council in the future.
<b><u>Comment:</u></b>

<b>SUMMARY</b>
<input checked="" type="checkbox"/> The application is supported.
<input type="checkbox"/> The application is not supported.
<b><u>Comment:</u></b>

<b>Environmental Sustainability and Open Space Referral</b>
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ESOS - ARBORIST REFERRAL COMMENTS	
APPLICATION ADDRESS:	18-24 Whitehorse Road, DEEPDENE (Re-referral)
APPLICATION NUMBER:	PP22/0319 (57A Amendment)
SITE VISITED	Yes (4/09/2023)
ARBORIST REPORT PREPARED BY:	BAXTER ECOLOGY & ASSOCIATES
ARBORIST REPORT DATE:	2023
REFERRAL OFFICER	Shannon Brown – On behalf of Darren and Chris at Environmental Sustainability and Open Space Department.

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<b>REFERRAL DATE</b>	31/08/2023
<b>SUMMARY</b>	<b>Tree 4: Supported pending payment from the applicant. Trees 1, 2, 3 &amp; 5: Supported, please see conditions below.</b>
<p><b><u>Assessment:</u></b></p> <p><b>Tree 1, 2, 3 &amp; 5</b></p> <p>The proposal can be supported in relation to these four (4) trees. Please see conditions below.</p> <p><b>Tree 4</b></p> <p>This tree has been approved for removal. However, ESOS are waiting on payment from the applicant. When the payment has been made a removal action will be issued to a contractor.</p>	
<p><b><u>Please include the following conditions:</u></b></p> <p><b>Amended plans required</b></p> <p>1. Plans modified to show:</p> <ul style="list-style-type: none"> <li>a) The Tree Protection Zone and Structural Root Zone of Tree Nos. 1, 2, 3 &amp; 5 (as identified in the Arborist Report submitted with the application prepared by BAXTER ECOLOGY &amp; ASSOCIATES (dated 2023) drawn on all site and floor plans;</li> <li>b) Notation on all site and floor plans that Tree Nos. 1, 2, 3 &amp; 5 are to be retained and protected in accordance with the endorsed Tree Management Plan required by this Permit;</li> <li>c) Any modifications to the location or layout of buildings and/or works recommended in the endorsed Tree Management Plan required by this Permit;</li> <li>d) The siting of any necessary stormwater detention pit, underground services and pits, and/or rainwater harvesting tank to be located outside any area set aside for deep-soil planting and outside the Tree Protection Zone of any trees to be retained/protected.</li> <li>e) Notation on all site and floor plans that all excavations within the Tree Protection Zone of Tree 1, 2, 3 &amp; 5 must be undertaken with hand tools or hydro-vacuum and that all excavation works must be supervised, document and certified by the Project Arborist.</li> <li>f) Permanent fencing within the Tree Protection Zone of Tree 1, 2, 3 &amp; 5 constructed on pier foundations with any required plinths constructed above existing grade.</li> <li>g) Notation on all site and floor plans that no strip footing is permitted within the Tree Protection Zone of Tree 1, 2, 3 &amp; 5.</li> </ul> <p><b>Landscape plan</b></p> <ul style="list-style-type: none"> <li>b) All hard surfaces proposed within the Tree Protection Zone of Tree Nos. 1, 2, 3 &amp; 5 (as identified in the Arborist Report submitted with the application BAXTER ECOLOGY &amp; ASSOCIATES (dated 2023) must be constructed of permeable</li> </ul>	

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materials; be constructed above current grade; and be constructed on foundations that maintain appropriate permeability for each tree, to the satisfaction of the Responsible Authority;

- c) Detailed construction specifications for all permeable surfaces that include cross-section diagrams;

### **Tree Management Plan**

2. Concurrent with the submission of amended plans required by Condition 1 of this Permit and prior to any demolition or site works, a Tree Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Tree Management Plan must be prepared by a minimum AQF Level 5 qualified and experienced Arborist in relation to the management and maintenance of Tree Nos. 1, 2, 3 & 5 (as identified in the Arborist Report submitted with the application prepared by BAXTER ECOLOGY & ASSOCIATES (dated 2023). The Tree Management Plan must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to ensure that all retained trees remain healthy and viable during construction:

- a) A Tree Protection Plan drawn to scale that shows:
  - i. Tree Protection Zones and Structural Root Zones of all trees to be retained;
  - ii. All tree protection fenced off areas and areas where ground protection systems will be used;
  - iii. Any services to be located within the Tree Protection Zone and a notation to state that all services will either be located outside of the Tree Protection Zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the project arborist; and
  - iv. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the Tree Protection Zone.
- b) Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the project arborist; and details of how any permeable surfaces within the Tree Protection Zone of retained trees will be constructed;
- c) Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the Responsible Authority;
- d) All remedial pruning works that are required to be performed on trees during demolition and development of the site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur. *Note: Only Council or Authorised Council Contractors can prune Trees Nos. 1, 2, 3 & 5. Any request for the pruning of trees on public land must be made through Council's Environmental Sustainability and Open Spaces Department.*
- e) The recommendations contained in the approved Tree Management Plan must be implemented to the satisfaction of the Responsible Authority and any changes to the endorsed Tree Management Plan will require written authorisation from the Responsible Authority.

### **Tree Management Plan and Construction Management Plan**

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3. If a Construction Management Plan is required as a condition of this permit it must be in accordance with the Tree Management Plan and Tree Protection Plan.

**Contractors to be advised of trees to be retained and protected**

4. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and protected as detailed in the endorsed Tree Management Plan and are advised of any obligations in relation to the protection of those trees.

**Regulation of activities in Tree Protection Area**

5. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area as detailed in the endorsed Tree Management Plan without the prior written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

**Documentation and Certification by Project Arborist**

6. a) Prior to the commencement of any site works, including demolition and excavation, the Responsible Authority must be provided with evidence that a project arborist has been engaged as part of the ongoing consultant team to oversee the design and construction, and to ensure the development does not have a detrimental impact on the ongoing health and stability of the trees to be retained. The project arborist must hold suitable qualifications and experience to the satisfaction of the Responsible Authority. Evidence of the appointment of the project arborist must be submitted to the satisfaction of the Responsible Authority (quoting the Planning Permit number and site address, emailed to [Boroondara@boroondara.vic.gov.au](mailto:Boroondara@boroondara.vic.gov.au)) not less than seven (7) days before the commencement of works on site.

**Arborist Comments**

ARBORIST Re-REFERRAL COMMENTS	
APPLICATION ADDRESS:	18-24 Whitehorse Road, Deepdene
APPLICATION NUMBER:	PP22/0319
DESCRIPTION OF PROPOSAL:	Use and development of the land for a mixed-use building, comprising a health club (restricted recreation facility), retail, residential hotel and dwellings; to vary an easement; to reduce the number of car parking spaces required and to create or alter an access to a road in a Transport Zone 2.
SITE VISITED	Yes (10/08/2023)
ARBORIST REPORT PREPARED BY:	Baxter Ecology and Associates (James Berrell & Sonya Fleming)



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<b>ARBORIST REPORT DATE:</b>	07/07/2023
<b>REFERRAL OFFICER:</b>	Shane Browne
<b>REFERRAL DATE:</b>	01/09/2023
<b>ARBORIST REFERRAL RECOMMENDATION SUMMARY:</b>	
<ul style="list-style-type: none"> <li>The proposal is supported subject to changes (to be achieved through conditions)</li> </ul>	
<b>SUMMARY COMMENTS:</b> The following issues are identified: <ol style="list-style-type: none"> <li>1. Pruning of tree 45 will require major reduction given its leaning habit which may impact health and structure. Tree may require removal or major pruning with consent of tree owner. Changes to TH15 have been conditioned to accommodate reduced pruning of this tree. Propose pruning not in accordance with AS4373-2007 (approx. 25% canopy) would be required to accommodate the current proposal.</li> <li>2. Tree Development Impact Assessment (prepared by Baxter Ecology and Associates, dated 24/08/2023) - does not specify specific pruning requirements.</li> <li>3. Only small areas of soil and space available for tree replacement. Improved replanting opportunities for at least one canopy tree. (Replacement planting opportunities in C1Z and DDO). Changes to communal area have been conditioned to accommodate this.</li> <li>4. Neighbour could be approached by applicant regarding potential removal of trees 27, 28 and 29 considering their species and condition. May trigger local law.</li> <li>5. ESOS approval and comments required for tree 5 given the proximity of the crossover.</li> </ol>	
<b>DETAILED COMMENTS:</b> <u><b>Detailed Internal Arborist Comments:</b></u> <b>Trees 1, 2 and 3 - Street trees</b> These trees are located in front of #32 and unlikely to be impacted with basic tree protection measures implemented. <b>Tree 4 - Street tree</b> This tree is proposed for removal and will need ESOS approval. Has been supported for removal <b>Tree 5 - Street tree</b> The proposed crossover is located closer than 2.5m and will require ESOS comments. <b>Tree 6 - Street tree</b> This tree has a minor encroachment of its TPZ into the subject site and will be unlikely to be impacted with basic tree protection measures. <b>Trees 7 and 8 - Anniversary trail tree</b>	

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There is a minor TPZ encroachment into the subject site which will be unlikely to impact these trees. Considering the existing building and likely clearance pruning which has already been undertaken, major pruning works are unlikely to be required.

### **Tree 9, 10 and 11 - Anniversary trail trees**

The TPZs of these trees do not encroach into the subject site and are therefore unlikely to be impacted.



### **Tree 12 - Anniversary trail tree**

The proposed basement represents a TPZ encroachment of approximately 4% which is considered minor and unlikely to impact the tree. The existing retaining wall and drain are likely to have reduced root spread. The remainder of the TPZ outside of the basement footprint to remain at existing grade and consists of permeable surfaces.



*Tree 12 - Proposed TPZ encroachment (basement)*

### **Tree 13 - Anniversary trail tree**

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The proposed basement represents a minor TPZ encroachment which is unlikely to impact the tree. The remainder of the TPZ outside of the basement footprint to remain at existing grade and consists of permeable surfaces.

#### **Tree 14 - Anniversary trail tree**

The TPZ of this tree does not encroach into the subject site and will not be impacted.

#### **Tree 15 - Anniversary trail tree**

There is a minor TPZ encroachment into the subject site. This tree is unlikely to be impacted.

#### **Trees 16 - Anniversary trail tree**

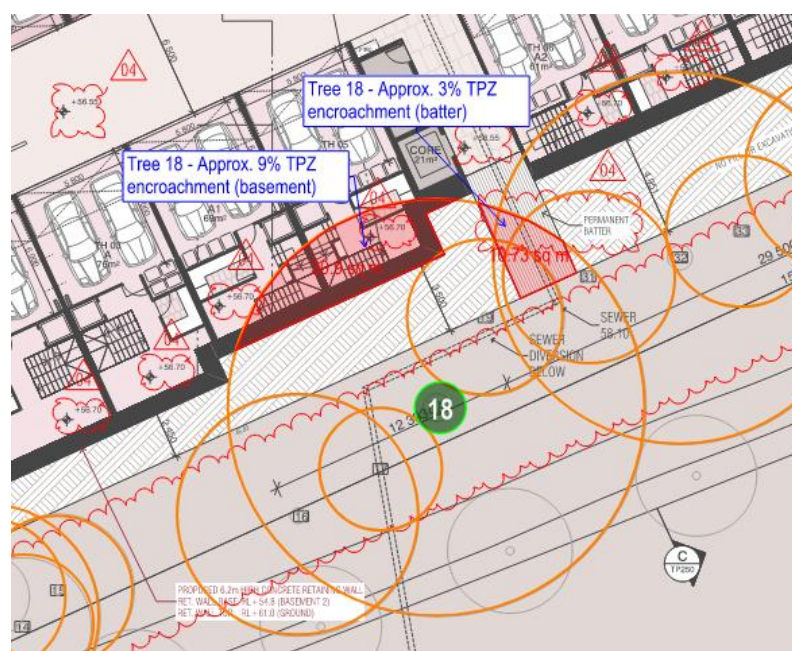
The TPZs of these trees appear to have a minor encroachment into the subject site which is unlikely to impact the tree. The proposed sewer diversion is within the outer TPZ area of this tree and has the potential to impact, although part of the sewer is existing. Root sensitive excavations and arborist supervision is advised. Works are not on private land.

#### **Tree 17 - Anniversary trail tree**

The proposed sewer drainage works are located directly beneath this tree. Diversion of this service should be considered or root sensitive installation. Works are not within private property.

#### **Tree 18 - Anniversary trail tree**

The proposed basement represents a TPZ encroachment of approximately 9% and a further 3% encroachment of the sewer batter. There appears to be a concrete pad within the open space of TH04 and TH05 which represents a further TPZ encroachment of approx. 5%. Considering the existing retaining wall and compacted surfaces within the TPZ, extensive root growth into the subject site is not expected. The remaining TPZ area must remain at existing grade and consist of permeable surfaces constructed above grade outside of the built form area.





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root growth into the subject site is not expected. Maintaining of existing grade outside of the basement footprint and utilising permeable surfaces above grade should allow for retention of this tree.

### **Trees 20, 21, 22 and 23 - Neighbouring trees**

The TPZs of these trees do not encroach into the subject site and are unlikely to be impacted.

### **Tree 24 - Neighbouring tree**

There is an approx. 12% TPZ encroachment into the subject site which is considered major. Given the existing building within the TPZ of this tree, significant root spread into the subject site is unlikely and such an encroachment is not likely to impact the tree. It appears that only relatively minor pruning would be required and unlikely to impact the tree.



### **Tree 25 - Neighbouring tree**

There is a minor TPZ encroachment into the subject site which is unlikely to impact the tree.

### **Tree 26 - Subject site tree**

The tree is located in the POS of TH16 and is unlikely to be impacted. The tree appears of low amenity and would likely be supported for removal and would not require local law approval.

### **Trees 27, 28 - Absent from updated arb report (neighbouring Acers)**

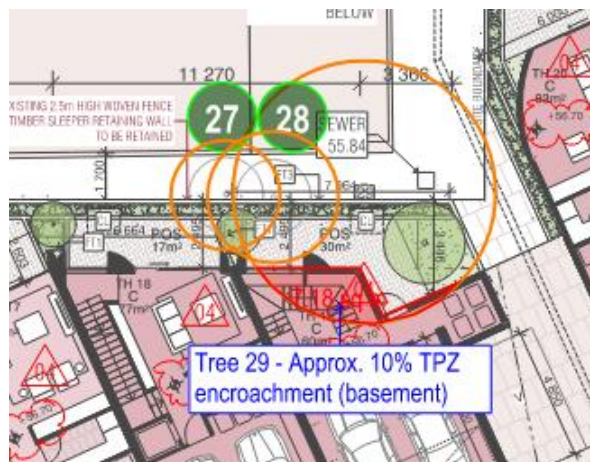
Self-seeded weed species trees located within the neighbouring property. The trees are currently below the ground level of the subject site, with a retaining wall on the boundary and a further retaining wall offset inside the property. These retaining walls are likely to have reduced root spread into the subject site. Maintaining of existing grade within the TPZ of these trees and utilising predominantly permeable surfaces, these trees are unlikely to be impacted. Given the species and condition of these trees, the tree owner could be approached regarding their removal, which would likely be supported by Council.



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**Tree 29 - Neighbouring tree**

The proposed basement represents a TPZ encroachment of approx. 10% which is considered minor and unlikely to impact the tree. The tree is currently below the ground level of the subject site, with a retaining wall on the boundary and a further retaining wall offset inside the property. These retaining walls are likely to have reduced root spread into the subject site. Maintaining of existing grade within the TPZ of this tree (outside basement) and utilising predominantly permeable surfaces, this tree is unlikely to be impacted. Given the species and condition of the tree, the tree owner could be approached regarding its removal, which would likely be supported by Council.

**Tree 30 - Subject site tree**

This tree is located within the basement footprint and will need to be removed to allow the proposed development to proceed and has been identified as moderate retention value within the arborist report. Demolition of the existing structures is likely to cause root damage and expose tree to new conditions. Its removal would be supported with replacement planting. Local law approval would be required.

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**Tree 31 - Anniversary trail tree**

The proposed sewer batter represents a TPZ encroachment of approx. 17% which is considered major. Considering the existing retaining wall and compacted surfaces within the TPZ, extensive root growth into the subject site is not expected. The remaining TPZ area must remain at existing grade and consist of permeable surfaces outside of the built form area.

**Tree 32 - Anniversary trail tree**

The proposed basement represents a TPZ encroachment of approx. 9% which is considered minor and unlikely to impact the tree in isolation. The proposed sewer batter represents a further TPZ encroachment of approx. 5%. Paving within the SPOS of Tho6 and TH07 represent a further significant encroachment. Considering the existing retaining wall and compacted surfaces within the TPZ, extensive root growth into the subject site is not expected. The remaining TPZ area must remain at existing grade and consist of permeable surfaces outside of the built form area.

**Tree 33 - Anniversary trail tree**

The proposed paving represents a minor encroachment of the TPZ of this tree. Utilising permeable paving and maintaining existing levels within the TPZ should ensure the successful retention of this tree.

**Tree 34 - Anniversary trail tree**

The proposed paving represents a major encroachment of the TPZ of this tree of approx. 13%. Considering the existing retaining wall and compacted surfaces within the TPZ, extensive root growth into the subject site is not expected. The remaining TPZ area must remain at existing grade and consist of permeable surfaces outside of the built form area.

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**Trees 35, 40 and 44 - Anniversary trail trees**

The TPZ of these trees does not encroach into the subject site and are therefore unlikely to be impacted.

**Tree 36 - Anniversary trail tree**

The proposed paving represents a major encroachment of the TPZ which has the potential to impact the tree. Given the existing retaining wall and compacted surface, hard landscaping such as paving is unlikely to have significantly impacts when installed above grade and of permeable materials. Demolition to be supervised by arborist and utilise non-destructive means. All areas outside of the basement footprint to be maintained at existing grade.

**Tree 37 - Anniversary trail tree**

The proposed basement represents a TPZ encroachment of approx. 7% which is considered minor and unlikely to impact the tree. The proposed paving at the rear of TH08, TH09 and TH10 represents a further TPZ encroachment of 23%. Given the existing retaining wall and concrete pad and compacted surfaces, hard landscaping such as paving is unlikely to have significantly impacts when installed above grade and of permeable materials. Demolition to be supervised by arborist and utilise non-destructive means. All areas outside of the basement footprint to be maintained at existing grade.

**Trees 38 and 39 - Anniversary trail trees**

There is a minor TPZ encroachment of these trees into the subject site which are unlikely to be impacted.

**Tree 41 - Anniversary trail tree**

The proposed basement represents a TPZ encroachment of approx. 6% which is considered minor and unlikely to impact the tree. The proposed hard surfaces within the SPOS of TH11, TH12, TH13 and TH14 represent a further TPZ encroachment of approx. 12%. Given the existing retaining wall and concrete pad, hard surfaces such as paving are unlikely to have significantly impacts when installed above grade. Demolition to be supervised by arborist and utilise non-destructive means. All areas outside of the basement footprint to be maintained at existing grade.





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**Tree 42 - Anniversary trail tree**

The proposed basement represents a minor encroachment of the TPZ with further encroachment represented by the proposed paving. Given the existing retaining wall and concrete pad, hard surfaces such as paving are unlikely to have significantly impacts when installed above grade. Demolition to be supervised by arborist and utilise non-destructive means. All areas outside of the basement footprint to be maintained at existing grade.

**Tree 43 - Anniversary trail tree**

The proposed basement represents a minor encroachment of the TPZ with further encroachment represented by the proposed paving. Given the existing retaining wall and concrete pad, hard surfaces such as paving are unlikely to have significantly impacts when installed above grade. Demolition to be supervised by arborist and utilise non-destructive means. All areas outside of the basement footprint to be maintained at existing grade.

**Tree 45 - Anniversary trail tree**

The proposed basement represents a minor encroachment of the TPZ which is unlikely to impact the tree. The steps and path represent a further TPZ encroachment the existing retaining wall and concrete pad, hard surfaces such as paving are unlikely to have significantly impacts when installed above grade. Demolition to be supervised by arborist and utilise non-destructive means. All areas outside of the basement footprint to be maintained at existing grade. Given the leaning habit of the tree, extensive pruning is likely required to accommodate upper floor levels. Pruning to be approved and conducted by DEECA. Given the species, leaning habit and location its removal could be considered with DEECA approval.

**Tree 46 - Anniversary trail tree**

The proposed basement represents a minor TPZ encroachment of approx 8% which is unlikely to impact the tree. The internal retaining wall represents a TPZ encroachment of

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approx. 2%. This tree should not be impacted with the TPZ area outside of the basement and retaining wall to remain at existing grade and consist of garden area.

**Tree 47 - Anniversary trail tree**

There is a minor TPZ encroachment into the subject site, therefore the tree is unlikely to be impacted.

**Tree 48 - Anniversary trail tree**

The proposed retaining wall represents a TPZ encroachment of approx. 13%. Although this is considered major, the current conditions which include some minor grade change and compacted surfaces are likely to have reduced root spread. This level of encroachment is unlikely to have major impacts. The remainder of the TPZ outside of the retaining wall must remain at grade and consist of garden area. Retaining wall to be deleted within the SRZ and excavation utilising NDD.

**Tree 49 - Anniversary trail tree**

There is an 11% TPZ encroachment into the subject site. There are no construction works proposed within the TPZ with the area consisting of garden area. The tree is unlikely to be impacted with existing grade maintained within the TPZ.

**Trees 50-54 and 56- Anniversary trail trees**

The TPZ of these trees does not encroach into the subject site and are unlikely to be impacted.

**Tree 55 - Anniversary trail tree**

There is a minor TPZ encroachment into the subject site, therefore the tree is unlikely to be impacted.

**Tree 57 - Neighbouring tree**

The proposed basement represents a TPZ encroachment of approx. 14%. There is currently a high bluestone retaining wall which is likely to have reduced root spread into the subject site. Considering this existing structure the proposed basement is unlikely to have major impacts. Pruning of the low branch will be required and is unlikely to impact the tree.

**Tree 58 - Neighbouring tree**

There is a minor TPZ encroachment into the subject site, therefore the tree is unlikely to be impacted.

**TREE PROTECTION  
LOCAL LAW PERMITS  
REQUIRED?**

Yes

**Tree Protection Local Law Permits Will Be Approved For (Tree Numbers): 30**

**Tree Protection Local Law Permits Will NOT Be Approved For (Tree Numbers):**

*If street tree and public tree issues are resolved*

**Please include the following conditions:**

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**Amended plans required****7. Plans modified to show:**

- h) The Tree Protection Zone and Structural Root Zone of Tree Nos. 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58 (as identified in the Arborist Report submitted with the application prepared by Baxter Ecology and Associates (dated 07/07/2023) drawn on all site and floor plans;
- i) Notation on all site and floor plans that Tree Nos. 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58 are to be retained and protected in accordance with the endorsed Tree Management Plan required by this Permit;
- j) Any modifications to the location or layout of buildings and/or works recommended in the endorsed Tree Management Plan required by this Permit;
- k) The siting of any necessary stormwater detention pit, underground services and pits, and/or rainwater harvesting tank to be located outside any area set aside for deep-soil planting and outside the Tree Protection Zone of any trees to be retained/protected.
- l) Notation on all site and floor plans that all excavations within the Tree Protection Zone of any tree to be retained must be undertaken with hand tools or hydro-vacuum to a minimum depth of 50 cm and that all excavation works must be supervised, document and certified by the Project Arborist (excluding basement).
- m) All demolition works within the Tree Protection Zone of any tree to be retained must be supervised by the project arborist.
- n) Existing ground level must be maintained within the Tree Protection Zone of any tree to be retained (excluding basement).
- o) Permanent fencing within the Tree Protection Zone of any tree to be retained must be constructed on pier foundations with any required plinths constructed above existing grade.
- p) Retaining wall replacement within the Tree Protection Zone of any tree to be retained must be constructed on pier foundations, utilise non-destructive excavation techniques and be supervised by the Project Arborist.
- q) Changes to TH15 and above floors to accommodate the canopy of Tree 45.
- r) Deletion of retaining wall within the Structural Root Zone of tree 48.
- s) Changes to the communal open space to facilitate replacement tree planting as required in the Landscape Plan conditions of this permit.
- t) Any changes required to the building footprint of TH15 to accommodate the retention of Tree 45 and its canopy.

**Landscape plan**

- a) A survey (including botanical names) of all existing trees to be retained and of those to be removed. The intended status of the trees shown on the landscape plan must be consistent with that depicted on the development layout plan;
- b) All hard surfaces proposed within the Tree Protection Zone of Tree Nos. 12, 18, 19, 27, 28, 31, 33, 34, 36, 37, 41, 42, 43, 45, 46, 48 (as identified in the Arborist Report submitted with the application Baxter Ecology and Associates (dated 07/07/2023) must be constructed of permeable materials; be

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- constructed above current grade; and be constructed on foundations that maintain appropriate permeability for each tree, to the satisfaction of the Responsible Authority;
- c) Detailed construction specifications for all permeable surfaces that include cross-section diagrams;
- d) One (1) canopy tree (minimum 2 metres tall when planted and must achieve a minimum mature height of 10 metres and canopy spread of 7 metres) in the communal open space.
- e) Each canopy tree must be provided a minimum of 49 sqm of deep soil, with the available soil area clearly shown on the landscape plan;
- f) All trees must comply with Australian Standard AS2303:2015 - Tree Stock for Landscape Use;
- g) All canopy trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist;
- h) All canopy trees must be planted more than 2 metres away from any structures, paving, decking, property boundaries, easements, existing trees or shrubs;
- i) All trees within side and rear setbacks adequately setback from common boundaries to avoid mature canopy overhang of neighboring spaces.

#### **Tree Management Plan**

8. Concurrent with the submission of amended plans required by Condition 1 of this Permit and prior to any demolition or site works, a Tree Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Tree Management Plan must be prepared by a minimum AQF Level 5 qualified and experienced Arborist in relation to the management and maintenance of Tree Nos. 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58 (as identified in the Arborist Report submitted with the application prepared by Baxter Ecology and Associates (dated 07/07/2023)). The Tree Management Plan must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to ensure that all retained trees remain healthy and viable during construction:
  - a) A Tree Protection Plan drawn to scale that shows:
    - v. Tree Protection Zones and Structural Root Zones of all trees to be retained;
    - vi. All tree protection fenced off areas and areas where ground protection systems will be used;
    - vii. The type of foundations (illustration or notation) within each Tree Protection Zone;
    - viii. Any services to be located within the Tree Protection Zone and a notation to state that all services will either be located outside of the Tree Protection Zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the project arborist; and
    - ix. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the Tree Protection Zone.

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- b) Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the project arborist; and details of how any permeable surfaces within the Tree Protection Zone of retained trees will be constructed;
- c) Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the Responsible Authority;
- d) All remedial pruning works that are required to be performed on trees during demolition and development of the site. The pruning comments must reference Australian Standards 4373:2007 Pruning of Amenity Trees and provide a detailed photographic diagram specifying what pruning will occur. *Note: Any request for the pruning of trees on council land must be made through Council's Environmental Sustainability and Open Spaces Department.*
- e) All pruning of trees 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 and 56 must be to the satisfaction of DEECA.
- f) The recommendations contained in the approved Tree Management Plan must be implemented to the satisfaction of the Responsible Authority and any changes to the endorsed Tree Management Plan will require written authorisation from the Responsible Authority.

#### **Tree Management Plan and Construction Management Plan**

9. If a Construction Management Plan is required as a condition of this permit it must be in accordance with the Tree Management Plan and Tree Protection Plan.

#### **Contractors to be advised of trees to be retained and protected**

10. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and protected as detailed in the endorsed Tree Management Plan and are advised of any obligations in relation to the protection of those trees. A written record must be maintained on site of all contractors inducted regarding this condition. At the request of an authorized officer of Council this written record must be provided to council.

#### **Regulation of activities in Tree Protection Area**

11. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area as detailed in the endorsed Tree Management Plan without the prior written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

#### **Documentation and Certification by Project Arborist**

12. a) Prior to the commencement of any site works, including demolition and excavation, the Responsible Authority must be provided with evidence that a project arborist has been engaged as part of the ongoing consultant team to oversee the design and construction, and to ensure the development does not have a detrimental impact on the ongoing health and stability of the trees to be retained. The project arborist must hold suitable qualifications and experience to the satisfaction of the Responsible Authority. Evidence of the appointment of the project arborist must be submitted to the satisfaction of the Responsible Authority (quoting the Planning Permit number and site address, emailed to

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[Boroondara@boroondara.vic.gov.au](mailto:Boroondara@boroondara.vic.gov.au)) not less than seven (7) days before the commencement of works on site.

b) Prior to the commencement of any site works, including demolition and excavation, a timetable for the supervision and certification of tree management activities which is to the satisfaction of the Responsible Authority must be prepared by the project arborist and submitted to the Responsible Authority for approval. A signed and dated copy of each stage of the supervision timetable certified by the project arborist (quoting the Planning Permit number and site address, emailed to [Boroondara@boroondara.vic.gov.au](mailto:Boroondara@boroondara.vic.gov.au)) must be submitted to the Responsible Authority not more than seven (7) days following the completion of each stage.

### ESD Comments

#### Initial comments:

#### 23 March 2023 - Lebon Ferrie

Please see draft conditions below for your consideration

1. Before the use and development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans received XXXX but modified to show:
  - a. Initiatives contained within the Sustainable Design Assessment along with the proposed changes, including:
    - i. A minimum 30kW roof mounted solar photovoltaic panels
2. Prior to the endorsement of plans, a Sustainability Management Plan (SMP) must be submitted to and approved to the satisfaction by the Responsible Authority. The Sustainability Management Plan must demonstrate a best practice standard of environmentally sustainable design and be generally in accordance with the report by GIW Environmental Solutions Revision D dated 19 December 2022, but modified to include the following changes:
  - a. The energy section amended to nominate at least 30kW solar photovoltaics
  - b. BESS credit 'IEQ 3.2 Thermal Comfort - External Shading' no longer claimed
  - c. No more than 20% vegetated area claimed for BESS credit 'Urban Ecology 2.1 Vegetation'.
  - d. BESS credit 'Urban Ecology 2.4 Private Open Space - Balcony / Courtyard Ecology' no longer claimed unless taps and floor drains are shown for all townhouse balconies

Where alternative ESD initiatives are proposed to those specified in conditions above, the Responsible Authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes in association with the development.

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3. All works must be undertaken in accordance with the endorsed Sustainability Management Plan and stormwater management plan to the satisfaction of the Responsible Authority. No alterations to these plans may occur without the written consent of the Responsible Authority.
4. Prior to the commencement of occupation or issue of a Statement of Compliance, whichever comes first, of any part approved under this permit, a report from the author of the Sustainability Management Plan (SMP) approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm through supporting evidence that all measures specified in the endorsed SMP have been implemented in accordance with the approved plan.

#### **Initial comments:**

In summary, the development lacks to include sustainability initiatives in the energy category especially that the provided preliminary ratings show poor thermal performance due in part to the lot orientation and dwelling design and solar access.

Moreover, no details are included on plans or in the SMP on the usage of the townhouses basement rooms and whether any mechanical ventilation will be provided which is recommended to prevent mould and mildew. Some of the claimed BESS credits may also need to be reconsidered in line with the below detailed response.

It is also recommended that the feasibility of the proposed in-slab or otherwise planter box raingarden be considered early in the process

#### **Energy performance and renewable energy:**

The provided preliminary energy ratings show poor thermal performance of the townhouses, while the façade assessment also shows the same for the commercial tenancies and the serviced apartments. The development therefore does not provide improvements on the minimum energy requirements as would be expected by Council in line with current policies and guidelines. A complete response to Clause 21.04-3 requires commitments to address climate change impacts and greenhouse gas emissions. This can be addressed by providing on-site renewable energy in the form of solar photovoltaic (PV) system(s) that shall assist with improving the development's peak energy demand and reducing base building energy expenditure.

Based on the scale and usage of the proposed development, it is required that at least 30kW solar PV is included for the retail and serviced apartment building and at least 3kW for each townhouse and private residence

#### **BESS IEQ 3.2 Thermal Comfort - External Shading**

External shading credit cannot be claimed should the east and west facing windows be only shaded by a shallow overhand as is the case with the subject

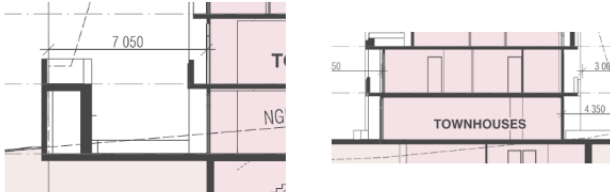
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development. The BESS tool notes and help section provide guidance on what constitutes an effective shading

The development is provided with a comprehensive shading strategy:

**Thermal Comfort**

To provide comfortable indoor spaces and reduce energy needed for heating and cooling.



East oriented B1 townhouse windows are shaded by wing walls and the boundary fence.

East and west oriented townhouse windows at ground floor and level 1 are shaded by an overhang or shroud.

**Aim**

To provide comfortable indoor spaces and reduce energy needed for heating and cooling

**Score Contribution**

This credit contributes 7.2% towards the category score.

**Notes**

To answer 'yes' here, shading should be provided to all habitable room windows. Fixed shading may be provided to the north and adjustable shading to the east and west, or adjustable shading to north, east and west. Adjustable shading allows for greater occupant control and when provided to the east and west helps with low angle sun.

[Read more](#)

**BESS Urban Ecology**

It is not evident that 24% of the site is covered in vegetation as claimed in BESS. The credit input must follow careful accounting for the vegetated area or evidence must be submitted showing the 24% vegetation coverage.



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<b>2.1 Vegetation</b>		75%
Score Contribution	This credit contributes 50.4% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	24 %	

**Gas use**

It is highly recommended that the development incorporates a gas-free approach and uses heat pumps for hot water and induction cooktops.

**Below grade residential rooms**

It is unclear on plans what the below grade rooms will be used for. These rooms have no daylight or ventilation. It is recommended that mechanical ventilation is provided to avoid mould and mildew and their health consequence should such rooms be used for extended periods.

**Raingarden**

It is recommended that the feasibility of the proposed in-slab or otherwise planter box raingarden be considered early in the process. Alternatively a larger front garden area can be considered

The diagram illustrates a site plan with a proposed raingarden. A green hatched area represents the raingarden, which is 2,500 units wide. To its left is a planting area labeled 'MAX 900H PLANTING' with a width of 2,000 units. The raingarden is adjacent to a pink area with elevation points of 57.26 and 56.90. Below the raingarden is a blue area labeled 'RETAIL 83m²' with an elevation point of 57.90. A 'NEW C' label is positioned near the top left of the raingarden area.

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**Assets Referral****STANDARD CONDITIONS REQUIRED FOR PLANNING PERMIT**

- ☐ The width of the proposed crossovers servicing \_\_\_\_\_ to be increased/decreased to \_\_\_\_ metres in width.
- ☒ Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.
- ☒ All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.
- ☐ Other:

**Comment:****STANDARD NOTES REQUIRED FOR PLANNING PERMIT**

- ☐ Prior to the commencement of any works on the site, the owner / developer must submit any new vehicular crossover or modification or alteration to an existing crossover proposal for assessment and approval by the Responsible Authority (Engineering and Traffic Department).
- ☒ An Asset Protection Permit is required prior to the commencement of site works in accordance with Council's Local Law 1E.
- ☒ Prior consent from Council and any and all public authorities is required to be obtained for alteration or reinstatement of assets or services affected as a result of the development.
- ☒ The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.
- ☐ The applicant is required to obtain prior written consent from Council and any and all Public Authorities for alteration or reinstatement of (street) assets or services affected as a result of the development. Full compliance with any and all conditions is required. The applicant must provide copies of said written approvals / agreements to Council's Asset Management Department. All costs are to be borne by the developer.

- A Street Tree is located within the location of the crossover. Approval from Council's Environmental Sustainability and Open Space Department is required to remove the street tree. As a result, I will refer the application to the Environmental Sustainability and Open Space Department immediately for comment.
- A Power Pole is located within the location of the crossover. Relevant approval from the Electricity/Power Provider is required to remove/relocate the pole.

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- Parking signs located within the crossover will need to be appropriately relocated.

#### **Department of Transport Referral**

**Date: 18 April 2023**

**Officer: James Noy**

**The Head, Transport for Victoria, pursuant to Section 56(1) of the Planning and Environment Act 1987 does not object to the grant of a planning permit subject to the following conditions:**

**Condition:**

1. Prior to the occupation of the development the crossover driveway and all associated works show on plans (Fender Katsalidis TP009 Rev 4 dated 03/08/2023) must be constructed to the satisfaction of the Head, Transport for Victoria and the Responsible Authority, at no cost to the Head, Transport for Victoria.
2. All vehicles associated with the use and development must be able to conveniently enter and exit the subject land in a forward direction to the satisfaction of the Responsible Authority and the Head, Transport for Victoria.
3. All disused or redundant crossings along Whitehorse Road must be removed and the area reinstated to kerb, channel and footpath to the satisfaction of and at no cost to the Head, Transport for Victoria prior to the occupation of the buildings hereby approved.
4. The permit holder must avoid disruption to tram operation along Whitehorse Road during the construction of the development. Any planned disruptions to tram operation during construction and mitigation measures must be communicated to and approved by the Head, Transport for Victoria and Yarra Trams a minimum of 8 weeks prior.
5. The permit holder must ensure that all track, tram and overhead infrastructure is not altered or damaged. Any alteration or damage to public transport infrastructure must be approved and / or rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.

**Permit Note:**

The proposed development requires the construction of a crossover. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact the Department of Transport & Planning prior to commencing any works.

#### **Department of Environment Energy and Climate Action**

**Date: 24 August 2023**

**Officer: Laura McPherson**

Thank you for your email below regarding the development at 18-30 Whitehorse Road and potential pruning of trees on Anniversary Trail.

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It is noted that DEECA have issued Landowner Consent for a new sewer pit and sewer realignment in association with a development on adjoining land at 18-30 Whitehorse Road, Deepdene (date of issue: 18 July 2023). It is noted that Condition 1 of this Consent requires works to be carried out generally in accordance with 'Tree Development Impact Assessment 2023', prepared by Baxter Ecology and Associates, dated 31 May 2023. This Assessment includes 'Draft Tree Management Plan recommendations' in relation to pruning as detailed below:

A detailed assessment of title boundary tree canopy overhang is recommended. Where pruning is required proposed works should be approved by the land owner and/or Responsible Authority in accordance with AS 4373.2007 *Pruning of Amenity Trees*.

DEECA have no objection to the inclusion of this as a condition on the planning permit, noting that any tree pruning is to be undertaken in accordance with AS 4373.2007 *Pruning of Amenity Trees*. Further, given DEECA are the public land manager and pruning details haven't been explicitly detailed in the plans/reports, DEECA requires that where any pruning is required that the proposed works are to the satisfaction of DEECA.

## Appendix B: Clause 55 Assessment

### Clause 55.02 - Neighbourhood Character & Infrastructure

Clause 55.02-1 (B1) Neighbourhood Character	
Objective	Assessment
<i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i>	✓
<i>To ensure that development responds to the features of the site and the surrounding area.</i>	✓

Clause 55.02-2 (B2) Residential Policy	
Objective	Assessment
<i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i>	✓
<i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</i>	✓

Clause 55.02-3 (B3) Dwelling Diversity	
Objective	Assessment
<i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i>	✓

### Planners' comments

Whilst the development itself provides minimal variation of dwelling types and sizes as there are 24 three bed dwellings and one four bed dwelling, the development will contribute to future housing stock. Typically, building typologies within activity centres and commercial precincts are apartment buildings. This development provides 24 townhouses and one detached dwelling which provides additional housing stock in the locality.

Importantly, the provision of lifts within the building will enable all dwellings to have a high level of accessibility notwithstanding the dwellings are over multiple levels.

Clause 55.02-4 (B4) Infrastructure	
Objective	Assessment
<i>To ensure development is provided with appropriate utility services and infrastructure.</i>	✓
<i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i>	✓

Clause 55.02-5 (B5) Integration With The Street	
Objective	Assessment
<i>To integrate the layout of development with the street.</i>	✓

**Planner's comments**

*Refer to DDO assessment.*

**Clause 55.03 - Site Layout and Building Massing****Clause 55.03-1 (B6) Street Setback**

*Not applicable, see DDO assessment.*

**Clause 55.03-2 (B7) Building Height**

*Not applicable, see DDO assessment.*

**Clause 55.03-3 (B8) Site Coverage**

Objective	Assessment
<i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i>	✓

Proposed	Required	Assessment
2,708m <sup>2</sup> (57%)	60%	✓

**Clause 55.03-4 (B9) Permeability**

Objective	Assessment
<i>To reduce the impact of increased stormwater run-off on the drainage system.</i>	✓
<i>To facilitate on-site stormwater infiltration.</i>	✓
<i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i>	✓

Proposed	Required	Assessment
1594m <sup>2</sup> (32%)	20%	✓

**Clause 55.03-5 (B10) Energy Efficiency**

Objective	Assessment
<i>To achieve and protect energy efficient dwellings and residential buildings.</i>	✓
<i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i>	✓

**Clause 55.03-6 (B11) Open Space**

Objective	Assessment
<i>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</i>	✓

**Clause 55.03-7 (B12) Safety**

Objective	Assessment
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<i>To ensure the layout of development provides for the safety and security of residents and property.</i>	✓
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<b>Clause 55.03-8 (B13) Landscaping</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To encourage development that respects the landscape character of the neighbourhood.</i>	✓
<i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i>	✓
<i>To provide appropriate landscaping.</i>	✓
<i>To encourage the retention of mature vegetation on the site.</i>	✓

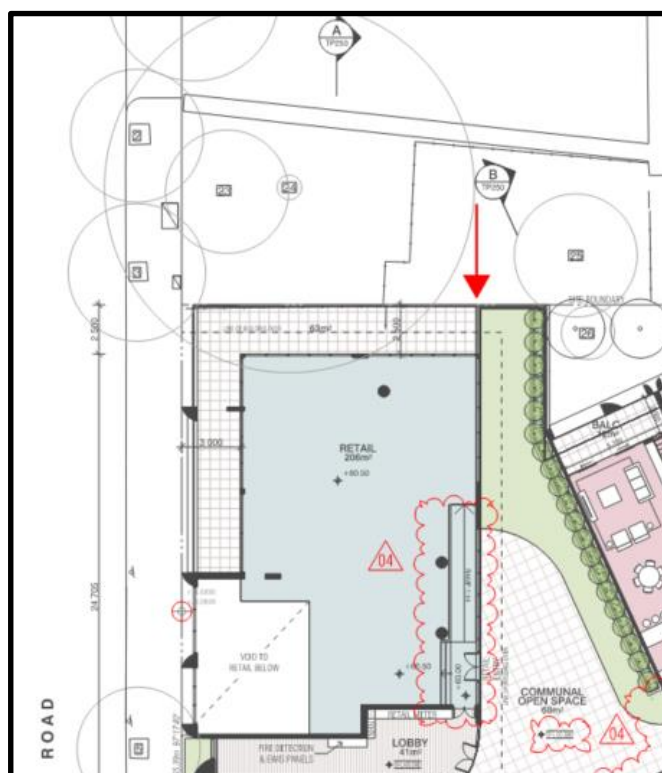
<b>Clause 55.03-9 (B14) Access</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i>	✓
<b>Standard</b>	<b>Assessment</b>
<p><i>The width of accessways or car spaces should not exceed:</i></p> <ul style="list-style-type: none"> <li><i>• 33 per cent of the street frontage, or</i></li> <li><i>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</i></li> </ul> <p><i>No more than one single-width crossover should be provided for each dwelling fronting a street.</i></p> <p><i>The location of crossovers should maximise the retention of on-street car parking spaces.</i></p> <p><i>The number of access points to a road in a Road Zone should be minimised.</i></p> <p><i>Developments must provide for access for service, emergency and delivery vehicles.</i></p>	✓

<b>Clause 55.03-10 (B15) Parking Location</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To provide convenient parking for resident and visitor vehicles.</i>	✓
<i>To protect residents from vehicular noise within developments.</i>	✓
<b>Standard</b>	<b>Assessment</b>
<p><i>Car parking facilities should:</i></p> <ul style="list-style-type: none"> <li><i>• Be reasonably close and convenient to dwellings and residential buildings.</i></li> <li><i>• Be secure.</i></li> <li><i>• Be well ventilated if enclosed.</i></li> </ul> <p><i>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</i></p>	✓

### **Clause 55.04 - Amenity Impacts**

#### **Clause 55.04-1 (B17) Side and Rear Setbacks**

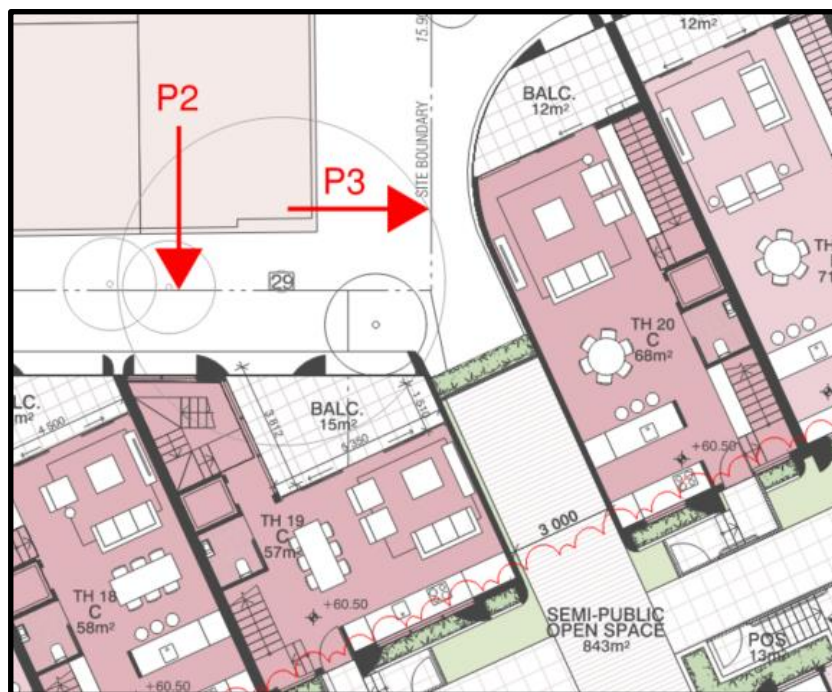
Objective	Assessment
<i>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i>	✓
Standard	
<p><i>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</i></p> <ul style="list-style-type: none"> <li><i>At least the distance specified in a schedule to the zone, or</i></li> <li><i>If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</i></li> </ul> <p><i>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.</i></p> <p><i>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.</i></p>	<b>Refer to tables below</b>



*Above - Side and Rear Setback Calculation Point 1 (red arrows indicated assessment points)*



Point 1 - Basement Level 1				
	Wall Height	Setback	Setback Required	Assessment
East	3.1m	0m	WOB	✓
Point 1 - Ground Level				
	Wall Height	Setback	Setback Required	Assessment
East	5.8m	2.5m	1.66m	✓
Point 1 - First Floor Level				
	Wall Height	Setback	Setback Required	Assessment
East	9m	4.2m	4.09m	✓
Point 1 - Second Floor Level				
	Wall Height	Setback	Setback Required	Assessment
East	11.98m	12.96m	7.07m	✓



*Above - Side and Rear Setback Calculation Points 2 and 3 (red arrows indicated assessment points)*

<b>Point 2 - Basement Level 1</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	3.46m	2.49m	1m	✓
<b>Point 2 - Ground Level</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	6.2m	2.5m	1.78m	✓
<b>Point 2 - First Floor Level</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	9.35m	3.5m	4.44m	* (Variation Supported - No Impact on Non-residential neighbouring Property)
<b>Point 2 - Second Floor Level</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	12.4m	3.5m	7.49m	* (Variation Supported - No Impact on Non-Residential Neighbouring Property)

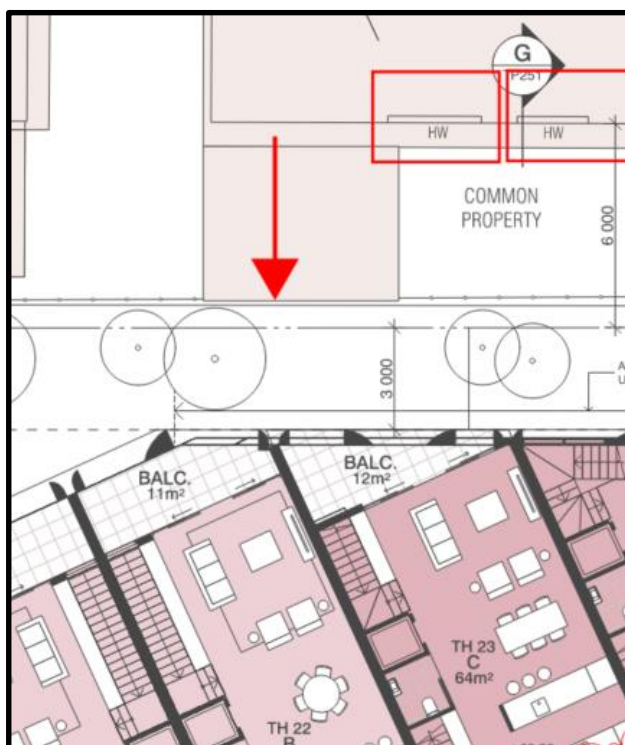
As shown in the below photo, the areas on non-compliance are adjacent to the rear of the Scout Hall located at 32 Whitehorse Road, which is used for storage/rubbish disposal. Further, the building located at 32 Whitehorse Road is a significantly graded heritage property, and therefore the proposed non-compliance will not compromise any future development on the neighbouring site.



<b>Point 3 - Basement Level 1</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	3.4m	1.2m	1m	✓
<b>Point 3 - Ground Level</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	6.2m	1.3m	1.78m	✓
<b>Point 3 - First Floor Level</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	9.3m	2m	4.39m	✓
<b>Point 3 - Second Floor Level</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	12.4m	2m	7.49m	* (Variation Supported - No Impact on Neighbouring Non-Residential Property)

As shown in the below photo, the areas on non-compliance are adjacent to the rear of the Scout Hall located at 32 Whitehorse Road, which is used for storage/rubbish disposal. Further, the building located at 32 Whitehorse Road is a significantly graded heritage property, and therefore the proposed non-compliance will not compromise any future development on the neighbouring site.





*Above - Side and Rear Setback Calculation Point 4 (red arrows indicated assessment points)*

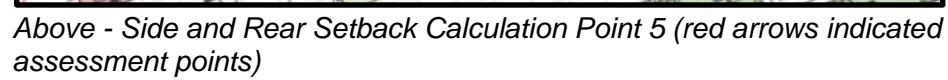
Point 4 - Basement Level 1				
	Wall Height	Setback	Setback Required	Assessment
East	2.8m	3.265m	1m	✓
Point 4 - Ground Level				
	Wall Height	Setback	Setback Required	Assessment
East	5.6m	3.921m	1.6m	✓
Point 4 - First Floor Level				
	Wall Height	Setback	Setback Required	Assessment
East	9.2m	4.5m	4.29m	✓
Point 4 - Second Floor Level				
	Wall Height	Setback	Setback Required	Assessment
East	12.1m	5.6m	7.19m	* (Variation Supported, see below)

The second-floor non-compliance of 1.59 metres is acceptable as it is located adjacent to neighbouring carports and common property area at 31 Barnsbury Road. Any ground floor windows located at 31 Barnsbury Road are located at least 11.5 metres from the proposed Second Floor Level of the proposed development at Point 4, and therefore the proposed setback is considered to provide an acceptable



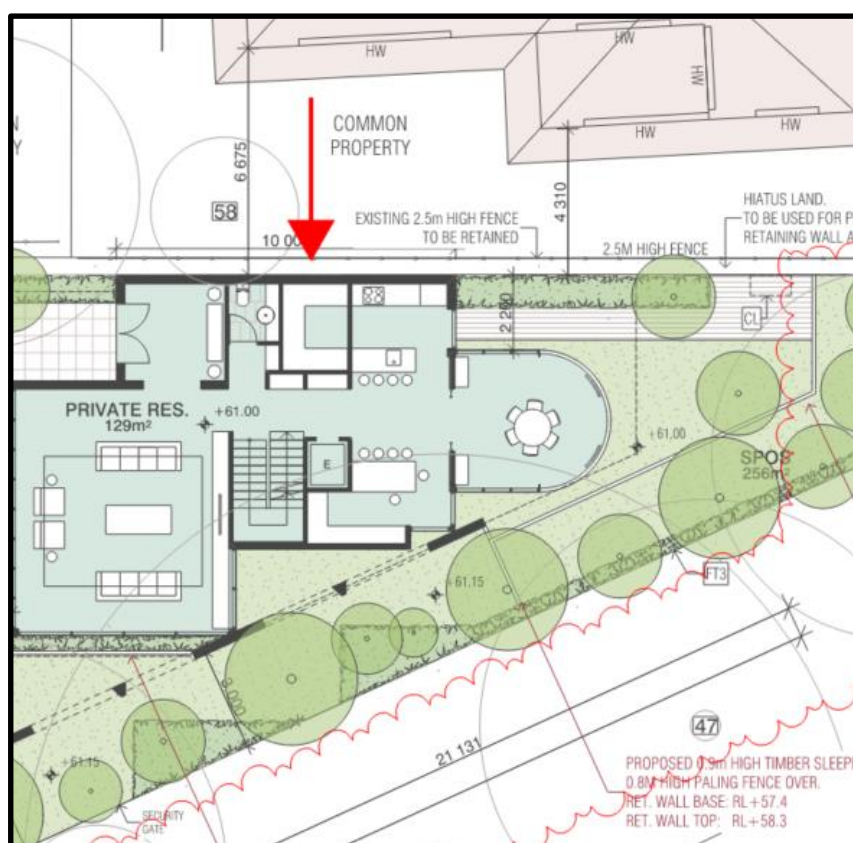
amenity including daylight and screened views of the development to neighbouring dwellings.





Point 5 - Basement Level 1				
	Wall Height	Setback	Setback Required	Assessment
East	2.3m	2.6m	1m	✓
Point 5 - Ground Level				
	Wall Height	Setback	Setback Required	Assessment
East	5.5m	3.3m	1.57m	✓
Point 5 - First Floor Level				
	Wall Height	Setback	Setback Required	Assessment
East	8.64m	4m	3.73m	✓
Point 5 - Second Floor Level				
	Wall Height	Setback	Setback Required	Assessment
East	12m	5.4m	7.09m	✗ (Variation Supported, see below)

The second-floor non-compliance is acceptable as it is located adjacent to common property area at 31 Barnsbury Road, and is setback over 8 metres from the closest neighbouring dwellings.



*Above - Side and Rear Setback Calculation Point 6 (red arrows indicated assessment points)*

<b>Point 6 - Ground Level</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	3.1m	0m	1m	✓
<b>Point 6 - First Floor Level</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	5.7m	2.3m	1.63m	✓
<b>Point 6 - Second Floor Level</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
East	8.89	3.45m	3.98m	* (Variation Supported - No Impact on Habitable area)

As shown in the photo below, the neighbouring buildings at 29 Barnsbury Road, adjacent to the non-compliance of the 'Private Residence' have a Finished Floor level at Ground Floor level 2.03 metres higher than the proposed Ground Floor level. The secluded private open space of these dwellings is also higher than the finished levels of the proposed development in this location. The Second-Floor level non-compliance of 0.53 metres will have minimal impact on the neighbouring dwellings, including their Secluded Private Open Space, as the buildings at 29 Barnsbury Road will retain a position of being elevated from the subject site. This results in the proposed development appearing to have less bulk and overall height.





<b>Clause 55.04-2 (B18) Walls On Boundaries</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i>	✓
<b>Standard</b>	
<p><i>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:</i></p> <ul style="list-style-type: none"> <li>• <i>For a length of more than the distance specified in a schedule to the zone; or</i></li> <li>• <i>If no distance is specified in a schedule to the zone, for a length of more than:</i> <ul style="list-style-type: none"> <li>▪ <i>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</i></li> <li>▪ <i>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,</i></li> </ul> </li> </ul>	<b>Refer to table below</b>

<i>whichever is the greater.</i>	
<i>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.</i>	✓
<i>A building on a boundary includes a building set back up to 200mm from a boundary.</i>	
<i>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.</i>	<b>Refer to table below</b>

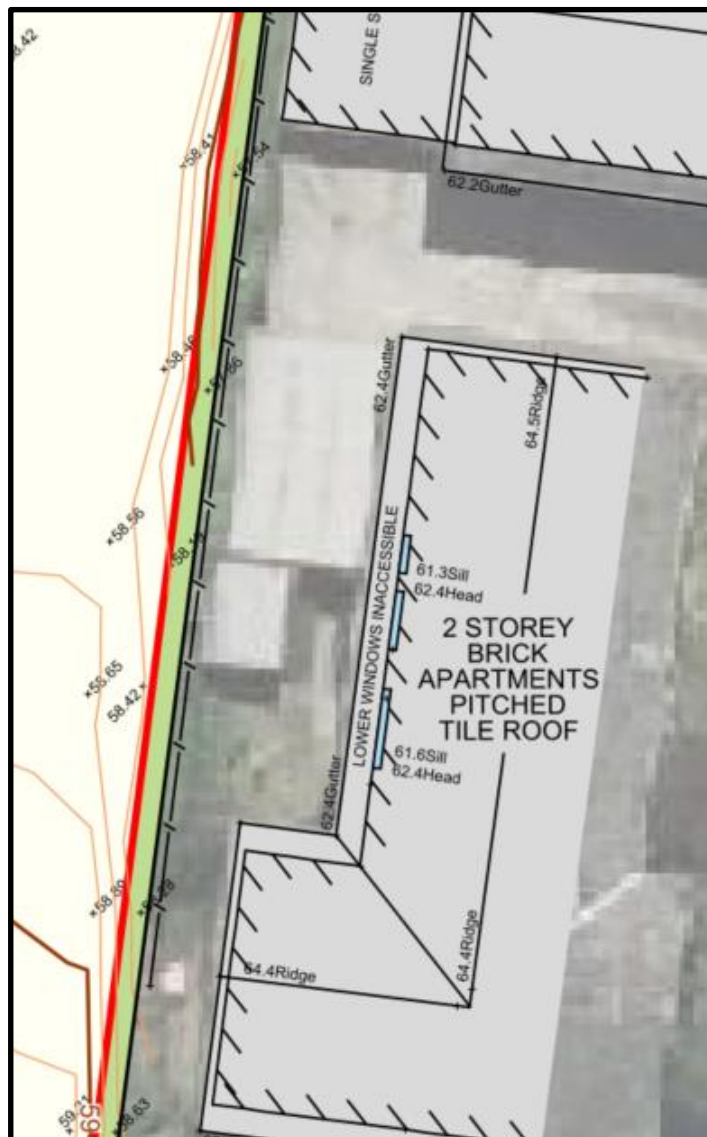
Standard B18 Requirements						
Boundary	Max. Height	Ave. Height	Assessment	Wall Length	Required	Assessment
East (Private Residence rear of site)	3.4m	3.11m	✓	10m	16.6m (max allowed)	✓

Standard B18 Requirements						
Boundary	Max. Height	Ave. Height	Assessment	Wall Length	Required	Assessment
East (Mixed Use front of site)	3.36m	2.47m	✓	17.075 m	18.93m (max allowed)	✓

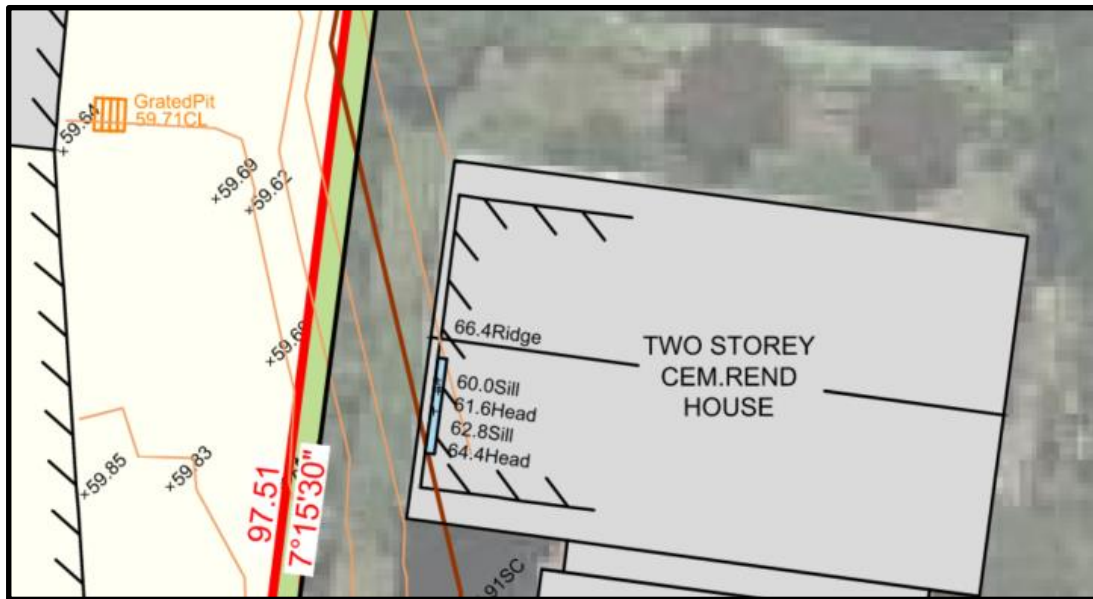
Clause 55.04-3 (B19) Daylight to Existing Windows	
Objective	Assessment
<i>To allow adequate daylight into existing habitable room windows.</i>	✓
Standard	
<i>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</i>	<b>Refer to table below</b>
<i>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.</i>	<b>Refer to table below</b>

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

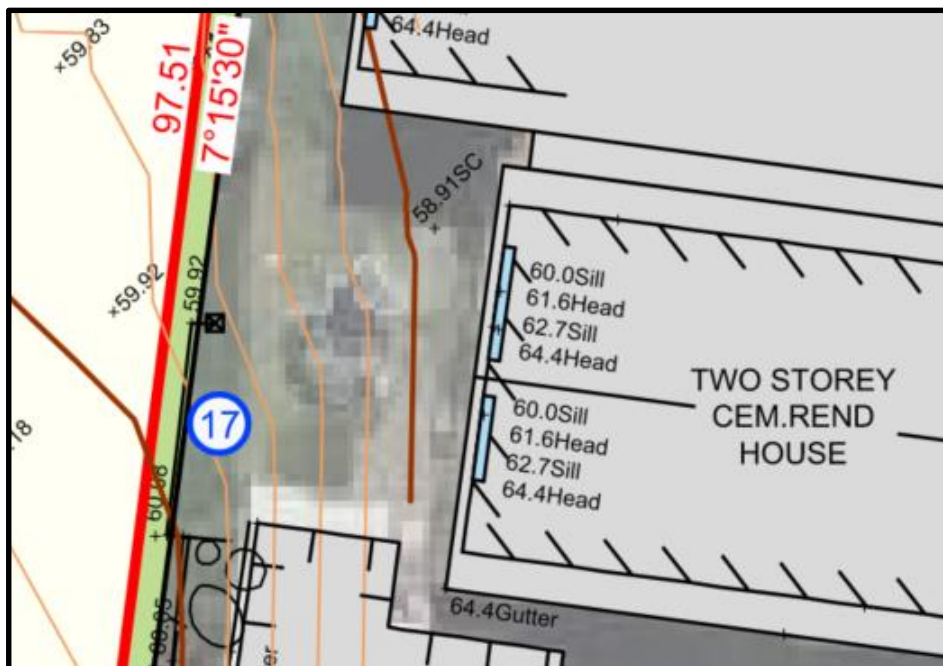
<b>Adjoining Window</b>	<b>3m<sup>2</sup> Light Court</b>	<b>Wall Height</b>	<b>Setback from Window</b>	<b>Required</b>	<b>Assessment</b>
31 Barnsbury Road Group 1 First Floor Windows (See Figure 1)	✓	2.8m	Basement Level 1 - 9.27m	<b>1.4m</b>	✓
		5.6m	Ground Floor Level - 9.27m	<b>2.8m</b>	✓
		9.2m	First Floor Level - 10m	<b>4.6m</b>	✓
		12.1m	Second Floor Level - 11.54m	<b>6.05m</b>	✓
31 Barnsbury Road Group 2 First Floor Windows (See Figure 2)	✓	4.36m	Ground Floor Level - 12.9m	<b>2.18m</b>	✓
		8.06m	First Floor Level - 13.7m	<b>4.03m</b>	✓
		11.1m	Second Floor Level - 15.4m	<b>5.55m</b>	✓
31 Barnsbury Road Group 3 First Floor Windows (See Figure 3)	✓	3.48m	Ground Floor Level - 13.4m	<b>1.74m</b>	✓
		5.93m	First Floor Level - 14.1m	<b>2.965m</b>	✓
		9.1m	Second Floor Level - 14.6m	<b>4.55m</b>	✓
29 Barnsbury Road Window (See Figure 4)	✓	3.1m	Ground Floor Level - 6.675m	<b>1.55m</b>	✓
		5.7m	First Floor Level - 9.1m	<b>2.85m</b>	✓
		8.89m	Second Floor Level - 10.1m	<b>4.445m</b>	✓



**Figure 1 - 31 Barnsbury Road Group 1 First Floor Windows**

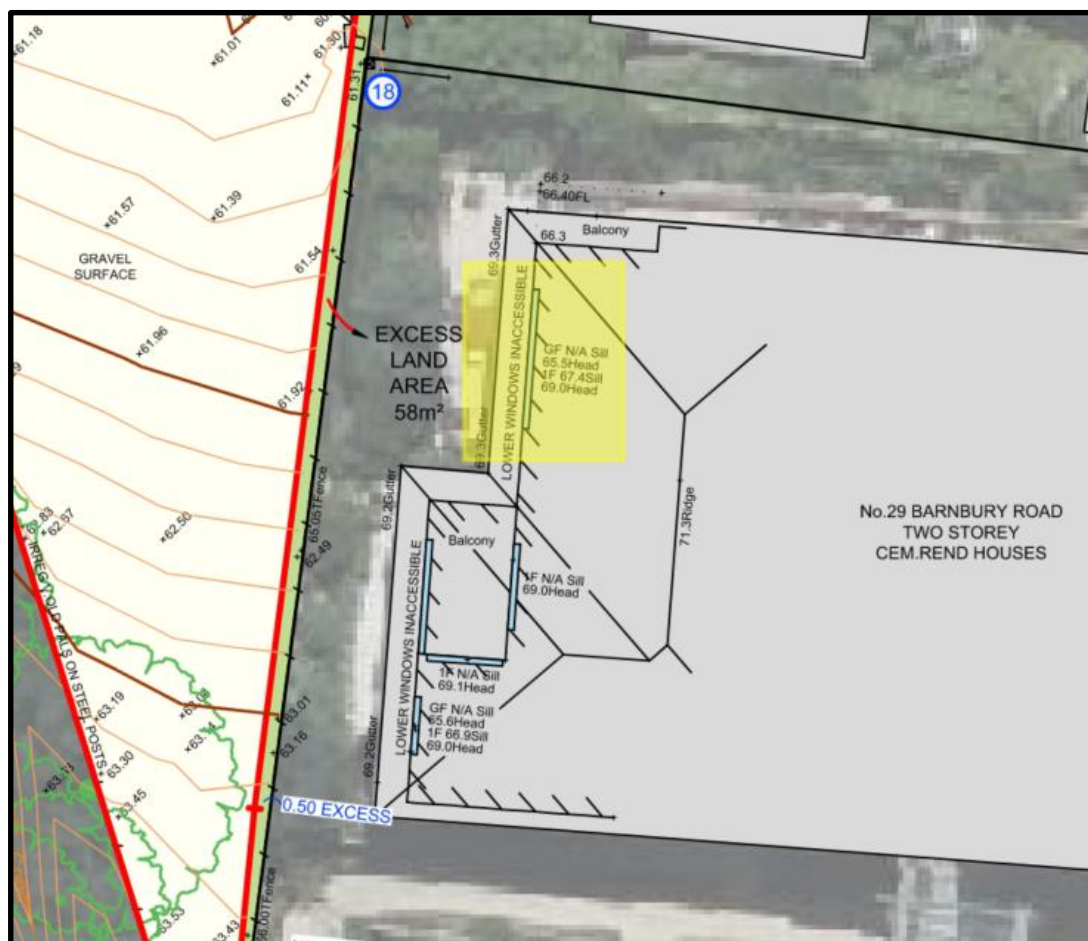


**Figure 2 - 31 Barnsbury Road Group 2 First Floor Windows**



**Figure 3 - 31 Barnsbury Road Group 3 First Floor Windows**





**Figure 4 - 29 Barnsbury Road Windows**

<b>Clause 55.04-4 (B20) North Facing Windows</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To allow adequate solar access to existing north-facing habitable room windows.</i>	<b>N/A</b>

<b>Clause 55.04-5 (B21) Overshadowing Open Space</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure buildings do not significantly overshadow existing secluded private open space.</i>	✓
<b>Standard</b>	
<i>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</i>	✓
<i>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.</i>	

### **Planners' comments**

There is no additional overshadowing to any neighbouring property between 9am and 12pm. At 1pm any shadows are contained within the fence shadow of all neighbouring residential properties to the east of the site.

Dwellings at 31 Barnsbury are not provided with Secluded Private Open Space at Ground Floor Level adjacent to the eastern boundary of the subject site. Therefore, an overshadowing assessment of impact to any Secluded Private Open Space of this property is not required. However, at 2:00PM the common property will have additional overshadowing of 8.54sqm and at 3:00PM additional overshadowing of approximately 23.82sqm. Due to the apparent purpose and use of the common property, as shown in photos throughout this report this overshadowing is not considered to cause significant amenity impacts.

Officer calculation show that the overshadowing of 27-29 Barnsbury Road is contained within the shadow created by the fence line between the subject site and 27-29 Barnsbury Road at 2pm. As such Standard B21 is met with the proposal providing a minimum of 5 hours sunlight between 9am and 3pm on 22 September. The proposal is deemed to meet the Objective for Overshadowing.

<b>Standard B21</b>				
<b>Address of adjoining property</b>	<b>Size of SPOS</b>	<b>Shadow test</b>	<b>Amount of additional shadow</b>	<b>Assessment</b>
27 Barnsbury Road, Deepdene (only one specific SPOS) (See Figure Below)	116sqm	40sqm	3:00PM - 13.74sqm	✓

<b>Shadow Analysis Statistics - September Equinox (22 Sept)</b>		
<b>27 Barnsbury Road, Deepdene - SPOS</b>		
<b>3pm</b>	Total secluded private open space (minimum width of 3.0m)	116sqm
	Existing shadowed SPOS (minimum width of 3.0m)	84.77sqm
	Existing unshadowed SPOS (minimum width of 3.0m)	31.23sqm
	Additional Shadowed SPOS (minimum width of 3.0m)	13.74sqm
	Post-development unshadowed SPOS (minimum width of 3.0m)	34.44sqm

<b>Clause 55.04-6 (B22) Overlooking</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To limit views into existing secluded private open space and habitable room windows.</i>	✓
<b>Standard</b>	
<i>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space or habitable room window of an existing dwelling (horizontal 9m rule and from a height of 1.7m above floor level).</i>	✓ (Complies subject to permit conditions)

<p><i>A habitable room window, balcony, terrace, deck or patio with a direct view should be either:</i></p> <ul style="list-style-type: none"> <li>• <i>Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</i></li> <li>• <i>Have sill heights of at least 1.7 metres above floor level.</i></li> <li>• <i>Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</i></li> <li>• <i>Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</i></li> </ul>	
<p><i>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.</i></p>	✓ (Complies subject to permit conditions)
<p><i>Screens used to obscure a view should be:</i></p> <ul style="list-style-type: none"> <li>• <i>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</i></li> <li>• <i>Permanent, fixed and durable.</i></li> <li>• <i>Designed and coloured to blend in with the development.</i></li> </ul>	✓ (Complies subject to permit conditions)
<p><i>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.</i></p>	✓

#### Required Conditions:

- Correct the notation on the ground floor plan relating to screening of windows of Dwellings 22-24 (inclusive) so that the part balcony of Dwelling 22, full balconies of Dwellings 23 and 24 are screened in accordance with Standard B22 (Overlooking) of Clause 55.
- All screening required in accordance with Standard B22 (Overlooking) of Clause 55 for Dwellings 22-24 (inclusive) to be shown on elevations.
- The east facing first and second floor balconies of the 'Private Residence' to be screened to 1.7 metres above the finished floor level and comply with Standard B22 (Overlooking) of Clause 55. The first floor balcony on floor plan is shown to have 1.7m opaque glass balustrade, but this is not fully noted on elevation.
- Overlooking diagrams to demonstrate 'Private Residence' first floor east facing bedroom window to comply with Standard B22 (Overlooking) of Clause 55.

Clause 55.04-7 (B23) Internal Views	
Objective	Assessment
<i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i>	✓



**Required Conditions:**

- Any fence or wall separating the Secluded Private Open Space of two dwellings, to be screened to at least 1.7 metres height above the Finished Floor Level and have maximum openings of 25%.
- An 'Internal Views' Plan that demonstrates how each Dwelling complies with Standard B23 of Clause 55.
- Removal of Townhouse 15's South facing dining room windows.

<b>Clause 55.04-8 (B24) Noise Impacts</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To contain noise sources in developments that may affect existing dwellings.</i>	✓
<i>To protect residents from external noise.</i>	✓

**Clause 55.05 - On-Site Amenity and Facilities**

<b>Clause 55.05-1 (B25) Accessibility</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To encourage the consideration of the needs of people with limited mobility in the design of developments.</i>	✗ (Variation Supported)

**Planner's comments**

Each of the apartments is provided with lift access from the car park through each floor level. However, the development has been designed with a central walkway with steps up to each dwelling, which limits accessibility from ground floor level (pedestrian level) for people with limited mobility.

It is noted the steps were added post advertising in response to Council's Drainage concerns which required lowering of the internal walkway and finish floor levels above ground level to be maintained.

<b>Clause 55.05-2 (B26) Dwelling Entry</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To provide each dwelling or residential building with its own sense of identity.</i>	✓

<b>Clause 55.05-3 (B27) Daylight to New Windows</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To allow adequate daylight into new habitable room windows.</i>	✓

Whilst dwelling 2, 3, 6-9, 12 & 13 each have first floor bedroom windows facing a balcony which do not comply with the standard, each of these bedrooms also benefit from having an additional window, and therefore sufficient solar access is provided.

<b>Clause 55.05-4 (B28) Private Open Space</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To provide adequate private open space for the reasonable</i>	✓

<i>recreation and service needs of residents.</i>	
<b>Standard</b>	
<p><i>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</i></p> <p><i>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</i></p> <ul style="list-style-type: none"> <li><i>• An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</i></li> <li><i>• A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</i></li> <li><i>• A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</i></li> </ul> <p><i>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</i></p>	<p><b>Refer to table below</b></p>

Dwelling	Total Proposed SPOS	Total Proposed POS	Min. SPOS Area	Min. dimension	Required SPOS/POS		Assessment
Dwelling 1	25m <sup>2</sup>	43m <sup>2</sup>	GF - 24.6m <sup>2</sup>	4.1	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 2	30m <sup>2</sup>	49m <sup>2</sup>	GF - 30m <sup>2</sup>  FF - 6sqm Balc.  SF - 9sqm Balc	5	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 3	30m <sup>2</sup>	49m <sup>2</sup>	GF - 30m <sup>2</sup>  FF - 6sqm Balc.  SF - 9sqm Balc	5	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 4	25m <sup>2</sup>	46m <sup>2</sup>	GF - 24m <sup>2</sup>	4	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 5	25m <sup>2</sup>	46m <sup>2</sup>	GF - 24.6m <sup>2</sup>	4.1	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 6	30m <sup>2</sup>	57m <sup>2</sup>	GF - 30m <sup>2</sup>  FF 5sqm Balc.  SF 9sqm Balc.	5	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 7	30m <sup>2</sup>	57m <sup>2</sup>	GF - 30m <sup>2</sup>  FF - 5sqm Balc.	5	25m <sup>2</sup>	40m <sup>2</sup>	✓

			SF - 9sqm Balc.				
Dwelling 8	30m2	74m2	GF - 30m2  FF - 5sqm Balc.  SF - 8sqm Balc.	5	<b>25m<sup>2</sup></b>	<b>40m<sup>2</sup></b>	✓
Dwelling 9	30m2	74m2	GF - 30m2  FF - 5sqm Balc.  SF - 8sqm Balc.	5	<b>25m<sup>2</sup></b>	<b>40m<sup>2</sup></b>	✓
Dwelling 10	25m2	43m2	GF - 24.6m 2	4.1	<b>25m<sup>2</sup></b>	<b>40m<sup>2</sup></b>	✓
Dwelling 11	25m2	47m2	GF - 24.6m 2	4.1	<b>25m<sup>2</sup></b>	<b>40m<sup>2</sup></b>	✓
Dwelling 12	30m2	48m2	GF - 30m2  FF - 5sqm Balc.  SF - 9sqm Balc.	5	<b>25m<sup>2</sup></b>	<b>40m<sup>2</sup></b>	✓
Dwelling 13	30m2	48m2	GF - 30m2  FF - 5sqm Balc.  SF - 9sqm	5	<b>25m<sup>2</sup></b>	<b>40m<sup>2</sup></b>	✓

			Balc.				
Dwelling 14	25m <sup>2</sup>	47m <sup>2</sup>	GF - 23.9m <sup>2</sup>	4.1	<b>25m<sup>2</sup></b>	<b>40m<sup>2</sup></b>	✓
Dwelling 15	26m <sup>2</sup>	63m <sup>2</sup>	FF - 10m <sup>2</sup> Balc.  GF - 26sqm	1.6	<b>8m<sup>2</sup> (Balcony)</b>	<b>40m<sup>2</sup></b>	✓
Dwelling 16	32m <sup>2</sup>	58m <sup>2</sup>	B1 - 32sqm  FF - 14m <sup>2</sup> Balc.  GF - 12sqm Balc.	3.7m	<b>25m<sup>2</sup></b>	<b>40m<sup>2</sup></b>	✓
Dwelling 17	25m <sup>2</sup>	51m <sup>2</sup>	FF - 14m <sup>2</sup> Balc.  B1 - 25sqm  GF - 12sqm Balc.	1.67	<b>8m<sup>2</sup> (Balcony)</b>	<b>40m<sup>2</sup></b>	✓
Dwelling 18	Balcony - 14m <sup>2</sup>	31m <sup>2</sup>	FF - 11.4m <sup>2</sup> Balc.  GF - 17sqm	1.6	<b>8m<sup>2</sup> (Balcony)</b>	<b>40m<sup>2</sup></b>	✓
Dwelling 19	30m <sup>2</sup>	54m <sup>2</sup>	GF - 14m <sup>2</sup> Balc.  B1 - 30sqm  FF - 9sqm Balc.	1.6	<b>8m<sup>2</sup> (Balcony)</b>	<b>40m<sup>2</sup></b>	✓

Dwelling 20	39m <sup>2</sup>	51m <sup>2</sup>	B1 - 31sqm  GF - 12m <sup>2</sup> Balc.	3m	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 21	45m <sup>2</sup>	57m <sup>2</sup>	B1 - 45sqm  GF - 12m <sup>2</sup> Balc.	6m	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 22	28m <sup>2</sup>	39m <sup>2</sup>	B1 - 28sqm  GF - 8.2m <sup>2</sup> Balc.	3.1m	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 23	26m <sup>2</sup>	38m <sup>2</sup>	B1 - 26m <sup>2</sup>  GF - 12sqm Balc.	3.26m	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 24	45m <sup>2</sup>	57m <sup>2</sup>	B1 - 34m <sup>2</sup>  GF - 35sqm Balc.	3.26m	25m <sup>2</sup>	40m <sup>2</sup>	✓
Dwelling 25	256m <sup>2</sup>	256+m <sup>2</sup>	GF - 25+m <sup>2</sup>  FF - 24sqm Balc.  SF - 17.5sq m Balc.	3+m	25m <sup>2</sup>	40m <sup>2</sup>	✓

Clause 55.05-5 (B29) Solar Access to Open Space	
Objective	Assessment
<i>To allow solar access into the secluded private open space of new dwellings and residential buildings.</i>	✓
Standard	
<i>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</i>	✓

<i>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</i>	<b>Refer to table below</b>
--	-----------------------------

	<b>Wall Height</b>	<b>Setback</b>	<b>Required</b>	<b>Assessment</b>
Dwelling 1	9.64m	11.5m	<b>10.67m</b>	✓
Dwelling 2*	6.7m	6m	<b>8.03m</b>	✗ (Variation Supported)
Dwelling 3*	See above	12m	<b>8.03m</b>	✓
Dwelling 4*	N/A	N/A	N/A	N/A
Dwelling 5	N/A	N/A	N/A	N/A
Dwelling 6	9.3m	11.4m	<b>10.37m</b>	✓
Dwelling 7	See above	17.3m	<b>10.37m</b>	✓
Dwelling 8	N/A	N/A	N/A	N/A
Dwelling 9	N/A	N/A	N/A	N/A
Dwelling 10*	8.1m	6m	<b>9.29m</b>	✗ (Variation Supported)
Dwelling 11*	See above	12m	<b>9.29m</b>	✓
Dwelling 12*	9.3m	6m	<b>10.37m</b>	✗ (Variation Supported)
Dwelling 13	See above	12m	<b>10.37m</b>	✓
Dwelling 14*	8.1m	5.84m	<b>9.29m</b>	✗ (Variation Supported)
Dwelling 15 (Balcony)	Balcony	Balcony	Balcony	Balcony
Dwelling 16*	B1 - 3.95m	B1 - 3.7m	<b>B1 - 5.5m</b>	✗ (Variation Supported)
	GF - 6.89m	GF - 6.7m	<b>GF - 8.2m</b>	✗ (Variation Supported)
	FF - 9.72m	FF - 7m	<b>FF - 10.7m</b>	✗ (Variation Supported)
Dwelling 17 (Balcony)	Balcony	Balcony	Balcony	Balcony
Dwelling 18 (Balcony)	Balcony	Balcony	Balcony	Balcony
Dwelling 19 (Balcony)	Balcony	Balcony	Balcony	Balcony
Dwelling 20	N/A	N/A	N/A	N/A
Dwelling 21	N/A	N/A	N/A	N/A
Dwelling 22	N/A	N/A	N/A	N/A
Dwelling 23	N/A	N/A	N/A	N/A
Dwelling 24	N/A	N/A	N/A	N/A
Dwelling 25	9.2m	8.69m	<b>10.28m</b>	✗ (Variation Supported)

\*Asterix refers to SPOS having a wall on only part of its northern boundary.

Dwellings 15 to 22 rely on balconies for their SPOS in compliance with Standard B28 (see assessment above). This standard only applies to 'non-balcony private open space'.

Whilst not all the secluded private open spaces of each dwelling meet with the Standard, it is considered that each dwelling is provided with SPOS orientated to allow adequate daylight at various times of the day within the constraints of the site. Each dwelling has SPOS which is either east or west facing providing sufficient sunlight. Dwelling 25 provides Private and Secluded Private Open Space to both the east and west (multiple aspects) which provides greater solar access to these areas throughout the day. Whilst dwellings 2, 10, 14 and 16 do not comply with numerical standard and are not provided with secluded private open space which have multiple aspects, they are provided with areas of SPOS at different levels which will therefore receive daylight at different times of the day.

*2, 10 non-compliant only on aspect*

<b>Clause 55.05-6 (B30) Storage</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To provide adequate storage facilities for each dwelling.</i>	✓

#### **Clause 55.06 - Detailed Design**

<b>Clause 55.06-1 (B31) Design Detail</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To encourage design detail that respects the existing or preferred neighbourhood character.</i>	✓

<b>Clause 55.06-2 (B32) Front Fences</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To encourage front fence design that respects the existing or preferred neighbourhood character.</i>	N/A

<b>Clause 55.06-3 (B33) Common Property</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i>	✓
<i>To avoid future management difficulties in areas of common ownership.</i>	✓

<b>Clause 55.06-4 (B34) Site Services</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure that site services can be installed and easily maintained.</i>	✓
<i>To ensure that site facilities are accessible, adequate and attractive.</i>	✓



## Clause 52.06 (Car Parking)

### Clause 52.06-2 (Provision of Car Parking Spaces)

Before:

- *A new use commences; or*
- *The floor area or site area of an existing use is increased; or*
- *An existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,*

The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- *On the land; or*
- *In accordance with a permit issued under Clause 52.06-3; or*
- *In accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.*

### **Planner's Comments:**

Car Parking rates for particular land uses and development are set out in Clause 52.06 (Rate Column B of 52.06-5) and Parking Overlay (Precinct 1). The proposal has a statutory rate of:

- 50 resident and 5 visitor spaces for the proposed 25 dwellings;
- 18 spaces for the retail component (at 540sqm of floor area);
- There are no specific rates listed for the Residential Hotel and the quantum of car parking is to the satisfaction of the Responsible Authority; and
- There is no statutory rate for the health club and the quantum of car parking is to the satisfaction of the Responsible Authority.

The proposal provides:

- Two disabled spaces will be provided within the development to meet the car parking demand of any disabled resident, staff or visitor requirement;
- 50 resident spaces and 5 visitor spaces, meeting the statutory requirement;
- 16 regular car parking spaces to be shared between the retail, residential hotel and health club. Of these spaces, five (5) spaces will be available for the retail component, five spaces will be available for the residential hotel and six spaces will be available for the health club;
- Council's Traffic Engineer has calculated the residential hotel component in line with RTA's Guide to Traffic Generating Developments - 2002. The proposal meets the recommended rate with the 20 rooms generating the need for five car parking spaces. The proposal satisfies this requirement;
- Council's Traffic Engineer has calculated that parking rates for gymnasiums (health club) in Boroondara have accepted a rate of 0.3 spaces per patron or 2.5 spaces per 100sqm. The proposal requires 9 spaces at an expected

patronage of 30. The shortfall of 13 spaces associated with the retail area is justified as the site has historically operated with no on-site car parking for visitors for 900sqm of a variety of retail tenancies.

The subject site is located along the Anniversary Trail which is a direct and convenient active transport route. The subject site is located within the Principal Public Transport Network and within 100 metres of a tram stops (109 Route) going either east or west along Whitehorse Road. As such the subject site has convenient access to public transport routes. These options align the location and proposal with both Clause 52.06 (car parking) and Clause 18.01-3S (Sustainable and Safe Transport) providing for sustainable transport options and reducing the need for car dependency.

Furthermore, the proposal far exceeds the statutory rate and facilities required for bicycles (Clause 52.34-5), with 26 staff spaces and 22 accessible visitor spaces proposed. This encourages cycling as a mode of transport, with convenient access to the Anniversary Trail and further supports any offset in car parking demand.

On balance, the proposal aligns with the Planning Policy Framework, including local policies as well as the purposes of the Parking Overlay and Clause 52.06. The site is suitably located in close proximity to public transport and active transport options with appropriate end of trip facilities provided. Council's policies support sustainable transport options to reduce car dependency. Further the proposed 73 car parking spaces will sufficiently support the proposed mixed uses as calculated by Council Planner's and Traffic Engineer's.

#### Clause 52.06-9 (Design Standards)

#### Clause 52.06-9 (Design Standards)

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standard 1 - Accessways	
Standard	Assessment
<i>Accessways must:</i>	
• <i>Be at least 3 metres wide</i>	✓
• <i>Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.</i>	✓
• <i>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.</i>	✓
• <i>Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.</i>	✓
• <i>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.</i>	✓
• <i>Provide a passing area at the entrance at least 6.1 metres wide</i>	✓

<i>and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.</i>	
<ul style="list-style-type: none"> <li><i>Have a corner splay or area at least 50 per cent 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 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.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>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 6 metres from the road carriageway.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>If entry to the car space is from a road, the width of the accessway may include the road.</i></li> </ul>	✓

<b>Design Standard 2 - Car Parking Spaces</b>	
<b>Standard</b>	<b>Assessment</b>
<i>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</i>	<b>Refer to table below</b>
<i>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 of Design Standard 2 of Clause 52.06-9, other than:</i> <ul style="list-style-type: none"> <li><i>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.</i></li> <li><i>A structure, which may project into the space if it is at least 2.1 metres above the space.</i></li> </ul>	✓
<i>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.</i>	✓
<i>Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space</i>	N/A
<i>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover</i>	✓
<i>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</i>	✓

<b>Table 2: Minimum Dimensions of Car Parking Spaces and Accessways</b>					
<b>Angle of car space to accessway</b>	<b>Accessway width</b>	<b>Car space width</b>	<b>Car space length</b>	<b>Proposed car space width</b>	<b>Assessment</b>

90°	6.4m	2.6m	4.9m	<b>2.6m</b>	✓
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<b>Design Standard 3 - Gradients</b>	
<b>Standard</b>	<b>Assessment</b>
<i>Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres 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.</i>	✓
<b><i>This does not apply to accessways serving three dwellings or less.</i></b>	
<i>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.</i>	<b>Refer to table below</b>
<i>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 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.</i>	✓
<i>Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.</i>	<b>N/A</b>

<b>Table 3: Ramp Gradients</b>				
<b>Type of car park</b>	<b>Ramp length</b>	<b>Maximum grade</b>	<b>Proposed grade</b>	<b>Assessment</b>
Public Car Park	20.0m or less	1:5 (20%)	1:10	✓

<b>Design Standard 5 - Urban Design</b>	
<b>Standard</b>	<b>Assessment</b>
<i>Ground level car parking, garage doors and accessways must not visually dominate public space.</i>	<b>N/A</b>
<i>Car parking 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 artworks.</i>	✓
<i>Design of car parks must take into account their use as entry points to the site.</i>	✓
<i>Design of new internal streets in developments must maximise on street parking opportunities.</i>	<b>N/A</b>

<b>Design Standard 6 - Safety</b>	
<b>Standard</b>	<b>Assessment</b>

<i>Car parking must be well lit and clearly signed.</i>	✓
<i>The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.</i>	✓
<i>Pedestrian access to car parking areas from the street must be convenient.</i>	✓
<i>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.</i>	✓

### Bicycle Facilities

The purpose of the Bicycle Facilities (Clause 52.34) provision is:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

**Table 1: Bicycle Spaces**

DESCRIPTION (USE)	TYPE	BICYCLE PARKING RATE	BICYCLE PARKING REQUIREMENT	ON-SITE PARKING PROVISION
Retail	Staff	1 to each 300 sqm of leasable floor area	2	26 staff + 22 visitors
	Visitor	1 to each 500 sqm of leasable floor area if the net floor area exceeds 1000 sqm	1	
Resident Hotel	Staff	In developments of four or more storeys, 1 to each 10 lodging rooms	2	
	Visitor	In developments of four or more storeys, 1 to each 10 lodging rooms	2	
Gym	Staff	1 per 4 employees	1	
	Visitor	to each 200 sq m of net floor area	4	
<b>TOTAL</b>			<b>12</b>	<b>48</b>

Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.

**Table 2: Showers**

Use	Employee/ Resident	Visitor/ Shopper /Student
Any use is Table 1	If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.	<u>Basement 2</u> Toilets provided with seven showers provided meeting the requirement.  Each dwelling and hotel room also has showers.

**Table 3: Change Rooms**

Use	Employee/ Resident	Visitor/ Shopper /Student
Any use is Table 1	1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room.	<u>Basement 2</u> Three toilets with changing room facilities meeting the requirements.

Design of bicycle spaces	
Requirement	Assessment
• Provide a space for a bicycle of minimum dimension of 1.7m in length, 1.2m in height and 0.7m in width at the handlebars.	✓
• Be located to allow a bicycle to be ridden to within 30 metres of the bicycle parking space.	✓
• Be located to provide convenient access from surrounding bicycle routes and main building entrances.	✓
• Not interfere with reasonable access to doorways, loading areas, access covers, furniture, services and infrastructure	✓
• Not cause a hazard.	✓
• Be adequately lit during periods of use.	✓

Bicycle rails	
Requirement	Assessment
• Be securely fixed to a wall or to the floor or ground.	✓
• Be in a highlight visible location for bicycle security.	✓
• Be of a shape that allows a cyclist to easily lock the bicycle frame and wheels.	✓
• Be located to allow easy access to park, lock and remove the bicycle.	✓

Bicycle compounds and lockers	
Requirement	Assessment

• <i>Be located to provide convenient access to other bicycle facilities including showers and change rooms.</i>	✓
• <i>Be fully enclosed.</i>	✓
• <i>Be able to be locked.</i>	✓
• <i>If outside, provide weather protection for the bicycle.</i>	✓
• <i>A bicycle locker must provide a bicycle parking space for at least one bicycle.</i>	✓
• <i>A bicycle compound must include wall or floor rails for bicycle parking.</i>	✓
• <i>A bicycle compound must provide an internal access path of at least 1.5 metres in width.</i>	✓

<b>Bicycle signage</b>	
<b>Requirement</b>	<b>Assessment</b>
• <i>Be at least 0.3 metres wide and 0.45 metres high.</i>	
• <i>Display a white bicycle on a blue background on the top half of the sign.</i>	✓
• <i>Display information about the direction of facilities on the bottom half of the sign.</i>	✓

#### **Clause 53.18 - Stormwater Management in Urban Development**

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

The application provided a Water Sensitive Urban Design response which included:

- A site plan showing the location of proposed stormwater treatment measures and the location and area of impermeable surfaces that drain to each treatment measure.
- A written statement outlining how the application achieves current best practice performance objectives for stormwater quality as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (1999).
- Provision of water tanks with a total proposed capacity of 70,000 litres and the tank is connected to all WC's and landscape irrigation.

This satisfies the requirements of Clause 53.18.





PROJECT NO: 21233

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REVISION			
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RFI 1	MC	20.12.2022
03	TOWN PLANNING RFI 1	RW	09.02.2023
04	TOWN PLANNING RFI 2	RW	03.08.2023

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	N.T.S.@A1

PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE  
COVER PAGE

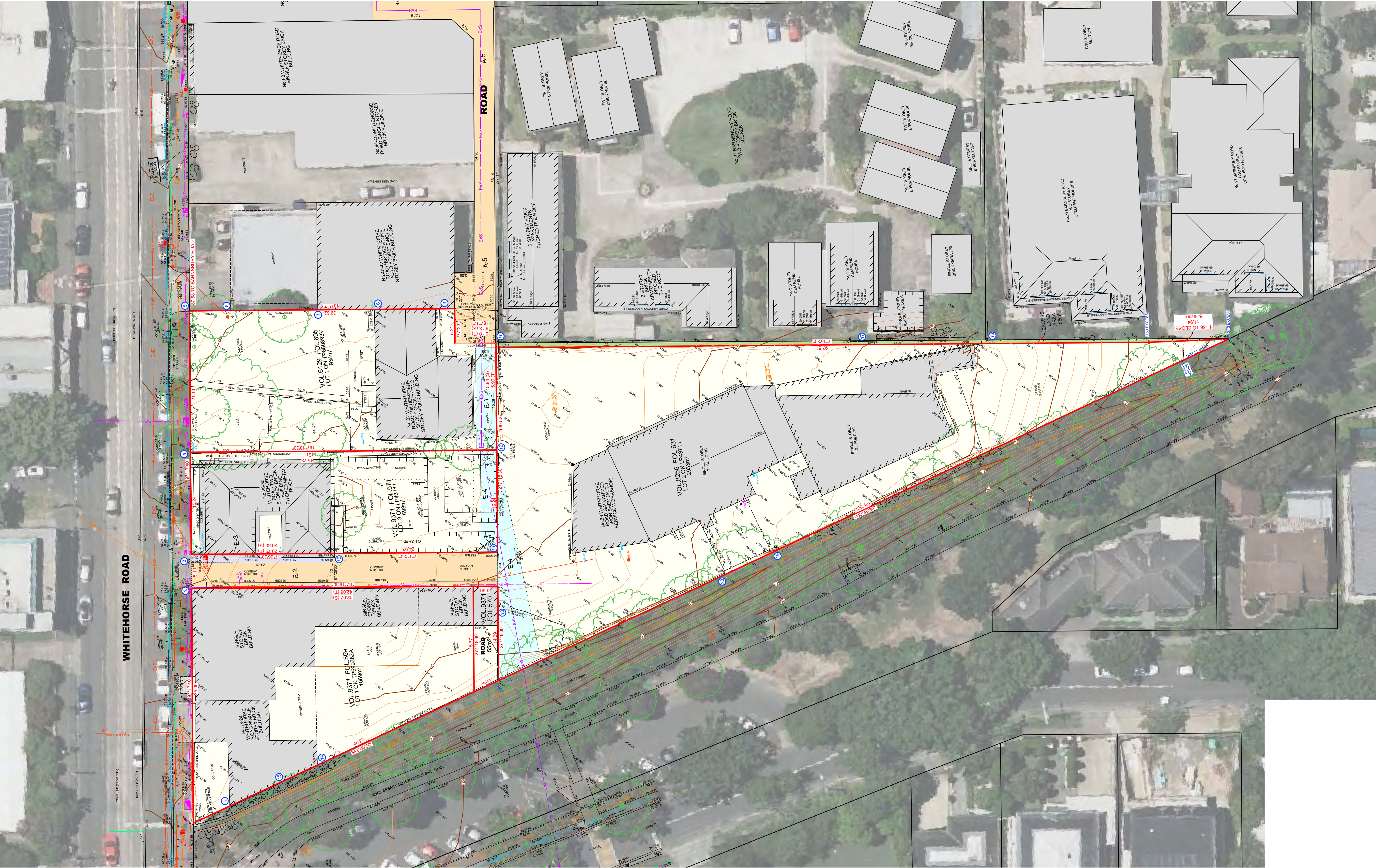
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ISSUE PURPOSE  
TOWN PLANNING



REV. 04      DRAWING NO. TP000





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REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1	MC	20.12.2022
03	TOWN PLANNING RF1	RW	09.02.2023
04	TOWN PLANNING RF2	RW	03.08.2023

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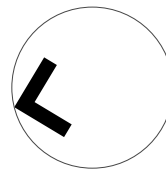
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:250@A1



**PROJECT**

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPCENE VIC 3103

**DRAWING TITLE**

EXISTING CONDITIONS PLAN

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**ISSUE PURPOSE**

TOWN PLANNING



**REV.** 04  
**DRAWING NO.** TP001





REVISION	
01	TOWN PLANNING SUBMISSION
02	TOWN PLANNING RFI 1
03	TOWN PLANNING RFI 1
> 04	TOWN PLANNING RFI 2

RW	13.04.2022
MC	20.12.2022
RW	09.02.2023
RW	03.08.2023

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PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE  
DEMOLITION PLAN

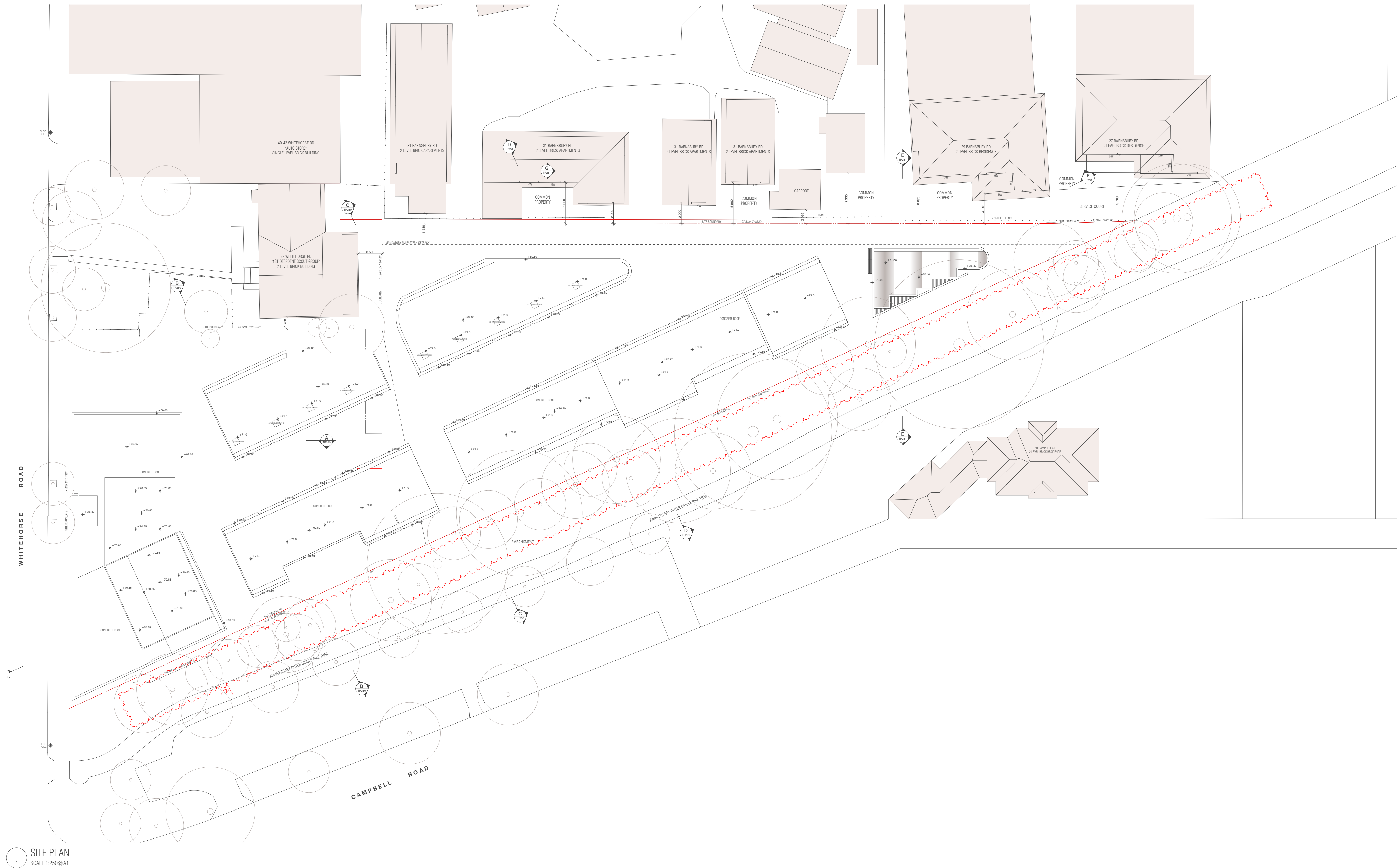
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VICTORIA 3006 AUSTRALIA  
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FENDER KATSAIDIS (AUST) PTY LTD ACN 092 943 032



ISSUE PURPOSE  
TOWN PLANNING

REV. 04 DRAWING NO. TP002





BIMcloud: kaasgrdm01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
04	TOWN PLANNING RF1 2	RW	03.08.2023

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:250@A1

**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

**DRAWING TITLE**  
PROPOSED SITE PLAN

**FENDER KATSALIDIS**  
WWW.FKAUSTRALIA.COM  
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VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 9696 5888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032

**ISSUE PURPOSE**  
TOWN PLANNING

**REV.** 04  
**DRAWING NO.** TP003

SUMMARY			
TOTAL SITE AREA: 4 756 m <sup>2</sup>			
BUILT FORM SITE COVERAGE: 2 708 m <sup>2</sup> (57%)			
SEMI-PUBLIC OPEN SPACE: 895 m <sup>2</sup>			
NON-PERMEABLE PAVED AREA: 532 m <sup>2</sup> (11%)			
SITE PERMEABILITY: 1 594 m <sup>2</sup> (32%)			

Hotel / Serviced Apartments			
	STUDIO	1 BED	QTY
LEVEL 1	9	2	11
LEVEL 2	8	1	9
TOTAL	17	3	20

Townhouses		
	3 BED	QTY
TOTAL	24	24

Single Dwellings		
	4 BED	QTY
TOTAL	1	1

Car Parking	
	QTY
TOWNHOUSES (2 PER DWELLING)	48
SINGLE DWELLING	2
VISITORS	5
RETAIL/SHOP	5
RESIDENTIAL HOTEL	5
HEALTH CLUB	8
TOTAL	73

GFA Schedule	
LEVEL	AREA
BASEMENT 2	3 343
BASEMENT 1	3 880
GROUND	2 476
LEVEL 1	2 271
LEVEL 2	1 879
	13 849 m <sup>2</sup>

Apartments NSA Schedule			
LEVEL	APT TYPE	QTY.	AREA
LEVEL 1	1BR	2	129
	STUDIO	9	372
LEVEL 2	1BR	1	60
	STUDIO	8	341
			902 m <sup>2</sup>

Retail & Health Club NSA Schedule			
LEVEL	PROGRAM	QTY.	AREA
BASEMENT 2			
	HEALTH CLUB	1	769
BASEMENT 1			
	RETAIL	1	47
GROUND			
	RETAIL	2	463
			1 279 m <sup>2</sup>

Private Residence NSA Schedule	
LEVEL	AREA
BASEMENT 2	
	232
BASEMENT 1	
	225
GROUND	
	129
LEVEL 1	
	101
LEVEL 2	
	74
	761 m <sup>2</sup>

Services and Core Area Schedule			
LEVEL	PROGRAM	QTY.	AREA
BASEMENT 2			
	CORE	1	28
	SERVICES	2	182
BASEMENT 1			
	BINS	1	89
	COMMS. ROOM	1	11
	CORE	2	51
	SERVICES	1	16
	SUBSTATION	1	18
	SWITCHROOM	1	15
GROUND			
		1	3
	CORE	2	50
	SPOS	1	256
LEVEL 1			
	CORE	1	41
LEVEL 2			
	CORE	1	41
			801 m <sup>2</sup>

Townhouses NSA Schedule			
TOWNHOUSE NO.	TYPE	LEVEL	AREA
TH 01	A	BASEMENT 2	71
	A	BASEMENT 1	76
	A	GROUND	69
	A	LEVEL 1	64
	A	LEVEL 2	61
			341 m <sup>2</sup>
TH 02	A	BASEMENT 2	71
	A	BASEMENT 1	76
	A	GROUND	69
	A	LEVEL 1	54
	A	LEVEL 2	46
			316 m <sup>2</sup>
TH 03	A	BASEMENT 2	70
	A	BASEMENT 1	76
	A	GROUND	69
	A	LEVEL 1	54
	A	LEVEL 2	46
			315 m <sup>2</sup>
TH 04	A	BASEMENT 2	64
	A1	BASEMENT 1	69
	A1	GROUND	65
	A1	LEVEL 1	64
	A1	LEVEL 2	62
			324 m <sup>2</sup>
TH 05	A	BASEMENT 2	69
	A1	BASEMENT 1	69
	A1	GROUND	66
	A1	LEVEL 1	64
	A1	LEVEL 2	62
			330 m <sup>2</sup>
TH 06	A	BASEMENT 2	67
	A2	BASEMENT 1	61
	A2	GROUND	69
	A2	LEVEL 1	54
	A2	LEVEL 2	46
			297 m <sup>2</sup>
TH 07	A	BASEMENT 2	60
	A2	BASEMENT 1	60
	A2	GROUND	69
	A2	LEVEL 1	54
	A2	LEVEL 2	46
			289 m <sup>2</sup>
TH 08	A	BASEMENT 2	60
	A2	BASEMENT 1	60
	A2	GROUND	69
	A2	LEVEL 1	54
	A2	LEVEL 2	46
			289 m <sup>2</sup>
TH 09	A	BASEMENT 2	60
	A2	BASEMENT 1	60
	A2	GROUND	69
	A2	LEVEL 1	54
	A2	LEVEL 2	46
			289 m <sup>2</sup>
TH 10	A	BASEMENT 2	69
	A	BASEMENT 1	70
	A	GROUND	65
	A	LEVEL 1	64
	A	LEVEL 2	62
			330 m <sup>2</sup>
TH 11	A	BASEMENT 2	70
	A	BASEMENT 1	69
	A	GROUND	65
	A	LEVEL 1	64
	A	LEVEL 2	62
			330 m <sup>2</sup>
TH 12	A	BASEMENT 2	66
	A	BASEMENT 1	63
	A	GROUND	69
	A	LEVEL 1	54
	A	LEVEL 2	46
			298 m <sup>2</sup>

TH 13	A	BASEMENT 2	66
	A	BASEMENT 1	63
	A	GROUND	69
	A	LEVEL 1	54
	A	LEVEL 2	46
			298 m <sup>2</sup>
TH 14	A	BASEMENT 2	71
	A	BASEMENT 1	69
	A	GROUND	65
	A	LEVEL 1	64
	A	LEVEL 2	62
			331 m <sup>2</sup>
TH 15	C	BASEMENT 2	81
	C	BASEMENT 1	86
	C	GROUND	84
	C	LEVEL 1	64
	C	LEVEL 2	61
			376 m <sup>2</sup>
TH 16	B	BASEMENT 2	87
	B	BASEMENT 1	85
	B	GROUND	71
	B	LEVEL 1	69
	B	LEVEL 2	58
			370 m <sup>2</sup>
TH 17	B	BASEMENT 2	87
	B	BASEMENT 1	85
	B	GROUND	71
	B	LEVEL 1	69
	B	LEVEL 2	58
			370 m <sup>2</sup>
TH 18	C	BASEMENT 2	78
	C	BASEMENT 1	77
	C	GROUND	58
	C	LEVEL 1	64
	C	LEVEL 2	57
			334 m <sup>2</sup>
TH 19	C	BASEMENT 2	59
	C	BASEMENT 1	60
	C	GROUND	57
	C	LEVEL 1	54
	C	LEVEL 2	49
			279 m <sup>2</sup>
TH 20	C	BASEMENT 2	95
	C	BASEMENT 1	83
	C	GROUND	68
	C	LEVEL 1	67
	C	LEVEL 2	57
			370 m <sup>2</sup>
TH 21	B	BASEMENT 2	88
	B	BASEMENT 1	85
	B	GROUND	71
	B	LEVEL 1	69
	B	LEVEL 2	58
			371 m <sup>2</sup>
TH 22	B	BASEMENT 2	88
	B	BASEMENT 1	85
	B	GROUND	71
	B	LEVEL 1	69
	B	LEVEL 2	58
			371 m <sup>2</sup>
TH 23	C	BASEMENT 2	87
	C	BASEMENT 1	81
	C	GROUND	64
	C	LEVEL 1	69
	C	LEVEL 2	53
			354 m <sup>2</sup>
TH 24	C	BASEMENT 2	87
	C	BASEMENT 1	67
	C	GROUND	90
	C	LEVEL 1	78
	C	LEVEL 2	43
			365 m <sup>2</sup>
			7 937 m <sup>2</sup>

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REVISION			REVISION		
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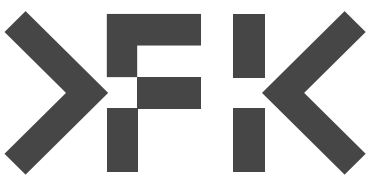
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	N.T.S.@A1

**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE
DEVELOPMENT SUMMARY

**FENDER KATSALEDIS**  
WWW.FKAUSTRALIA.COM  
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VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 5888  
FENDER KATSALEDIS (AUST) PTY LTD ACN 002 943 032

ISSUE PURPOSE
TOWN PLANNING



REV.	DRAWING NO.
04	TP004



TOWNHOUSE NO.	TYPE	BEDROOMS	CARS
TH01	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	71
	A	BASEMENT 1	76
	A	GROUND	69
	A	LEVEL 1	64
	A	LEVEL 2	61
TOTAL:			341 m²
PRIVATE OPEN SPACE			
	POS	GROUND	18
	SPOS	GROUND	25
TOTAL:			43 m²

TH02	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	71
	A	BASEMENT 1	76
	A	GROUND	69
	A	LEVEL 1	54
	A	LEVEL 2	46
TOTAL:			316 m²
PRIVATE OPEN SPACE			
	BALC.	LEVEL 1	6
	POS	GROUND	13
	SPOS	GROUND	30
TOTAL:			49 m²

TH03	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	70
	A	BASEMENT 1	76
	A	GROUND	69
	A	LEVEL 1	54
	A	LEVEL 2	46
TOTAL:			315 m²
PRIVATE OPEN SPACE			
	BALC.	LEVEL 1	6
	POS	GROUND	13
	SPOS	GROUND	30
TOTAL:			49 m²

TH04	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	64
	A1	BASEMENT 1	69
	A1	GROUND	65
	A1	LEVEL 1	64
	A1	LEVEL 2	62
TOTAL:			324 m²
PRIVATE OPEN SPACE			
	POS	GROUND	21
	SPOS	GROUND	25
TOTAL:			46 m²

TH05	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	69
	A1	BASEMENT 1	69
	A1	GROUND	66
	A1	LEVEL 1	64
	A1	LEVEL 2	62
TOTAL:			330 m²
PRIVATE OPEN SPACE			
	POS	GROUND	21
	SPOS	GROUND	25
TOTAL:			46 m²

TH06	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	67
	A2	BASEMENT 1	61
	A2	GROUND	69
	A2	LEVEL 1	54
	A2	LEVEL 2	46
TOTAL:			297 m²
PRIVATE OPEN SPACE			
	BALC.	LEVEL 1	5
	BALC.	LEVEL 2	9
	POS	GROUND	13
	SPOS	GROUND	30
TOTAL:			57 m²

TOWNHOUSE NO.	TYPE	BEDROOMS	CARS
TH07	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	60
	A2	BASEMENT 1	60
	A2	GROUND	69
	A2	LEVEL 1	54
	A2	LEVEL 2	46
TOTAL:			289 m²
PRIVATE OPEN SPACE			
	BALC.	LEVEL 1	5
	BALC.	LEVEL 2	9
	POS	GROUND	13
	SPOS	GROUND	30
TOTAL:			57 m²

TH08	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	75
	A	BASEMENT 1	75
	A	GROUND	69
	A	LEVEL 1	64
	A	LEVEL 2	62
TOTAL:			345 m²
PRIVATE OPEN SPACE			
	BALC.	LEVEL 1	5
	BALC.	LEVEL 2	26
	POS	GROUND	13
	SPOS	GROUND	30
TOTAL:			74 m²

TH09	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	60
	A2	BASEMENT 1	60
	A2	GROUND	69
	A2	LEVEL 1	54
	A2	LEVEL 2	46
TOTAL:			289 m²
PRIVATE OPEN SPACE			
	BALC.	LEVEL 1	5
	BALC.	LEVEL 2	26
	POS	GROUND	13
	SPOS	GROUND	30
TOTAL:			74 m²

TH10	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	69
	A	BASEMENT 1	70
	A	GROUND	65
	A	LEVEL 1	64
	A	LEVEL 2	62
TOTAL:			330 m²
PRIVATE OPEN SPACE			
	POS	GROUND	18
	SPOS	GROUND	25
TOTAL:			43 m²

TH11	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	70
	A	BASEMENT 1	69
	A	GROUND	65
	A	LEVEL 1	64
	A	LEVEL 2	62
TOTAL:			330 m²
PRIVATE OPEN SPACE			
	POS	GROUND	22
	SPOS	GROUND	25
TOTAL:			47 m²

TH12	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	66
	A	BASEMENT 1	63
	A	GROUND	69
	A	LEVEL 1	54
	A	LEVEL 2	46
TOTAL:			298 m²
PRIVATE OPEN SPACE			
	BALC.	LEVEL 1	5
	POS	GROUND	13
	SPOS	GROUND	30
TOTAL:			48 m²

TOWNHOUSE NO.	TYPE	BEDROOMS	CARS
TH13	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	66
	A	BASEMENT 1	63
	A	GROUND	69
	A	LEVEL 1	54
	A	LEVEL 2	46
TOTAL:			298 m²
PRIVATE OPEN SPACE			
	BALC.	LEVEL 1	5
	POS	GROUND	13
	SPOS	GROUND	30
TOTAL:			48 m²

TH14	A	3	2
INTERNAL AREA			
	A	BASEMENT 2	71
	A	BASEMENT 1	69
	A	GROUND	65
	A	LEVEL 1	64
	A	LEVEL 2	62
TOTAL:			331 m²
PRIVATE OPEN SPACE			
	POS	GROUND	22
	SPOS	GROUND	25
TOTAL:			47 m²

TH15	C	3	2
INTERNAL AREA			
	C	BASEMENT 2	81
	C	BASEMENT 1	86
	C	GROUND	84
	C	LEVEL 1	64
	C	LEVEL 2	61
TOTAL:			376 m²
PRIVATE OPEN SPACE			
	BALC.	LEVEL 1	15
	POS	GROUND	22
	SPOS	GROUND	26
TOTAL:			63 m²

TH16	B	3	2
INTERNAL AREA			
	B	BASEMENT 2	87
	B	BASEMENT 1	85
	B	GROUND	71
	B	LEVEL 1	69
	B	LEVEL 2	58
TOTAL:			370 m²
PRIVATE OPEN SPACE			
	BALC.	GROUND	12
	BALC.	LEVEL 1	14
	SPOS	BASEMENT 1	32
TOTAL:			58 m²

TH17	B	3	2
INTERNAL AREA			
	B	BASEMENT 2	87
	B	BASEMENT 1	85
	B	GROUND	71
	B	LEVEL 1	69
	B	LEVEL 2	58
TOTAL:			370 m²
PRIVATE OPEN SPACE			
	BALC.	GROUND	12
	BALC.	LEVEL 1	14
	SPOS	BASEMENT 1	25
TOTAL:			51 m²

TH18	C	3	2
INTERNAL AREA			
	C	BASEMENT 2	78
	C	BASEMENT 1	77
	C	GROUND	58
	C	LEVEL 1	64
	C	LEVEL 2	57
TOTAL:			334 m²
PRIVATE OPEN SPACE			
	BALC.	GROUND	14
	POS	BASEMENT 1	17
TOTAL:			31 m²

TOWNHOUSE NO.	TYPE	BEDROOMS	CARS
TH19	C	3	2
INTERNAL AREA			
	C	BASEMENT 2	59
	C	BASEMENT 1	60
	C	GROUND	57
	C	LEVEL 1	54
	C	LEVEL 2	49
TOTAL:			279 m²
PRIVATE OPEN SPACE			
	BALC.	GROUND	15
	BALC.	LEVEL 1	9
	POS	BASEMENT 1	30
TOTAL:			54 m²

TH20	C	3	2
INTERNAL AREA			
	C	BASEMENT 2	95
	C	BASEMENT 1	83
	C	GROUND	68
	C	LEVEL 1	67
	C	LEVEL 2	57
TOTAL:			370 m²
PRIVATE OPEN SPACE			
	BALC.	GROUND	12
	SPOS	BASEMENT 1	39
TOTAL:			51 m²

TH21	B	3	2
INTERNAL AREA			
	B	BASEMENT 2	88
	B	BASEMENT 1	85
	B	GROUND	71
	B	LEVEL 1	69
	B	LEVEL 2	58
TOTAL:			371 m²
PRIVATE OPEN SPACE			
	BALC.	GROUND	12
	SPOS	BASEMENT 1	45
TOTAL:			57 m²

TH22	B	3	2
INTERNAL AREA			
	B	BASEMENT 2	88
	B	BASEMENT 1	85
	B	GROUND	71
	B	LEVEL 1	69
	B	LEVEL 2	58
TOTAL:			371 m²
PRIVATE OPEN SPACE			
	BALC.	GROUND	11
	SPOS	BASEMENT 1	28
TOTAL:			39 m²

TH23	C	3	2
INTERNAL AREA			
	C	BASEMENT 2	87
	C	BASEMENT 1	81
	C	GROUND	64
	C	LEVEL 1	69
	C	LEVEL 2	53
TOTAL:			354 m²
PRIVATE OPEN SPACE			
	BALC.	GROUND	12
	SPOS	BASEMENT 1	26
TOTAL:			38 m²

TH24	C	3	2
INTERNAL AREA			
	C	BASEMENT 2	87
	C	BASEMENT 1	67
	C	GROUND	90
	C	LEVEL 1	78
	C	LEVEL 2	43
TOTAL:			365 m²
PRIVATE OPEN SPACE			
	BALC.	GROUND	12
	SPOS	BASEMENT 1	45
TOTAL:			57 m²

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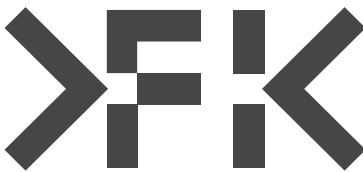
REVISION			REVISION		
01	TOWN PLANNING SUBMISSION	RW	13.04.2022		
02	TOWN PLANNING RF1 1	MC	20.12.2022		
> 03	TOWN PLANNING RF1 2	RW	03.08.2023		

QUALITY ASSURANCE		(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	NOT
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM			THIS
<input type="checkbox"/>	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.		CHEN
<input type="checkbox"/>	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.		IN C
<input type="checkbox"/>	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.		
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	N.T.S.@A1

PROJECT	
PROPOSED MIXED USE DEVELOPMENT 18-30 WHITEHORSE RD DEEPPENE VIC 3103	
DRAWING TITLE	
DEVELOPMENT SUMMARY	

FENDER KATSLIDIS	
WWW.FKAUSTRALIA.COM 2 RIVERSIDE QUAY, SOUTHBANK VICTORIA 3006 AUSTRALIA TELEPHONE: +61 3 8696 5888 FENDER KATSLIDIS (AUST) PTY LTD ACN 002 943 032	
ISSUE PURPOSE	
TOWN PLANNING	
REV.	DRAWING NO.
03	TP005





TOTAL SITE AREA: 4 756 m<sup>2</sup>

BUILT FORM  
SITE COVERAGE: 2 708 m<sup>2</sup> (57%)

SEMI-PUBLIC  
OPEN SPACE: 895 m<sup>2</sup>

NON-PERMEABLE  
PAVED AREA: 532 m<sup>2</sup> (11%)

SITE  
PERMEABILITY: 1 594 m<sup>2</sup> (32%)

SITE COVERAGE PLAN  
SCALE 1:250@A1

BIMcloud: kaasgrbim01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
04	TOWN PLANNING RF2	RW	03.08.2023

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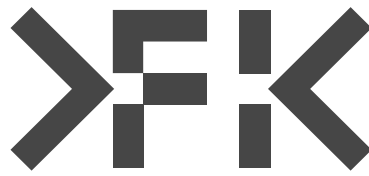
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:250@A1

PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPPENE VIC 3103

DRAWING TITLE  
PROPOSED SITE COVERAGE PLAN

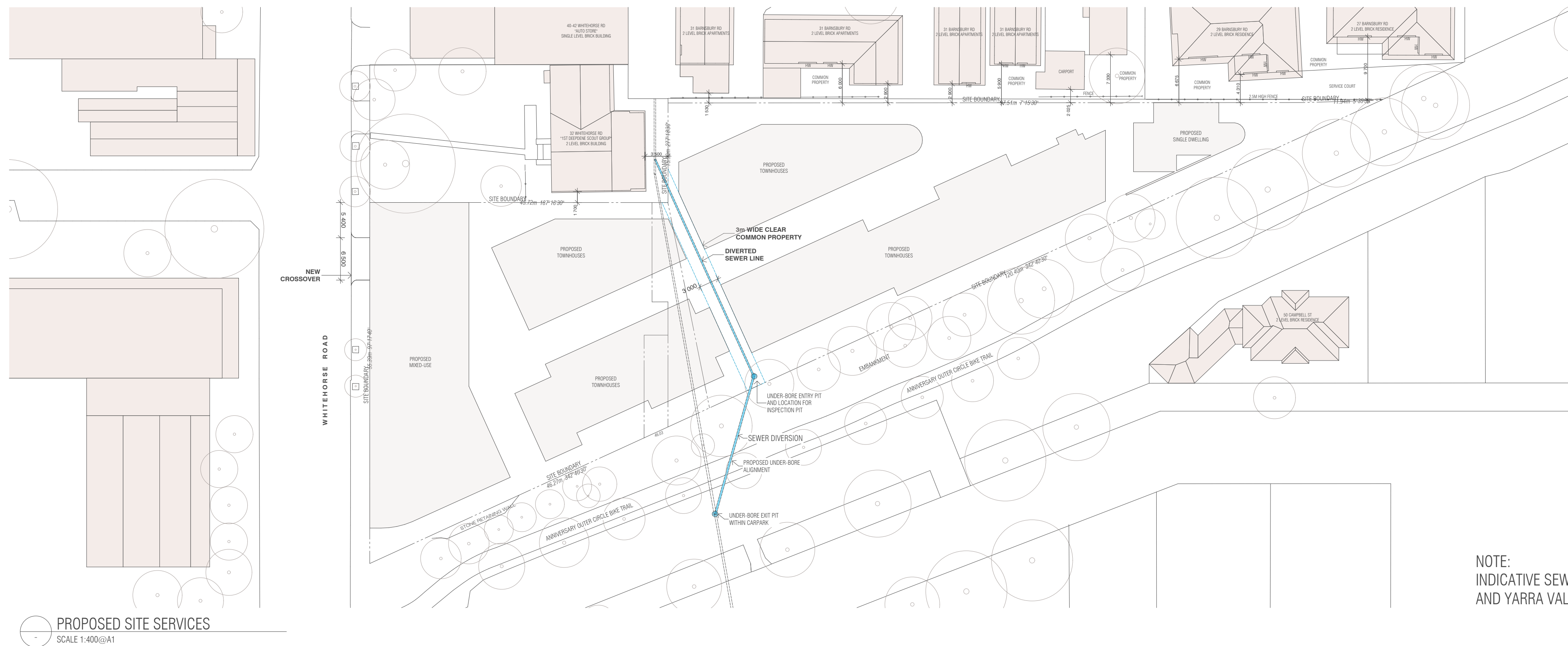
FENDER KATSALIDIS  
WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 9696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE  
TOWN PLANNING



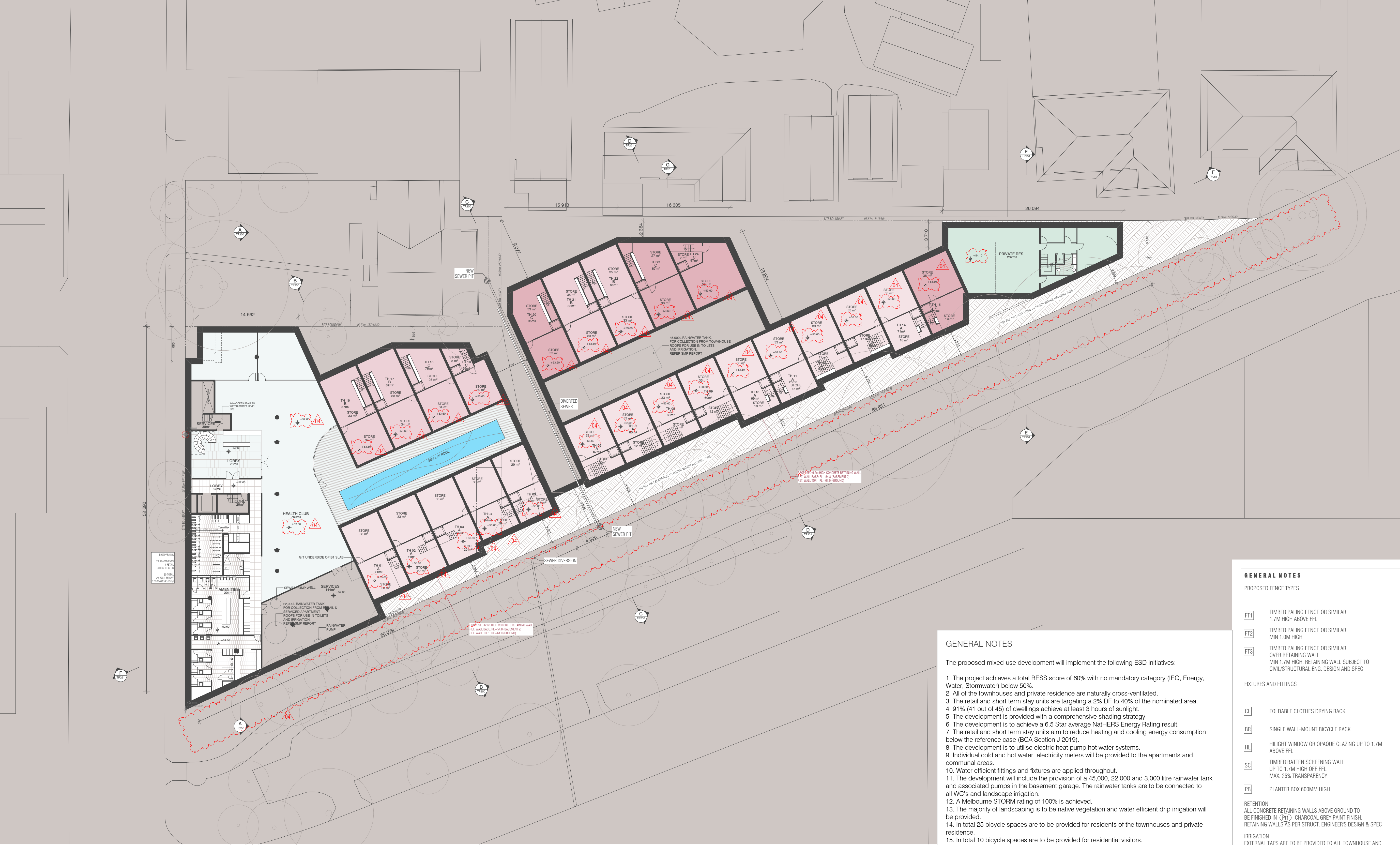
REV. 04  
DRAWING NO.  
TP006





445





BASEMENT 2 FLOOR PLAN  
SCALE 1:250@A1

BIMcloud: kaagrobim01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

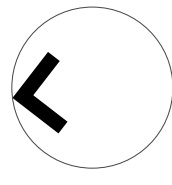
REVISION		
01	TOWN PLANNING SUBMISSION	RW 13.04.2022
02	TOWN PLANNING RF1	MC 20.12.2022
03	TOWN PLANNING RF1	RW 09.02.2023
04	TOWN PLANNING RF1	RW 03.08.2023

REVISION		
01	TOWN PLANNING SUBMISSION	RW 13.04.2022
02	TOWN PLANNING RF1	MC 20.12.2022
03	TOWN PLANNING RF1	RW 09.02.2023
04	TOWN PLANNING RF1	RW 03.08.2023

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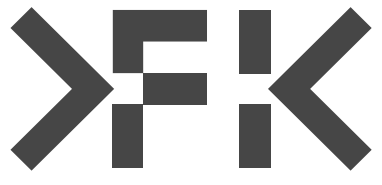


**PROJECT**  
**PROPOSED MIXED USE DEVELOPMENT**  
**18-30 WHITEHORSE RD**  
**DEEPCENE VIC 3103**

DRAWING TITLE
BASEMENT 2 FLOOR PLAN

**FENDER KATSALIDIS**  
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2 RIVERSIDE QUAY, SOUTH BANK  
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TELEPHONE: +61 3 8696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
TOWN PLANNING



REV.	DRAWING NO.
04	TP098

**GENERAL NOTES**  
PROPOSED FENCE TYPES

FT1	TIMBER PALING FENCE OR SIMILAR 1.7M HIGH ABOVE FFL
FT2	TIMBER PALING FENCE OR SIMILAR MIN 1.0M HIGH
FT3	TIMBER PALING FENCE OR SIMILAR OVER RETAINING WALL MIN 1.7M HIGH. RETAINING WALL SUBJECT TO CIVIL/STRUCTURAL ENG. DESIGN AND SPEC

**FIXTURES AND FITTINGS**

CL	FOLDABLE CLOTHES DRYING RACK
BR	SINGLE WALL-MOUNT BICYCLE RACK
HL	HIGHLIGHT WINDOW OR OPAQUE GLAZING UP TO 1.7M ABOVE FFL
SC	TIMBER BATTEN SCREENING WALL UP TO 1.7M HIGH OFF FFL MAX. 25% TRANSPARENCY
PB	PLANTER BOX 600MM HIGH

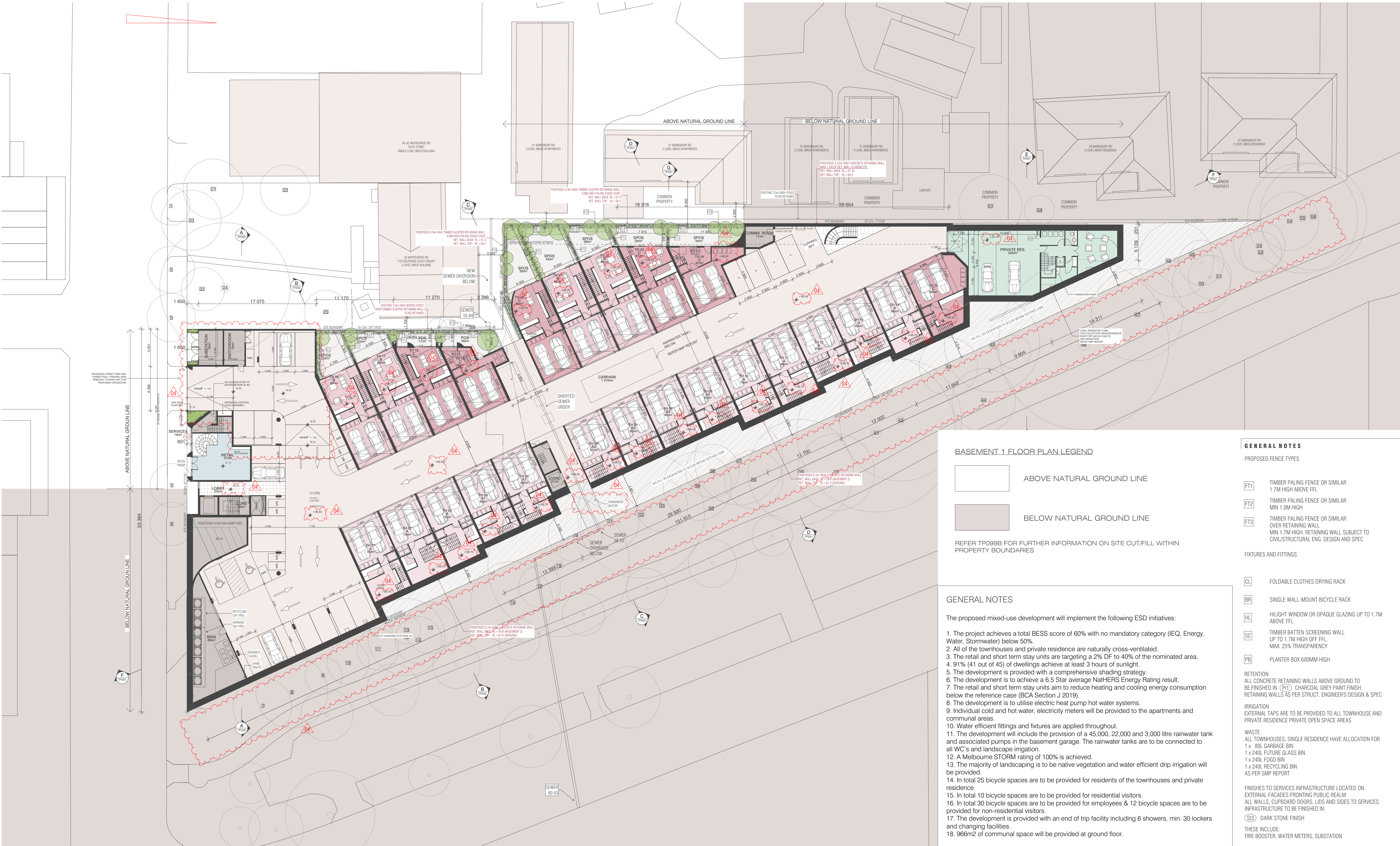
**RETENTION**  
ALL CONCRETE RETAINING WALLS ABOVE GROUND TO  
BE FINISHED IN (PT) CHARCOAL GREY PAINT FINISH.  
RETAINING WALLS AS PER STRUCT. ENGINEER'S DESIGN & SPEC  
**IRRIGATION**  
EXTERNAL TAPS ARE TO BE PROVIDED TO ALL TOWNHOUSE AND  
PRIVATE RESIDENCE PRIVATE OPEN SPACE AREAS  
**WASTE**  
ALL TOWNHOUSES, SINGLE RESIDENCE HAVE ALLOCATION FOR  
1 x 80L GARBAGE BIN  
1 x 240L FUTURE GLASS BIN  
1 x 240L FOGO BIN

**GENERAL NOTES**

The proposed mixed-use development will implement the following ESD initiatives:

1. The project achieves a total BESS score of 60% with no mandatory category (IEQ, Energy, Water, Stormwater) below 50%.
2. All of the townhouses and private residence are naturally cross-ventilated.
3. The retail and short term stay units are targeting a 2% DF to 40% of the nominated area.
4. 91% (41 out of 45) of dwellings achieve at least 3 hours of sunlight.
5. The development is provided with a comprehensive shading strategy.
6. The development is to achieve a 6.5 Star average NatHERS Energy Rating result.
7. The retail and short term stay units aim to reduce heating and cooling energy consumption below the reference case (BCA Section J 2019).
8. The development is to utilise electric heat pump hot water systems.
9. Individual cold and hot water, electricity meters will be provided to the apartments and communal areas.
10. Water efficient fittings and fixtures are applied throughout.
11. The development will include the provision of a 45,000, 22,000 and 3,000 litre rainwater tank and associated pumps in the basement garage. The rainwater tanks are to be connected to all WC's and landscape irrigation.
12. A Melbourne STORM rating of 100% is achieved.
13. The majority of landscaping is to be native vegetation and water efficient drip irrigation will be provided.
14. In total 25 bicycle spaces are to be provided for residents of the townhouses and private residence.
15. In total 10 bicycle spaces are to be provided for residential visitors.
16. In total 30 bicycle spaces are to be provided for employees & 12 bicycle spaces are to be provided for non-residential visitors.
17. The development is provided with an end of trip facility including 6 showers, min. 30 lockers and changing facilities.
18. 966m2 of communal space will be provided at ground floor.





BASEMENT 1 FLOOR PLAN  
SCALE 1:250@A1

BIMcloud: kaasgrbm01 - BIMcloud/21233 18-30 Whitehorse Road (Deepdene)/00 BIM MODELS/SD, TP-0A/CENTRAL MODELS/21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
04	TOWN PLANNING RF1 2	RW	03.08.2023

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	25.08.2023	21233	1:250@A1

**PROJECT**

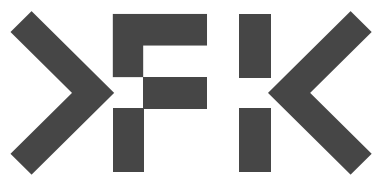
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPCENE VIC 3103

DRAWING TITLE
BASEMENT 1 FLOOR PLAN

**FENDER KATSALEDIS**

WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 3888  
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ISSUE PURPOSE
TOWN PLANNING



REV.	DRAWING NO.
04	--TP099





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REVISION		
01	TOWN PLANNING SUBMISSION	RW 13.04.2022
02	TOWN PLANNING RF1 1	MC 20.12.2022
03	TOWN PLANNING RF1 1	MC 09.02.2023
> 04	TOWN PLANNING RF1 2	RW 03.08.2023

REVISION		
01	TOWN PLANNING SUBMISSION	RW 13.04.2022
02	TOWN PLANNING RF1 1	MC 20.12.2022
03	TOWN PLANNING RF1 1	MC 09.02.2023
> 04	TOWN PLANNING RF1 2	RW 03.08.2023

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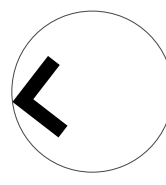
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	25.08.2023	21233	1:250@A1



**PROJECT**

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

**DRAWING TITLE**

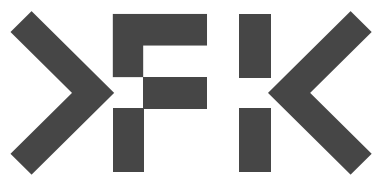
GROUND FLOOR PLAN

**FENDER KATSALEDIS**

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2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 3888  
FENDER KATSALEDIS (AUST) PTY LTD ACN 092 943 032

**ISSUE PURPOSE**

TOWN PLANNING



**REV.**

04

**DRAWING NO.**

--TP100





LEVEL 1 FLOOR PLAN  
SCALE 1:250@A1

BIMcloud: kaagrbim01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
> 04	TOWN PLANNING RF1 2	RW	03.08.2023

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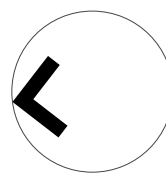
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:250@A1

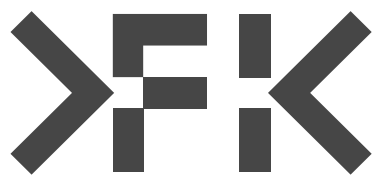


**PROJECT**  
**PROPOSED MIXED USE DEVELOPMENT**  
**18-30 WHITEHORSE RD**  
**DEEPDENE VIC 3103**

**DRAWING TITLE**  
**LEVEL 1 FLOOR PLAN**

**FENDER KATSALIDIS**  
WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTH BANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032

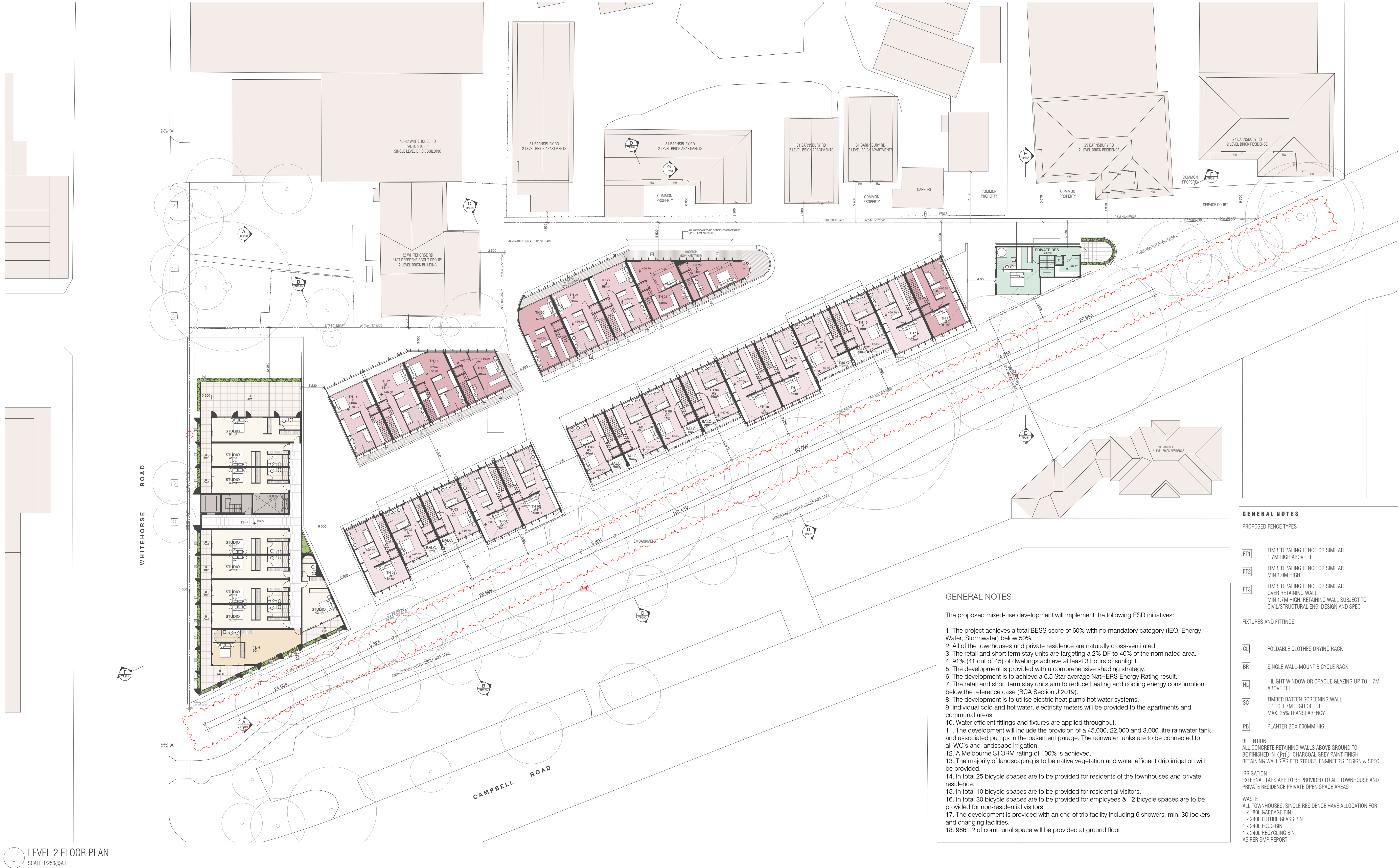
**ISSUE PURPOSE**  
**TOWN PLANNING**



**REV.**  
**04**

**DRAWING NO.**  
**TP101**





LEVEL 2 FLOOR PLAN  
SCALE 1:250@A1

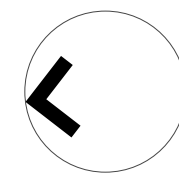
BIMcloud: kaagrdm01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
> 04	TOWN PLANNING RF1 2	RW	03.08.2023

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:250@A1

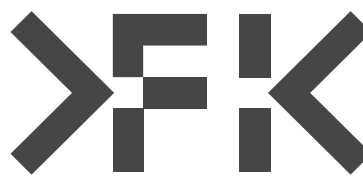


**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

**DRAWING TITLE**  
LEVEL 2 FLOOR PLAN

**FENDER KATSALIDIS**  
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TELEPHONE: +61 3 8696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032

**ISSUE PURPOSE**  
TOWN PLANNING



**REV.** 04  
**DRAWING NO.** TP102

GENERAL NOTES

The proposed mixed-use development will implement the following ESD initiatives:

1. The project achieves a total BESS score of 60% with no mandatory category (IEQ, Energy, Water, Stormwater) below 50%.
2. All of the townhouses and private residence are naturally cross-ventilated.
3. The retail and short term stay units are targeting a 2% DF to 40% of the nominated area.
4. 91% (41 out of 45) of dwellings achieve at least 3 hours of sunlight.
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8. The development is to utilise electric heat pump hot water systems.
9. Individual cold and hot water, electricity meters will be provided to the apartments and communal areas.
10. Water efficient fittings and fixtures are applied throughout.
11. The development will include the provision of a 45,000, 22,000 and 3,000 litre rainwater tank and associated pumps in the basement garage. The rainwater tanks are to be connected to all WC's and landscape irrigation.
12. A Melbourne STORM rating of 100% is achieved.
13. The majority of landscaping is to be native vegetation and water efficient drip irrigation will be provided.
14. In total 25 bicycle spaces are to be provided for residents of the townhouses and private residence.
15. In total 10 bicycle spaces are to be provided for residential visitors.
16. In total 30 bicycle spaces are to be provided for employees & 12 bicycle spaces are to be provided for non-residential visitors.
17. The development is provided with an end of trip facility including 6 showers, min. 30 lockers and changing facilities.
18. 966m2 of communal space will be provided at ground floor.

GENERAL NOTES

PROPOSED FENCE TYPES

- |     |  |
|-----|--|
| FT1 | TIMBER PALING FENCE OR SIMILAR<br>1.7M HIGH ABOVE FFL  |
| FT2 | TIMBER PALING FENCE OR SIMILAR<br>MIN 1.0M HIGH  |
| FT3 | TIMBER PALING FENCE OR SIMILAR<br>OVER RETAINING WALL<br>MIN 1.7M HIGH. RETAINING WALL SUBJECT TO<br>CIVIL/STRUCTURAL ENG. DESIGN AND SPEC |

FIXTURES AND FITTINGS

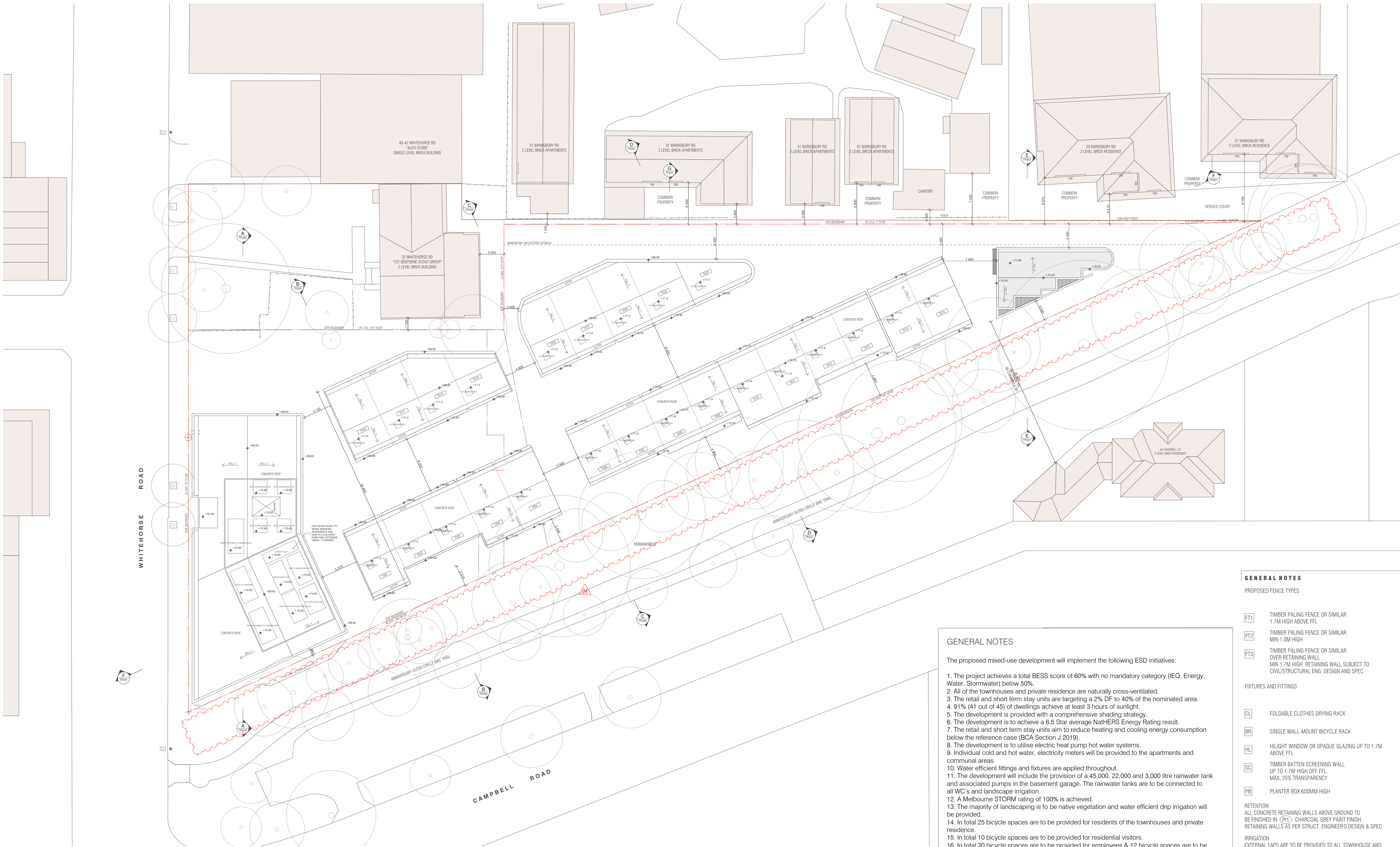
- |    |  |
|----|--|
| CL | FOLDABLE CLOTHES DRYING RACK   |
| BR | SINGLE WALL-MOUNT BICYCLE RACK   |
| HL | HIGHLIGHT WINDOW OR OPAQUE GLAZING UP TO 1.7M<br>ABOVE FFL                       |
| SC | TIMBER BATTEN SCREENING WALL<br>UP TO 1.7M HIGH OFF FFL<br>MAX. 25% TRANSPARENCY |
| PB | PLANTER BOX 600MM HIGH   |

**RETENTION**  
ALL CONCRETE RETAINING WALLS ABOVE GROUND TO  
BE FINISHED IN (PT) CHARCOAL GREY PAINT FINISH.  
RETAINING WALLS AS PER STRUCT. ENGINEERS DESIGN & SPEC

**IRRIGATION**  
EXTERNAL TAPS ARE TO BE PROVIDED TO ALL TOWNHOUSE AND  
PRIVATE RESIDENCE PRIVATE OPEN SPACE AREAS

**WASTE**  
ALL TOWNHOUSES, SINGLE RESIDENCE HAVE ALLOCATION FOR  
1 x 80L GARBAGE BIN  
1 x 240L FUTURE GLASS BIN  
1 x 240L FOOD BIN  
1 x 240L RECYCLING BIN  
AS PER SMP REPORT





ROOF PLAN  
SCALE 1:250@A1

BIMcloud: kaasgrbm01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION	
01	TOWN PLANNING SUBMISSION
02	TOWN PLANNING RF1 1
03	TOWN PLANNING RF1 1
04	TOWN PLANNING RF1 2

REVISION	
RW	13.04.2022
MC	20.12.2022
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RW	03.08.2023

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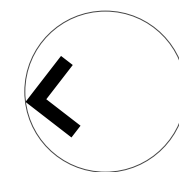
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:250@A1



**PROJECT**  
**PROPOSED MIXED USE DEVELOPMENT**  
**18-30 WHITEHORSE RD**  
**DEEPEDE VIC 3103**

**DRAWING TITLE**  
**ROOF PLAN**

**FENDER KATSALIDIS**  
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**ISSUE PURPOSE**  
**TOWN PLANNING**



**REV.**  
**04**

**DRAWING NO.**  
**TP103**

**GENERAL NOTES**

PROPOSED FENCE TYPES

- FT1** TIMBER PALING FENCE OR SIMILAR  
1.7M HIGH ABOVE FFL
- FT2** TIMBER PALING FENCE OR SIMILAR  
MIN 1.0M HIGH
- FT3** TIMBER PALING FENCE OR SIMILAR  
OVER RETAINING WALL  
MIN 1.7M HIGH. RETAINING WALL SUBJECT TO  
CIVIL/STRUCTURAL ENG. DESIGN AND SPEC

**FIXTURES AND FITTINGS**

- CL** FOLDABLE CLOTHES DRYING RACK
- BR** SINGLE WALL-MOUNT BICYCLE RACK
- HL** HILIGHT WINDOW OR OPAQUE GLAZING UP TO 1.7M  
ABOVE FFL
- SC** TIMBER BATTEN SCREENING WALL  
UP TO 1.7M HIGH OFF FFL  
MAX. 25% TRANSPARENCY
- PB** PLANTER BOX 600MM HIGH

**RETENTION**  
ALL CONCRETE RETAINING WALLS ABOVE GROUND TO  
BE FINISHED IN (PT) CHARCOAL GREY PAINT FINISH.  
RETAINING WALLS AS PER STRUCT. ENGINEER'S DESIGN & SPEC

**IRRIGATION**  
EXTERNAL TAPS ARE TO BE PROVIDED TO ALL TOWNHOUSE AND  
PRIVATE RESIDENCE PRIVATE OPEN SPACE AREAS

**WASTE**  
ALL TOWNHOUSES, SINGLE RESIDENCE HAVE ALLOCATION FOR  
1 x 80L GARBAGE BIN  
1 x 240L FUTURE GLASS BIN


**GENERAL NOTES**

The proposed mixed-use development will implement the following ESD initiatives:

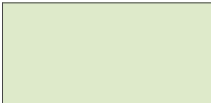
- The project achieves a total BESS score of 60% with no mandatory category (EQ, Energy, Water, Stormwater) below 50%.
- All of the townhouses and private residence are naturally cross-ventilated.
- The retail and short term stay units are targeting a 2% DF to 40% of the nominated area.
- 91% (41 out of 45) of dwellings achieve at least 3 hours of sunlight.
- The development is provided with a comprehensive shading strategy.
- The development is to achieve a 6.5 Star average NatHERS Energy Rating result.
- The retail and short term stay units aim to reduce heating and cooling energy consumption below the reference case (BCA Section J 2019).
- The development is to utilise electric heat pump hot water systems.
- Individual cold and hot water, electricity meters will be provided to the apartments and communal areas.
- Water efficient fittings and fixtures are applied throughout.
- The development will include the provision of a 45,000, 22,000 and 3,000 litre rainwater tank and associated pumps in the basement garage. The rainwater tanks are to be connected to all WC's and landscape irrigation.
- A Melbourne STORM rating of 100% is achieved.
- The majority of landscaping is to be native vegetation and water efficient drip irrigation will be provided.
- In total 25 bicycle spaces are to be provided for residents of the townhouses and private residence.
- In total 10 bicycle spaces are to be provided for residential visitors.
- In total 30 bicycle spaces are to be provided for employees & 12 bicycle spaces are to be provided for non-residential visitors.
- The development is provided with an end of trip facility including 6 showers, min. 30 lockers and changing facilities.
- 966m2 of communal space will be provided at ground floor.






 **BASEMENT 2 - TPZ OVERLAY PLAN**  
SCALE 1:250@A1

**TPZ STUDY PLAN LEGEND**

THIRD PARTY TREES.  
REFER ARBORIST REPORT

TPZ ENCROACHMENT

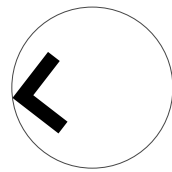
B:\Mcloud\_kasproj\01 - BIMcloud\21233 18-30 Whitehorse Road Deepdene\00 BIM MODELS\SD\_TP-DA\CENTRAL MODELS\21233 General TP

REVISION		REVISION	
01	TOWN PLANNING RF1 1	MC	20.12.2022
02	TOWN PLANNING RF1 1	RW	09.02.2023
03	TOWN PLANNING RF1 2	RW	24.07.2023
04	TOWN PLANNING RF1 2	RW	03.08.2023

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RW	03.08.2023	JP	03.08.2023	21233	1:250@A1



**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE
BASEMENT 2 TPZ OVERLAY PLAN

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ISSUE PURPOSE
TOWN PLANNING



REV.	DRAWING NO.
04	TP098A





BASEMENT 1 - TPZ OVERLAY PLAN  
SCALE 1:250@A1

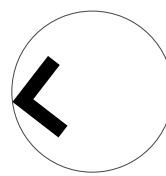
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REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	MC	20.12.2022
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RW	03.08.2023	JP	25.08.2023	21233	1:250@A1



**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE
BASEMENT 1 TPZ OVERLAY PLAN

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ISSUE PURPOSE
TOWN PLANNING

REV.	DRAWING NO.
04	--TP099A





GROUND - TPZ OVERLAY PLAN  
SCALE 1:250@A1

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REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	MC	20.12.2022
02	TOWN PLANNING RF1 1	RW	09.02.2023
03	TOWN PLANNING RF1 2	RW	24.07.2023
04	TOWN PLANNING RF1 2	RW	03.08.2023

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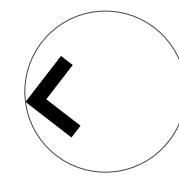
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RW	03.08.2023	JP	25.08.2023	21233	1:250@A1



**PROJECT**

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE
GROUND TPZ OVERLAY PLAN

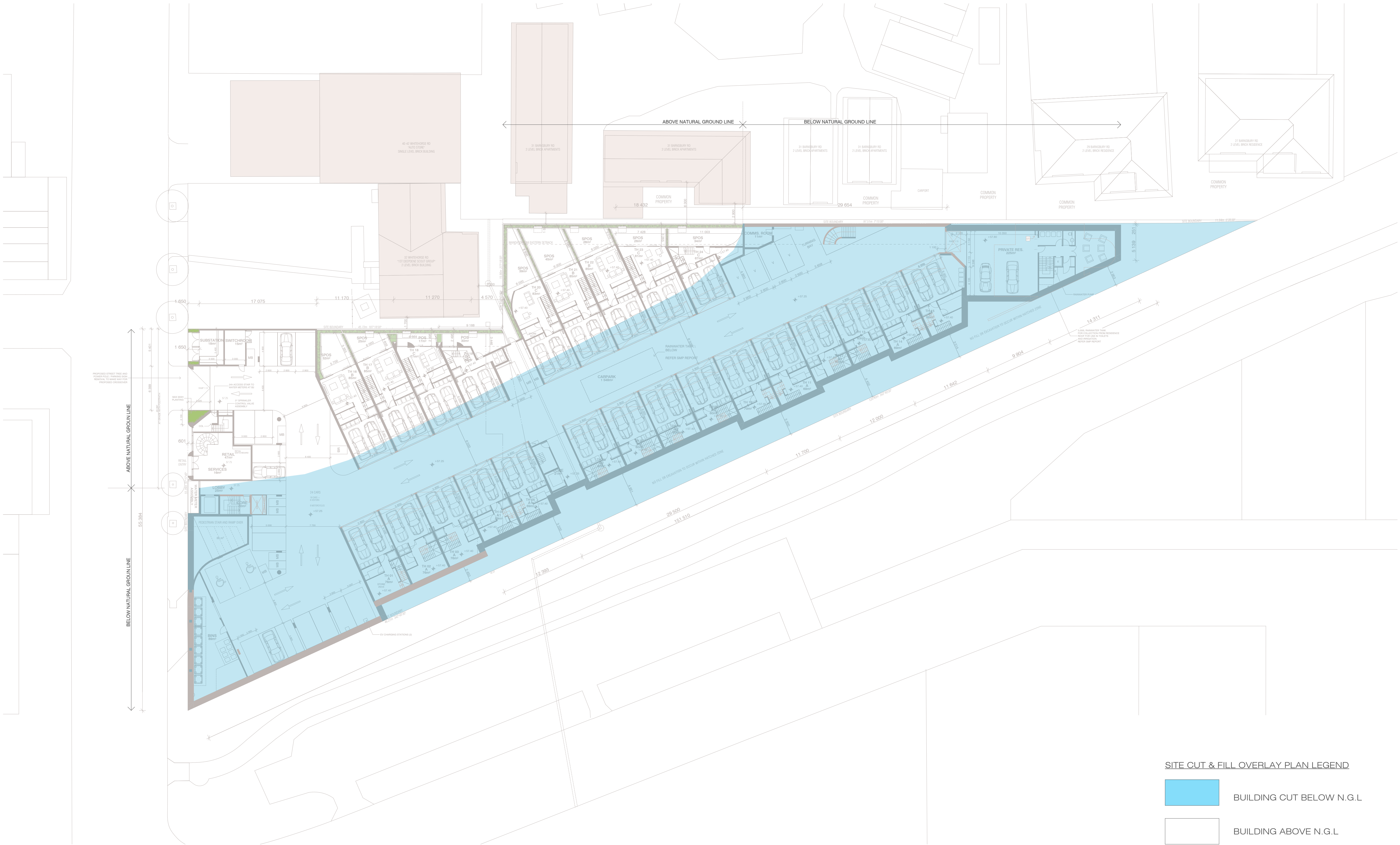
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ISSUE PURPOSE
TOWN PLANNING



REV.	DRAWING NO.
04	--TP100A





BASEMENT 1 - CUT & FILL OVERLAY PLAN  
SCALE 1:250@A1

SITE CUT & FILL OVERLAY PLAN LEGEND

- BUILDING CUT BELOW N.G.L.
- BUILDING ABOVE N.G.L.

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REVISION	REVISION
01 TOWN PLANNING RF1 1	RW 09.02.2023
02 TOWN PLANNING RF1 2	RW 24.07.2023
04 TOWN PLANNING RF1 2	RW 03.08.2023

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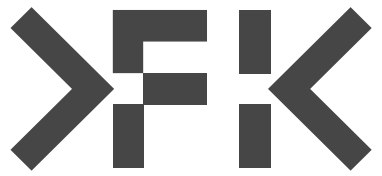
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:250@A1

PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE
BASEMENT 1 CUT & FILL OVERLAY PLAN

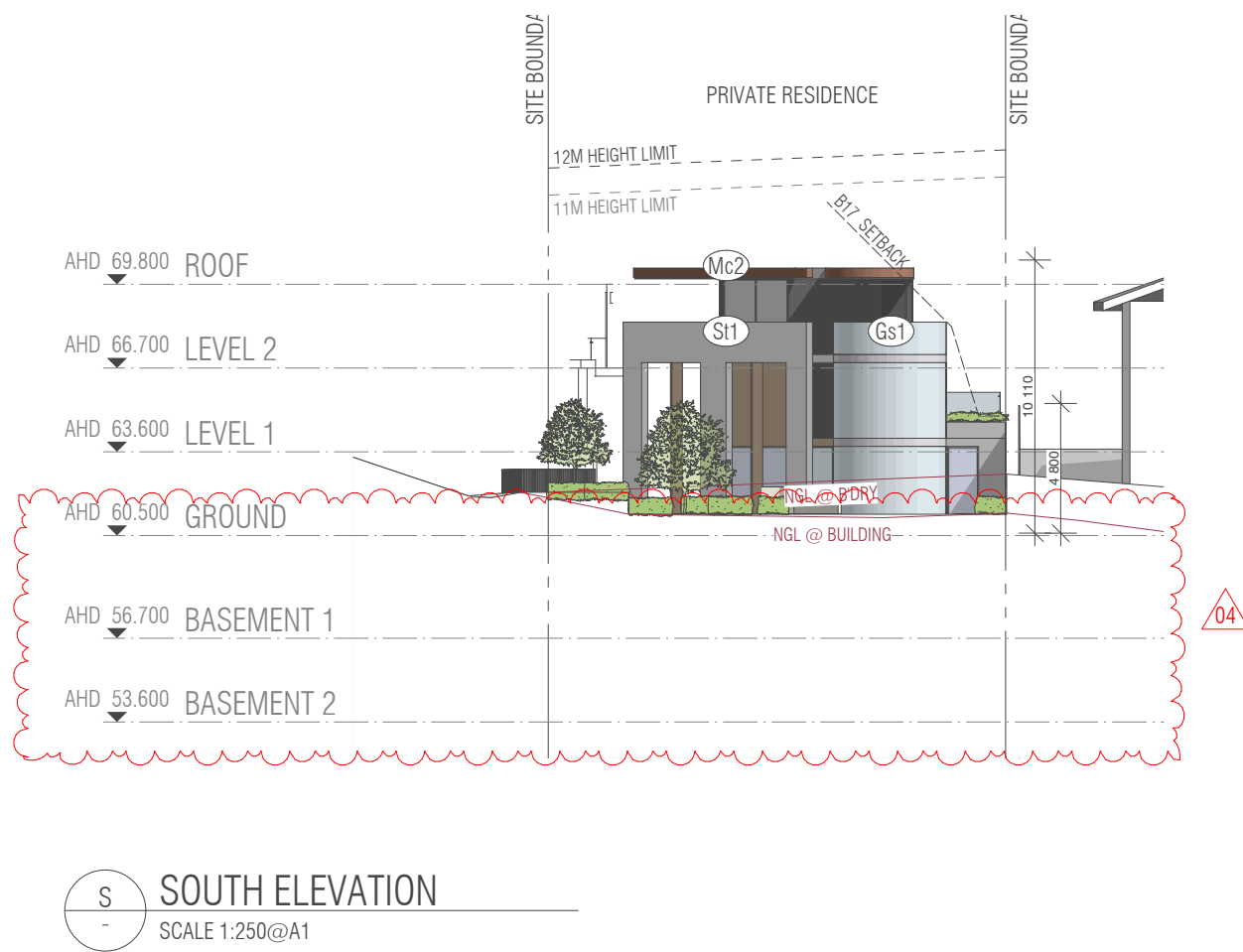
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ISSUE PURPOSE
TOWN PLANNING



REV.	DRAWING NO.
04	TP099B





ELEVATION/SECTION FINISHES LEGEND

TAGS

- (S1) LIGHT STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- (S2) MEDIUM STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- (S3) DARK STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- (P1) PAINT FINISH  
CHARCOAL GREY COLOUR
- (Mc1) METAL CLADDING  
CHARCOAL GREY COLOUR
- (Mc2) METAL CLADDING  
CORTEN STEEL FINISH OR SIMILAR
- (Mc3) METAL CLADDING  
STAINLESS STEEL OR SIMILAR
- (Lv1) METAL SCREEN  
CHARCOAL GREY COLOUR
- (G1) GLAZING  
CLEAR GLAZING  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- (G2) GLAZING  
OPAQUE GLAZING (UP TO MIN. 1.7m ABOVE FFL)  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- (Tc1) TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS

FIXTURES AND FITTINGS

- (CL) FOLDABLE CLOTHES DRYING RACK
- (BR) SINGLE WALL-MOUNT BICYCLE RACK
- (HL) HIGHLIGHT WINDOW OR OPAQUE GLAZING UP TO 1.7M  
ABOVE FFL
- (SC) TIMBER BATTEN SCREENING WALL  
UP TO 1.7M HIGH OFF FFL  
MAX. 25% TRANSPARENCY
- (PB) PLANTER BOX 600MM HIGH

RETENTION  
ALL CONCRETE RETAINING WALLS ABOVE GROUND TO  
BE FINISHED IN (P1) CHARCOAL GREY PAINT FINISH.  
RETAINING WALLS AS PER STRUCT. ENGINEER'S DESIGN & SPEC

IRRIGATION  
EXTERNAL TAPS ARE TO BE PROVIDED TO ALL TOWNHOUSE AND  
PRIVATE RESIDENCE PRIVATE OPEN SPACE AREAS

WASTE  
ALL TOWNHOUSES, SINGLE RESIDENCE HAVE ALLOCATION FOR  
1 x 80L GARBAGE BIN  
1 x 240L FUTURE GLASS BIN  
1 x 240L FOOD BIN  
1 x 240L RECYCLING BIN  
AS PER SMP REPORT

FINISHES TO SERVICES INFRASTRUCTURE LOCATED ON  
EXTERNAL FACADES FRONTING PUBLIC REALM  
ALL WALLS, CLIPBOARD DOORS, LIDS AND SIDES TO SERVICES  
INFRASTRUCTURE TO BE FINISHED IN:  
(S3) DARK STONE FINISH  
THESE INCLUDE:  
FIRE BOOSTER, WATER METERS, SUBSTATION



BMcloud: kaepdbim01 - BMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD, TP-DA/CENTRAL MODELS/21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1	MC	20.12.2022
03	TOWN PLANNING RF1	RW	09.02.2023
> 04	TOWN PLANNING RF1	RW	03.08.2023

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RW	03.08.2023	JP	03.08.2023	21233	1:250@A1

PROJECT

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE
ELEVATIONS 1

FENDER KATSALEDIS

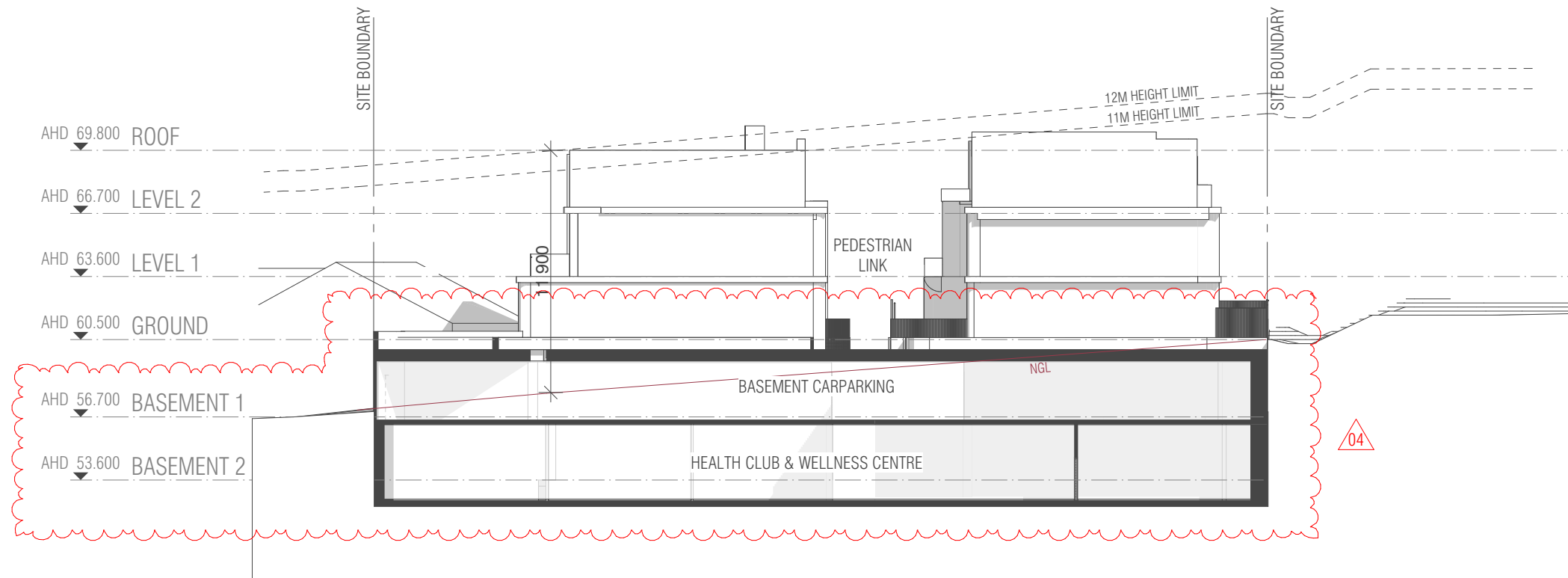
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ISSUE PURPOSE
TOWN PLANNING



REV.	DRAWING NO.
04	TP200





N5 NORTH (INTERNAL) ELEVATION  
SCALE 1:250@A1



E EAST ELEVATION  
SCALE 1:250@A1



E1 EAST (INTERNAL) ELEVATION  
SCALE 1:250@A1

#### ELEVATION/SECTION FINISHES LEGEND

TAGS

- (S11) LIGHT STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- (S12) MEDIUM STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- (S13) DARK STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- (P11) PAINT FINISH  
CHARCOAL GREY COLOUR
- (Mc1) METAL CLADDING  
CHARCOAL GREY COLOUR
- (Mc2) METAL CLADDING  
CORTEN STEEL FINISH OR SIMILAR
- (Mc3) METAL CLADDING  
STAINLESS STEEL OR SIMILAR
- (LV1) METAL SCREEN  
CHARCOAL GREY COLOUR
- (Gs1) GLAZING  
CLEAR GLAZING  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- (Gs2) GLAZING  
OPAQUE GLAZING (UP TO MIN. 1.7m ABOVE FFL)  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- (Tc1) TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS

- (Sc) TIMBER BATTEN SCREENING WALL  
UP TO 1.7M HIGH OFF FFL  
MAX. 25% TRANSPARENCY

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REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
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RW	03.08.2023	JP	06.09.2023	21233	1:250@A1

#### PROJECT

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE
ELEVATIONS 2

#### FENDER KATSALIDIS

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ISSUE PURPOSE
TOWN PLANNING



REV.	DRAWING NO.
04	--TP201





PROPOSED WHITEHORSE RD STREETSCAPE ELEVATION



EXISTING WHITEHORSE RD STREETSCAPE ELEVATION

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REVISION			REVISION		
01	TOWN PLANNING SUBMISSION	RW	13.04.2022		
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RW	03.08.2023	JP	03.08.2023	21233	N.T.S.@A1

**PROJECT**

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPCENE VIC 3103

DRAWING TITLE
ELEVATIONS 3

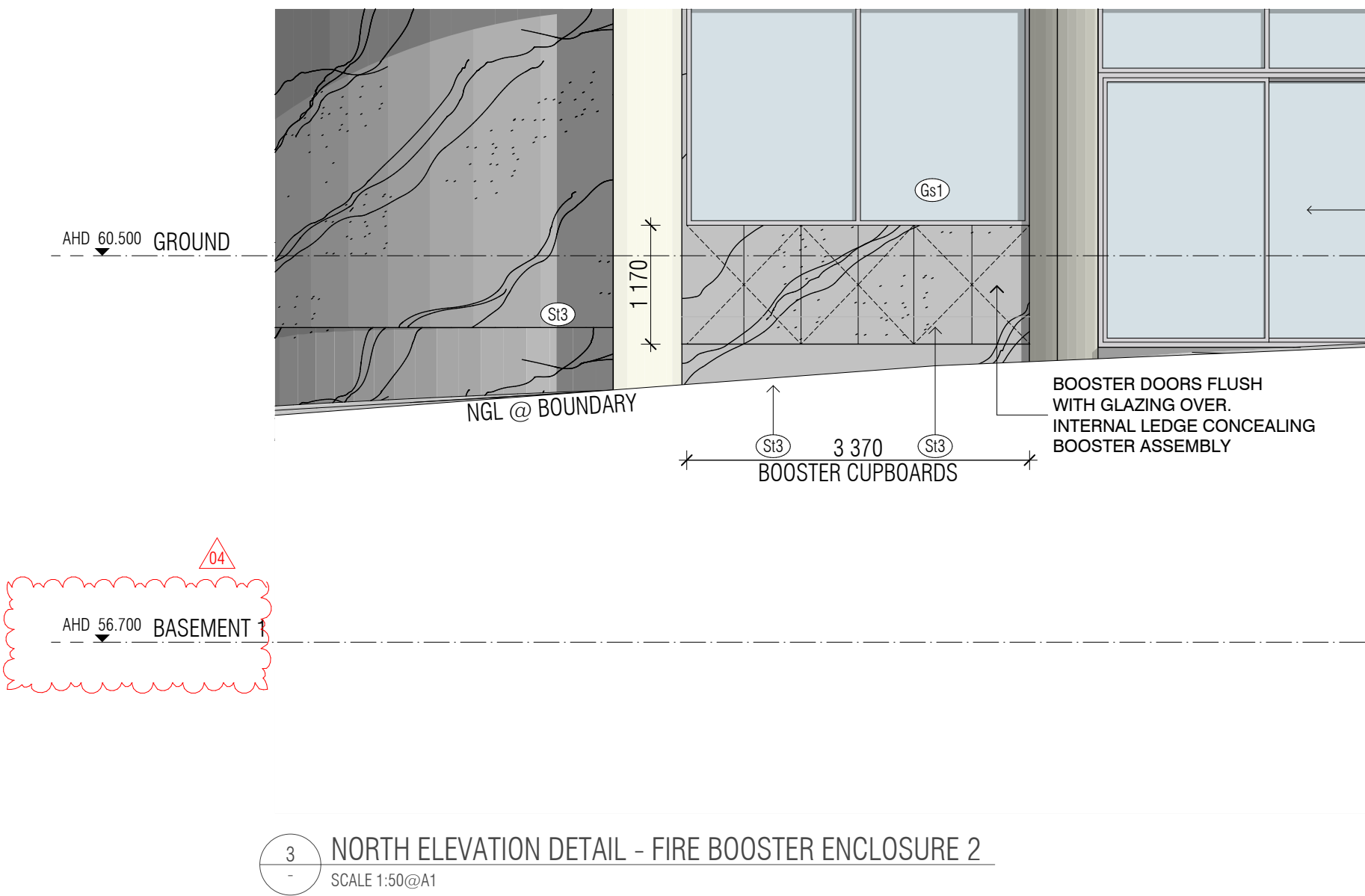
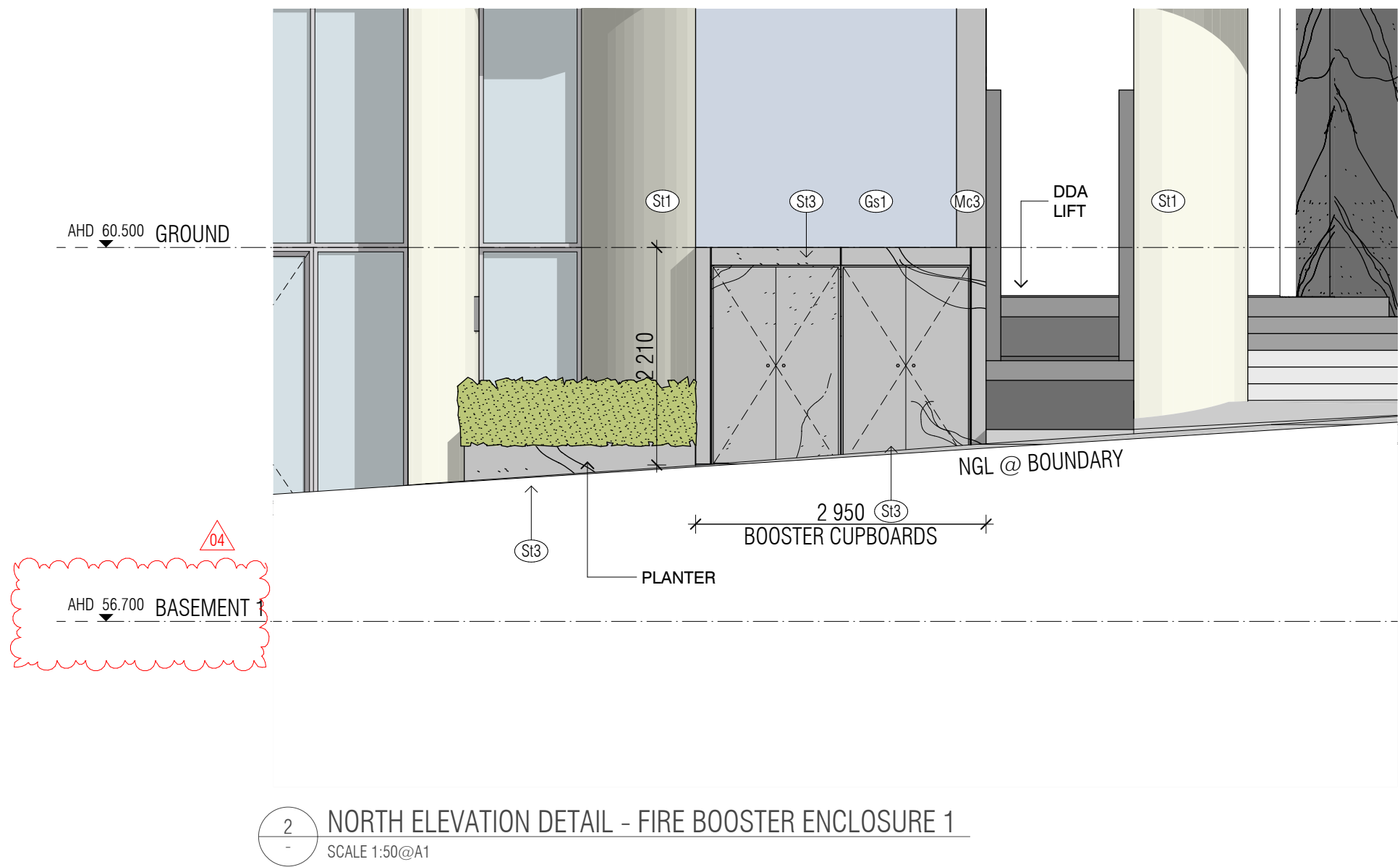
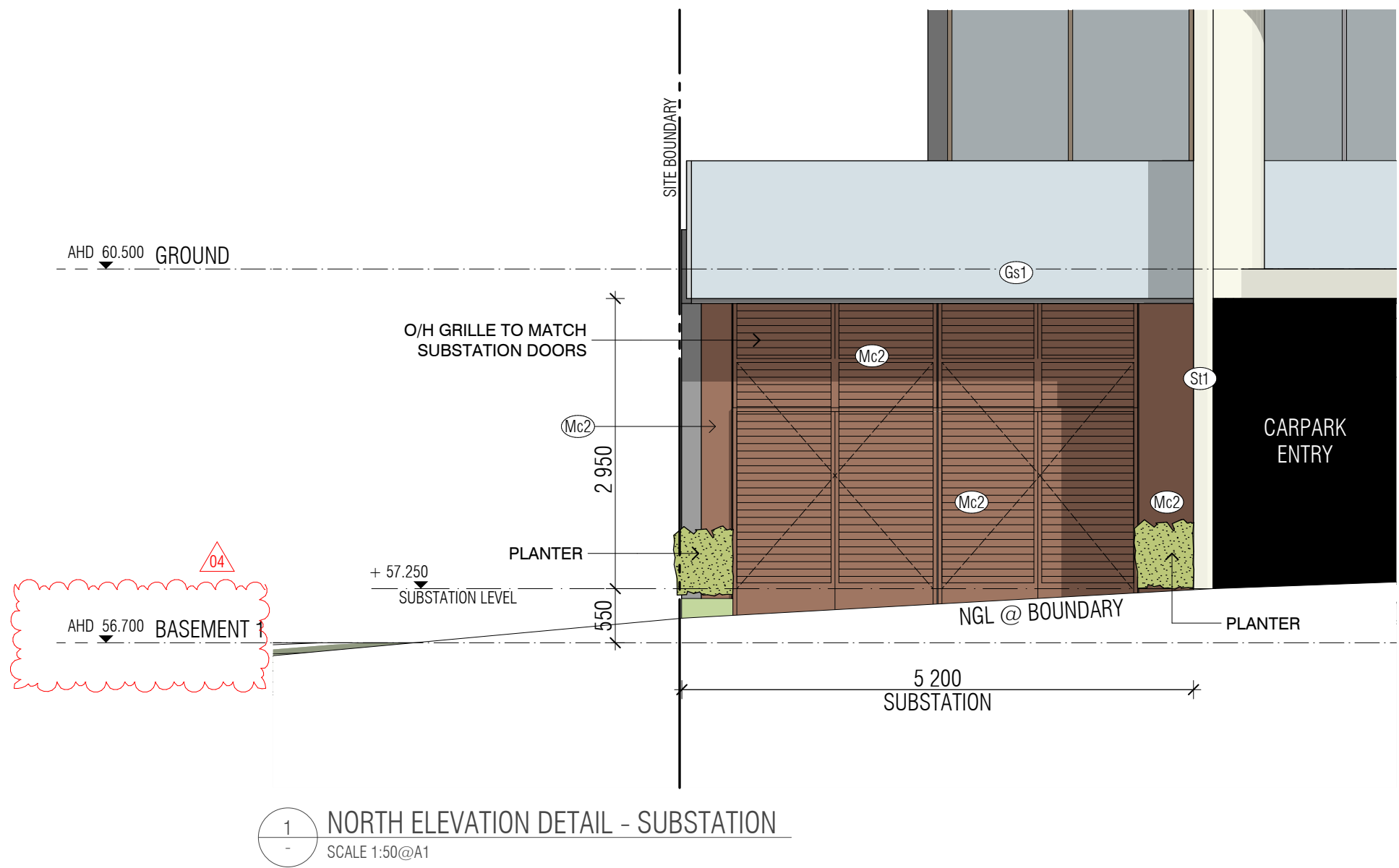
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FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032

ISSUE PURPOSE
TOWN PLANNING



REV.	DRAWING NO.
04	TP202





ELEVATION/SECTION FINISHES LEGEND

TAGS

(S1) LIGHT STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR

(S2) MEDIUM STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR

(S3) DARK STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR

(P1) PAINT FINISH  
CHARCOAL GREY COLOUR

(Mc1) METAL CLADDING  
CHARCOAL GREY COLOUR

(Mc2) METAL CLADDING  
CORTEN STEEL FINISH OR SIMILAR

(Mc3) METAL CLADDING  
STAINLESS STEEL OR SIMILAR

(Lv1) METAL SCREEN  
CHARCOAL GREY COLOUR

(Gs1) GLAZING  
CLEAR GLAZING  
FRAMING COLOUR TO MATCH TIMBER CLADDING

(Gs2) GLAZING  
OPAQUE GLAZING (UP TO MIN. 1.7m ABOVE FFL)  
FRAMING COLOUR TO MATCH TIMBER CLADDING

(Tc1) TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS

(Tc1) TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS

(Tc1) TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS

(Tc1) TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS

(Sc) TIMBER BATTEN SCREENING WALL  
UP TO 1.7M HIGH OFF FFL  
MAX. 25% TRANSPARENCY

BIMcloud: /aasproj001 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION	REVISION
01 TOWN PLANNING RF1 1	RW 09.02.2023
04 TOWN PLANNING RF1 2	RW 03.08.2023

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

☐ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	N.T.S.@A1

PROJECT

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPCENE VIC 3103

DRAWING TITLE

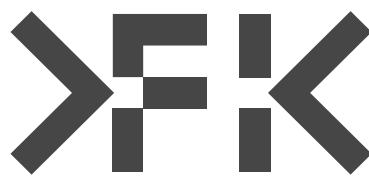
ELEVATIONS 4

FENDER KATSALIDIS

WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTH BANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 022 943 032

ISSUE PURPOSE

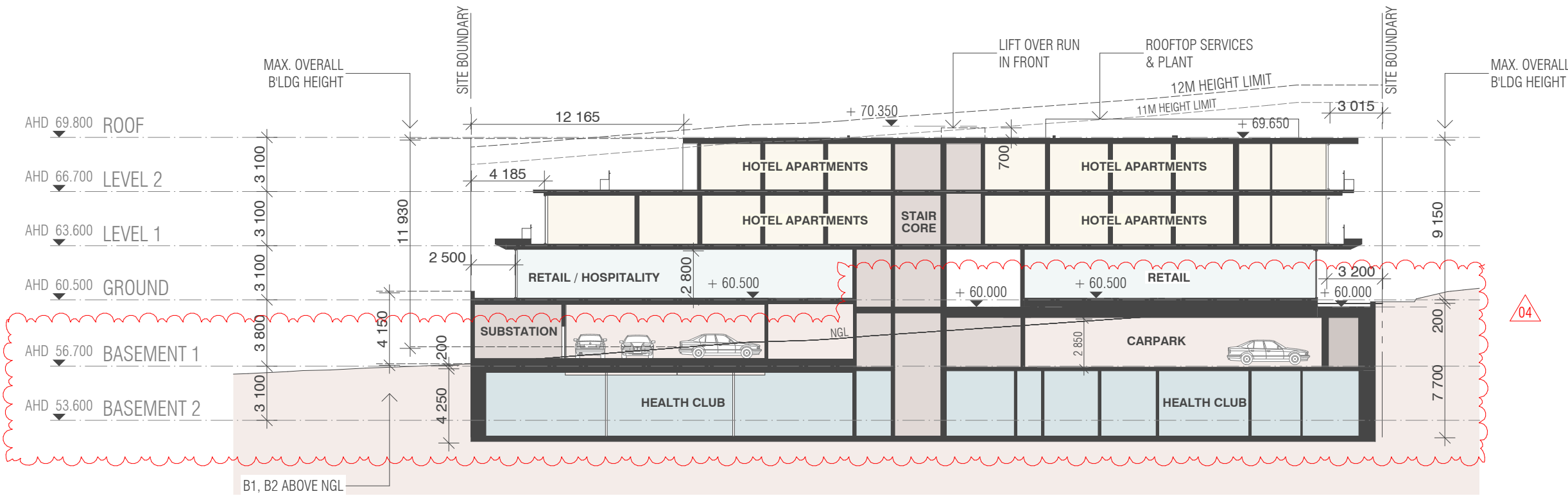
TOWN PLANNING



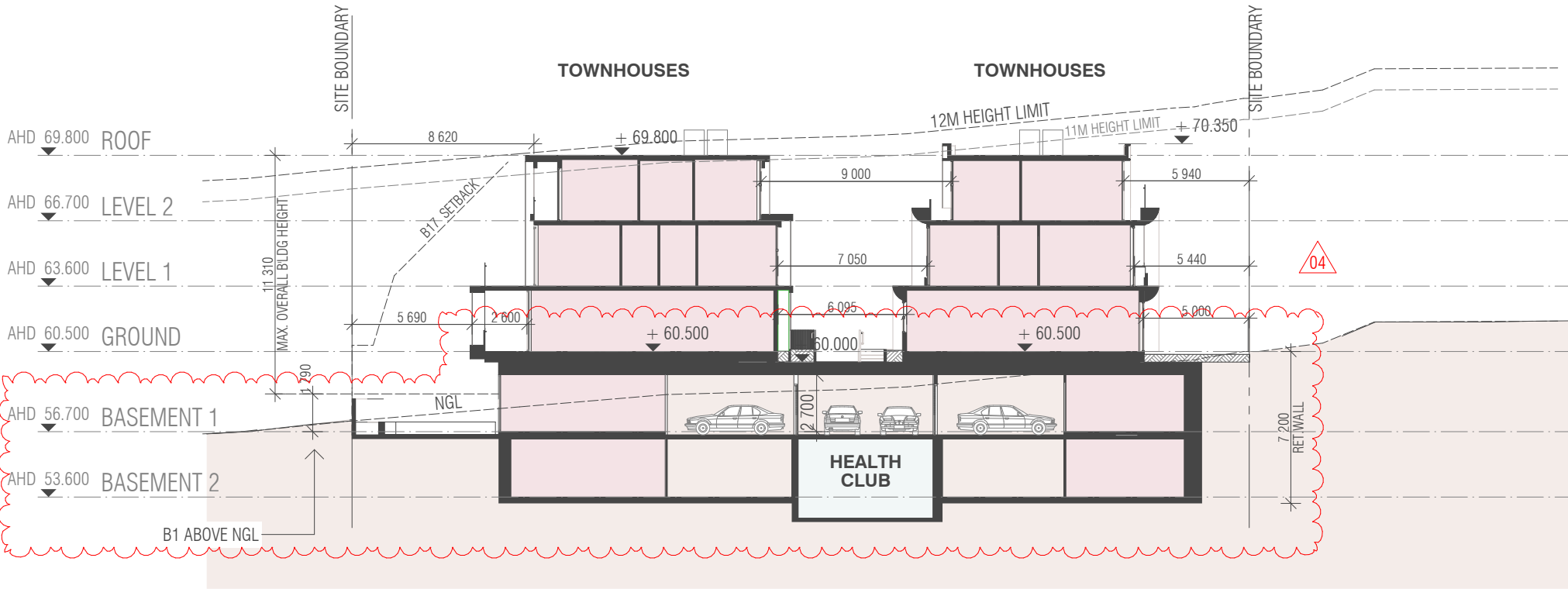
REV. 04

DRAWING NO. TP203

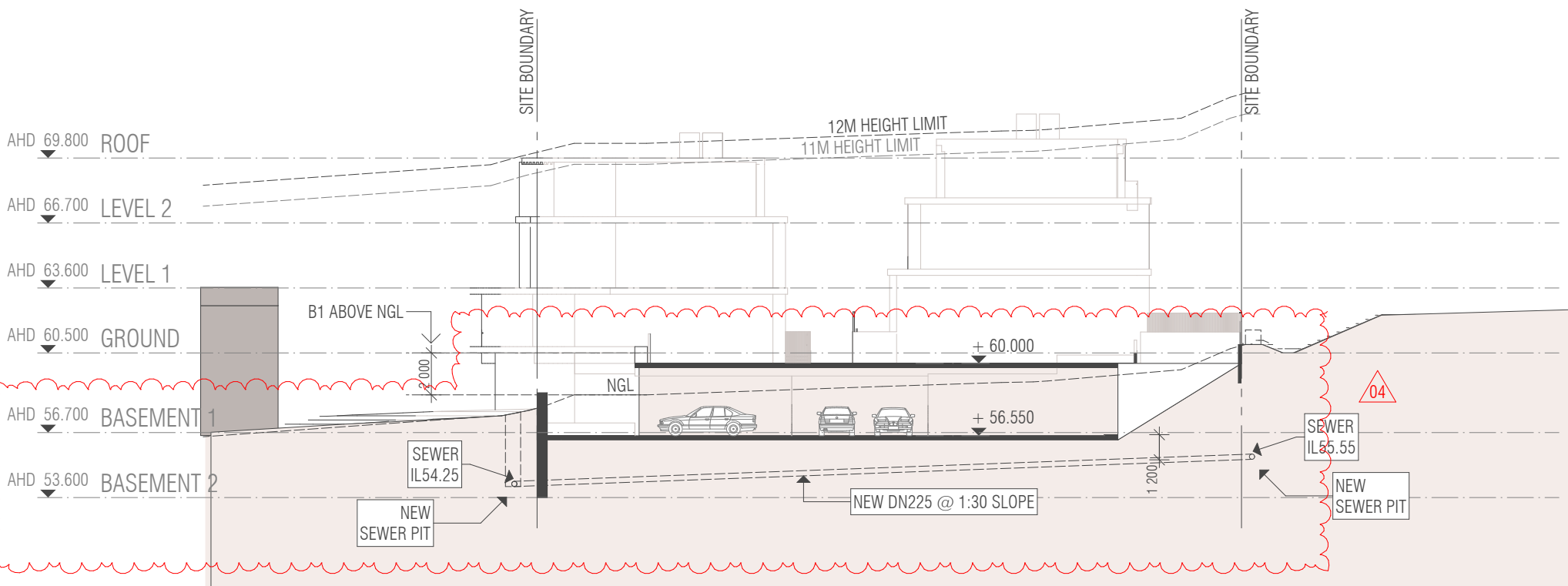




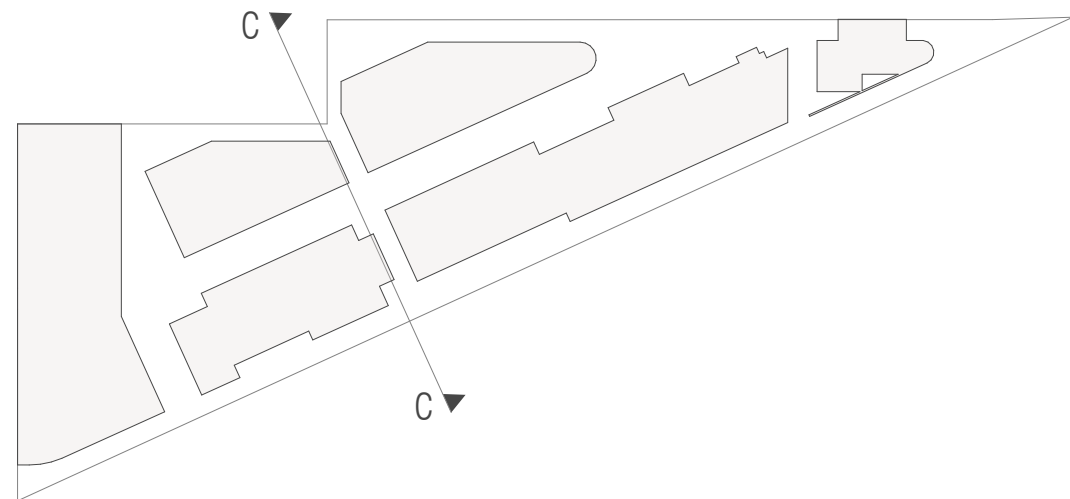
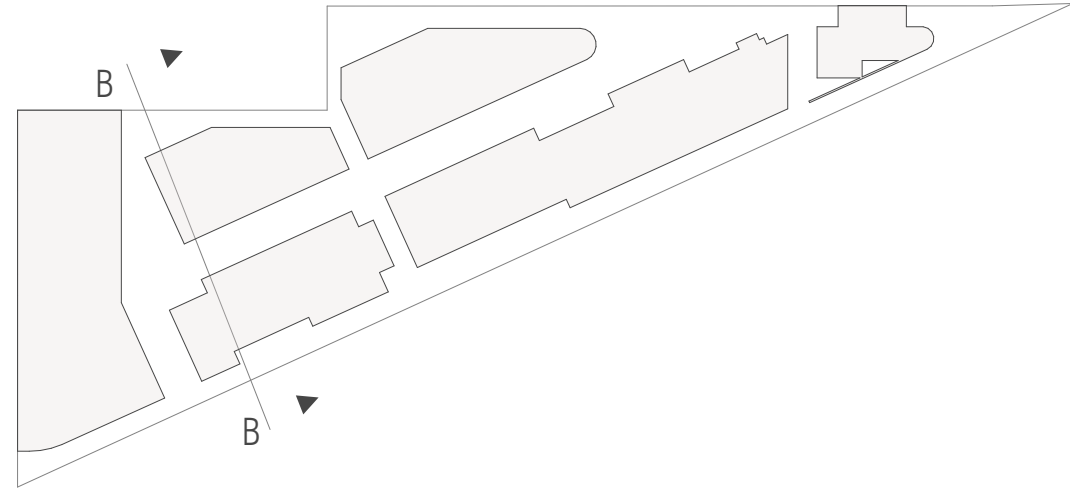
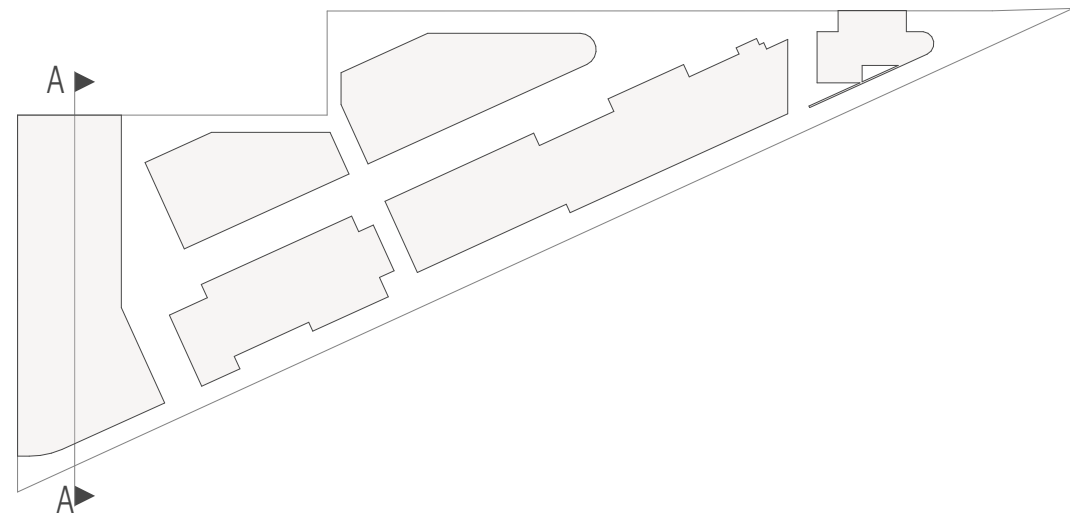
**A** SECTION A (TP/DA)  
SCALE 1:250@A1



**B** SECTION B (TP/DA)  
SCALE 1:250@A1



**C** SECTION C (TP/DA)  
SCALE 1:250@A1



BMcloud: Raepnbin01 - BMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODEL S/DO, TP-DA/CENTRAL MODEL S/21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RFI 1	MC	20.12.2022
03	TOWN PLANNING RFI 1	RW	09.02.2023
> 04	TOWN PLANNING RFI 2	RW	03.08.2023

**QUALITY ASSURANCE** (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

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☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:250@A1

**PROJECT**

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

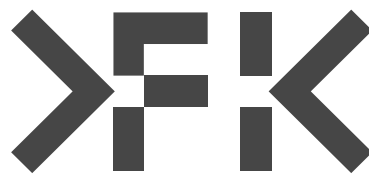
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SECTIONS 1

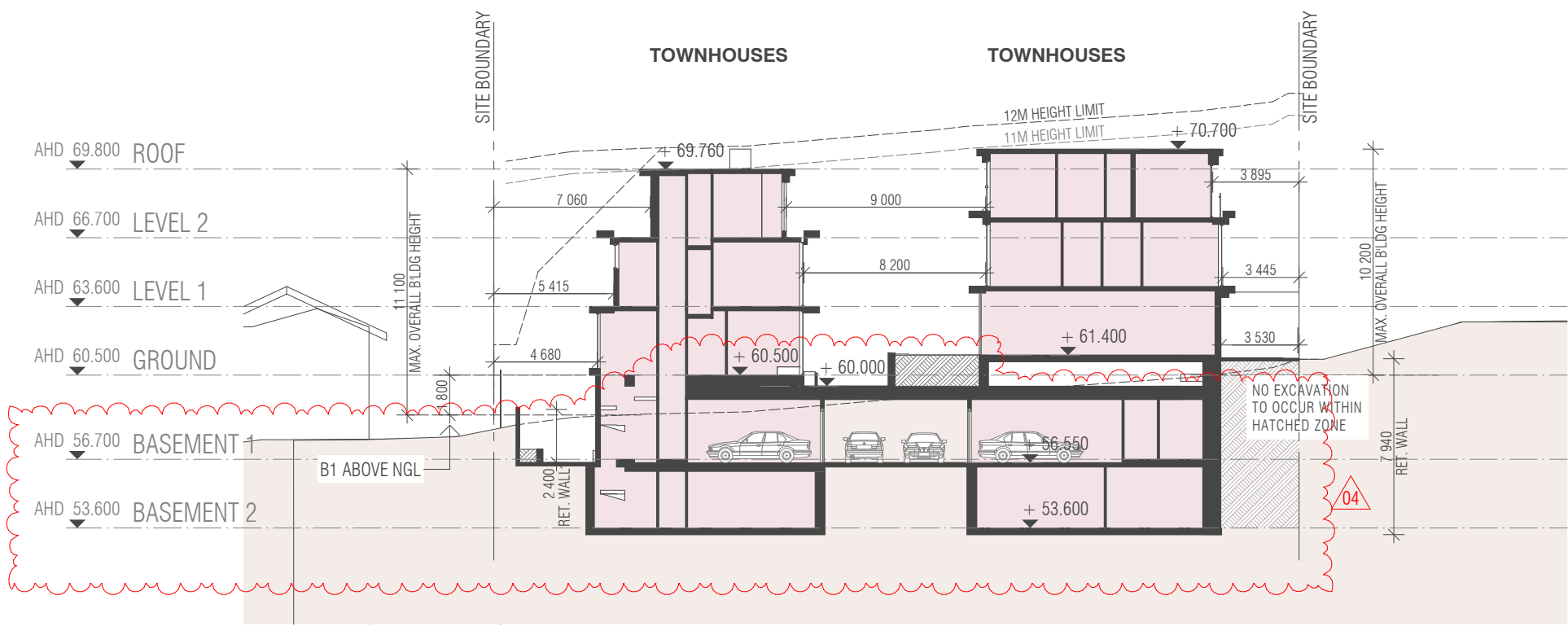
**FENDER KATSLIDIS**  
WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 9696 3888  
FENDER KATSLIDIS (AUST) PTY LTD ACN 092 943 032

**ISSUE PURPOSE**

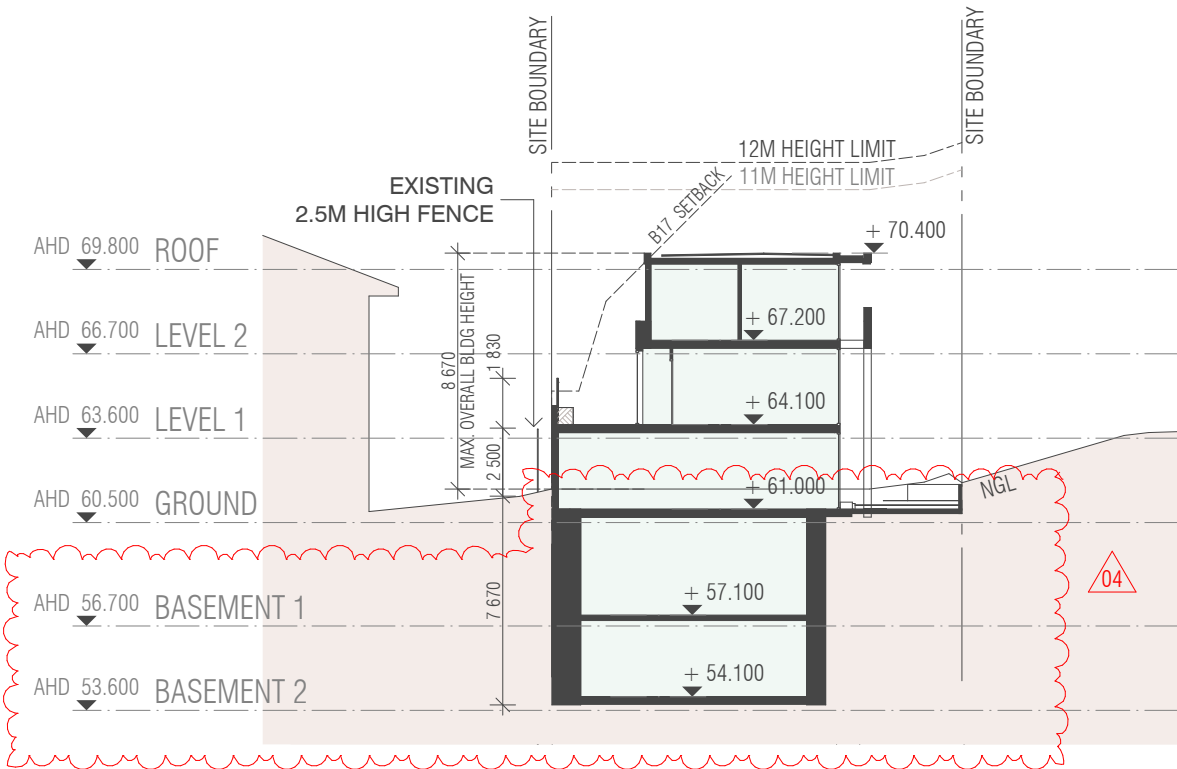
TOWN PLANNING



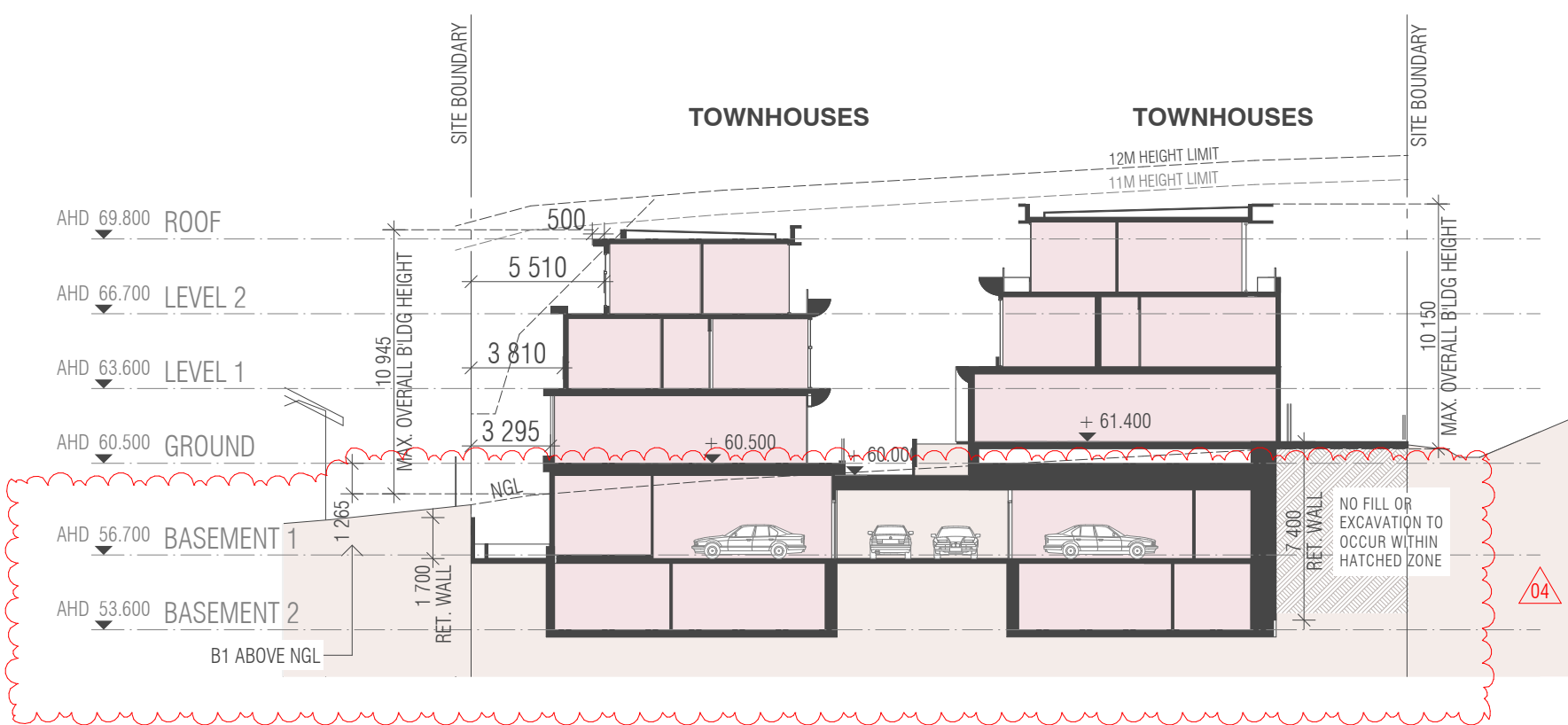
**REV.** 04  
**DRAWING NO.** TP250



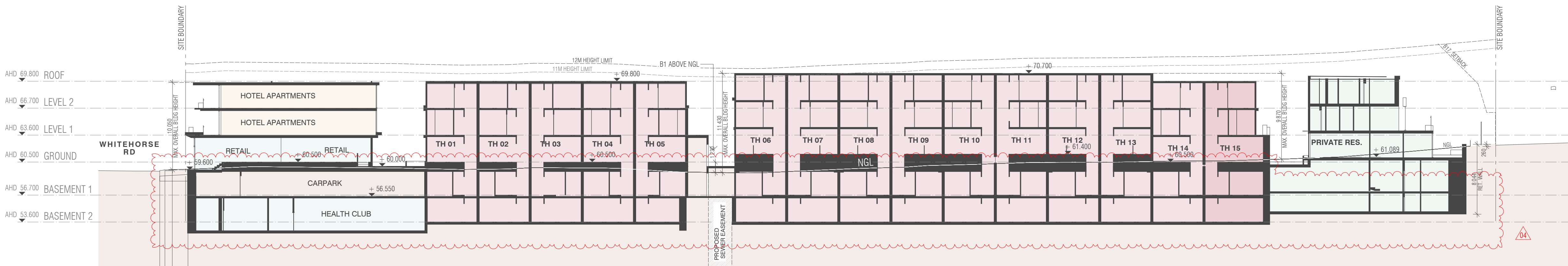
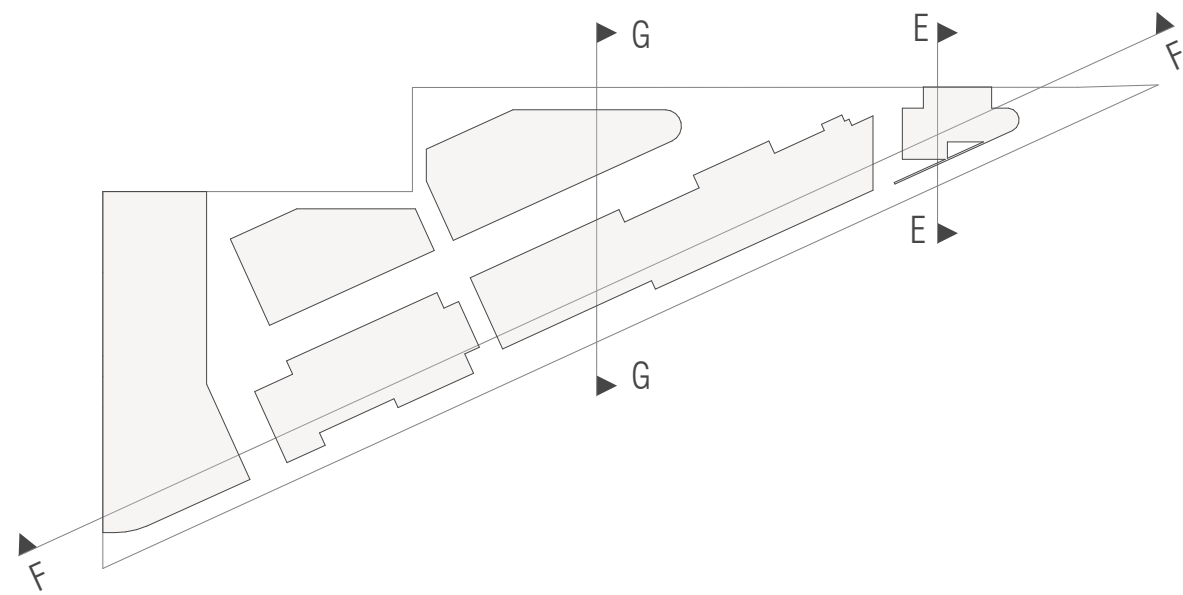
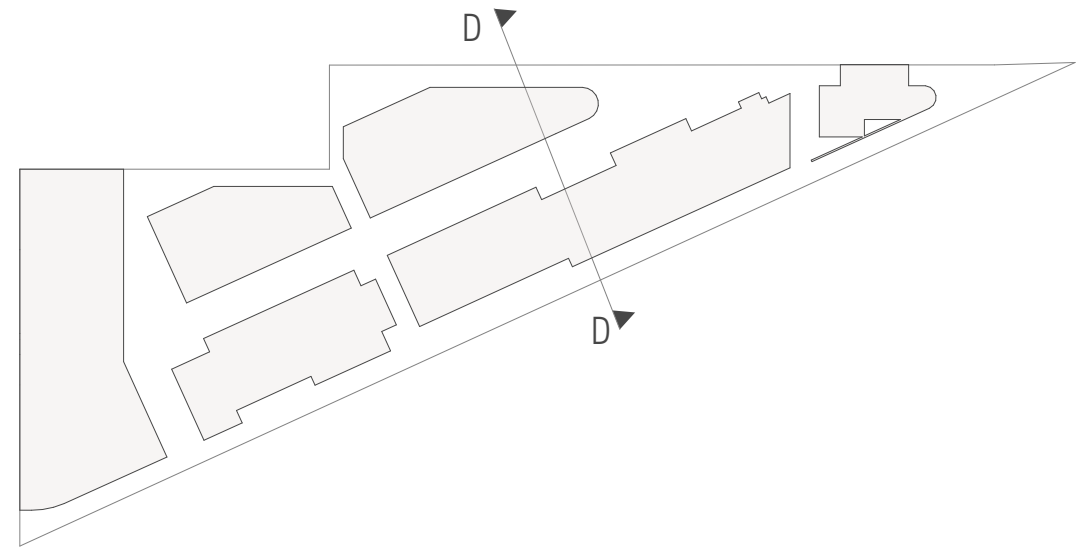
D SECTION D (TP/DA)  
SCALE 1:250@A1



E SECTION E (TP/DA)  
SCALE 1:250@A1



G SECTION G (TP/DA)  
SCALE 1:250@A1



F SECTION F (TP/DA)  
SCALE 1:250@A1

BMcloud: \naep\bin01 - BMcloud\21233 18-30 Whitehorse Road Deepdene\00 BIM MODELS\SD, TP-DA\CENTRAL MODELS\21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
> 04	TOWN PLANNING RF1 2	RW	03.08.2023

**QUALITY ASSURANCE** (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)  
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:250@A1

**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

**DRAWING TITLE**  
SECTIONS 2

**FENDER KATSAIDIS**  
WWW.FKAUSTRALIA.COM  
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FENDER KATSAIDIS (AUST) PTY LTD ACN 092 943 032

**ISSUE PURPOSE**  
TOWN PLANNING



**REV.** 04  
**DRAWING NO.** TP251





ELEVATION/SECTION FINISHES LEGEND

TAGS

- St1

LIGHT STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- St2

MEDIUM STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- St3

DARK STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- Pt1

PAINT FINISH  
CHARCOAL GREY COLOUR
- Mc1

METAL CLADDING  
CHARCOAL GREY COLOUR
- Mc2

METAL CLADDING  
CORTEN STEEL FINISH OR SIMILAR
- Lv1

METAL SCREEN  
CHARCOAL GREY COLOUR
- Gs1

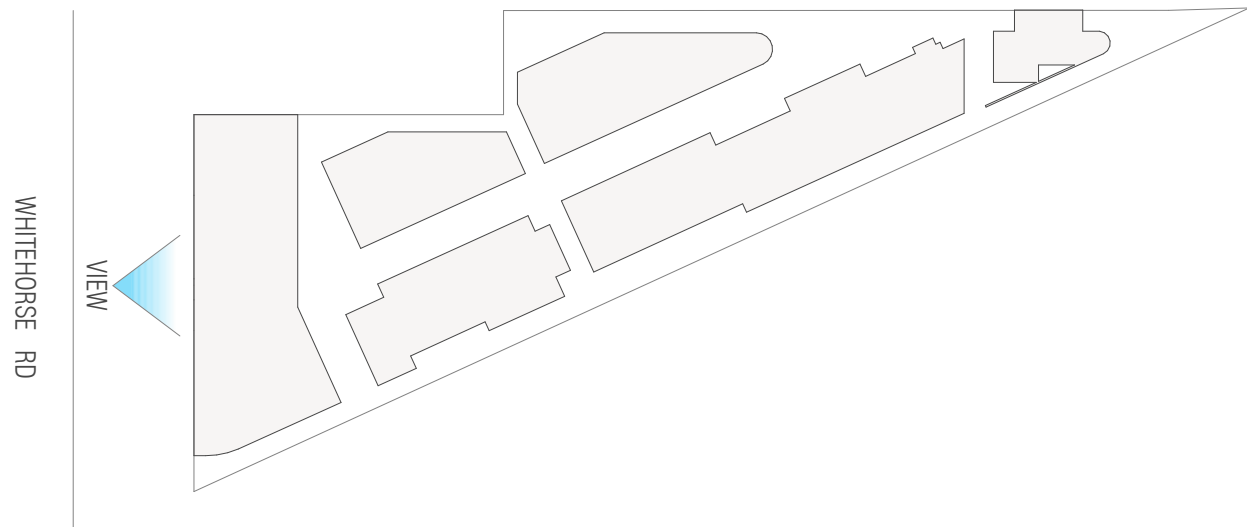
GLAZING  
CLEAR GLAZING  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- Gs2

GLAZING  
OPAQUE GLAZING (UP TO MIN. 1.7m ABOVE FFL)  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- Tc1

TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS
- Sc

TIMBER BATTEN SCREENING WALL  
UP TO 1.7M HIGH OFF FFL  
MAX. 25% TRANSPARENCY

ARTIST'S IMPRESSION - VIEW OF WHITEHORSE RD FRONTAGE



BIMcloud: kaasproj001 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
> 04	TOWN PLANNING RF1 2	RW	03.08.2023

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	N.T.S.@A1

**PROJECT**

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

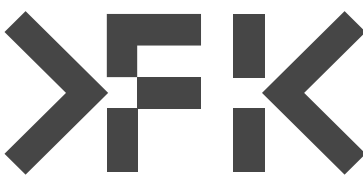
**DRAWING TITLE**

ARTIST'S IMPRESSION

**FENDER KATSALIDIS**  
WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 9696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032

**ISSUE PURPOSE**

TOWN PLANNING



**REV.** 04  
**DRAWING NO.** TP300





ELEVATION/SECTION FINISHES LEGEND

- TAGS
- St1

LIGHT STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- St2

MEDIUM STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- St3

DARK STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- Pt1

PAINT FINISH  
CHARCOAL GREY COLOUR
- Mc1

METAL CLADDING  
CHARCOAL GREY COLOUR
- Mc2

METAL CLADDING  
CORTEN STEEL FINISH OR SIMILAR
- Lv1

METAL SCREEN  
CHARCOAL GREY COLOUR
- Gs1

GLAZING  
CLEAR GLAZING  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- Gs2

GLAZING  
OPAQUE GLAZING (UP TO MIN. 1.7m ABOVE FFL)  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- Tc1

TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS
- Sc

TIMBER BATTEN SCREENING WALL  
UP TO 1.7M HIGH OFF FFL  
MAX. 25% TRANSPARENCY

ARTIST'S IMPRESSION - VIEW TO WHITEHORSE RD NORTHWEST FRONTAGE

BIMcloud: kaagrobim01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION			REVISION		
01	TOWN PLANNING SUBMISSION	RW	13.04.2022		
02	TOWN PLANNING RF1 1	MC	20.12.2022		
03	TOWN PLANNING RF1 1	RW	09.02.2023		
> 04	TOWN PLANNING RF1 2	RW	03.08.2023		

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☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	N.T.S.@A1

PROJECT

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPPENE VIC 3103

DRAWING TITLE

ARTIST'S IMPRESSION

FENDER KATSALIDIS

WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 9696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

TOWN PLANNING

FK

REV. 04

DRAWING NO. TP301





ELEVATION/SECTION FINISHES LEGEND

TAGS

- St1

LIGHT STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- St2

MEDIUM STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- St3

DARK STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- Pt1

PAINT FINISH  
CHARCOAL GREY COLOUR
- Mc1

METAL CLADDING  
CHARCOAL GREY COLOUR
- Mc2

METAL CLADDING  
CORTEN STEEL FINISH OR SIMILAR
- Lv1

METAL SCREEN  
CHARCOAL GREY COLOUR
- Gs1

GLAZING  
CLEAR GLAZING  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- Gs2

GLAZING  
OPAQUE GLAZING (UP TO MIN. 1.7m ABOVE FFL)  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- Tc1

TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS
- Sc

TIMBER BATTEN SCREENING WALL  
UP TO 1.7M HIGH OFF FFL  
MAX. 25% TRANSPARENCY

ARTIST'S IMPRESSION - VIEW FROM LINEAR RESERVE (WEST)

NOTE:  
A LARGE AMOUNT OF EXISTING MATURE VEGETATION HAS BEEN EXCLUDED FROM THE FOREGROUND OF THIS ARTIST'S IMPRESSION TO ALLOW CLEAR VIEW OF THE PROPOSED WORKS

BIMcloud: kaagrbim01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION			REVISION		
01	TOWN PLANNING SUBMISSION	RW	13.04.2022		
02	TOWN PLANNING RF1 1	MC	20.12.2022		
03	TOWN PLANNING RF1 1	RW	09.02.2023		
> 04	TOWN PLANNING RF1 2	RW	03.08.2023		

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☐

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐

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☐

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	N.T.S. @A1

PROJECT

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE

ARTIST'S IMPRESSION

FENDER KATSAIDIS

WWW.FKAUSTRALIA.COM  
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TELEPHONE: +61 3 9696 3888  
FENDER KATSAIDIS (AUST) PTY LTD ACN 002 943 032

ISSUE PURPOSE

TOWN PLANNING



REV. 04

DRAWING NO. TP302





ELEVATION/SECTION FINISHES LEGEND

- TAGS
- St1

LIGHT STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- St2

MEDIUM STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- St3

DARK STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
- Pt1

PAINT FINISH  
CHARCOAL GREY COLOUR
- Mc1

METAL CLADDING  
CHARCOAL GREY COLOUR
- Mc2

METAL CLADDING  
CORTEN STEEL FINISH OR SIMILAR
- Lv1

METAL SCREEN  
CHARCOAL GREY COLOUR
- Gs1

GLAZING  
CLEAR GLAZING  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- Gs2

GLAZING  
OPAQUE GLAZING (UP TO MIN. 1.7m ABOVE FFL)  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- Tc1

TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS
- Sc

TIMBER BATTEN SCREENING WALL  
UP TO 1.7M HIGH OFF FFL  
MAX. 25% TRANSPARENCY

ARTIST'S IMPRESSION - VIEW FROM LINEAR RESERVE (WEST)

NOTE:  
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BIMcloud: kaasproj001 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION		REVISION
01	TOWN PLANNING SUBMISSION	RW 13.04.2022
02	TOWN PLANNING RF1 1	MC 20.12.2022
03	TOWN PLANNING RF1 1	RW 09.02.2023
> 04	TOWN PLANNING RF1 2	RW 03.08.2023

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	N.T.S.@A1

PROJECT

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE

ARTIST'S IMPRESSION

FENDER KATSALIDIS

WWW.FKAUSTRALIA.COM  
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TELEPHONE: +61 3 9696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

TOWN PLANNING

REV.

04

DRAWING NO.

TP303

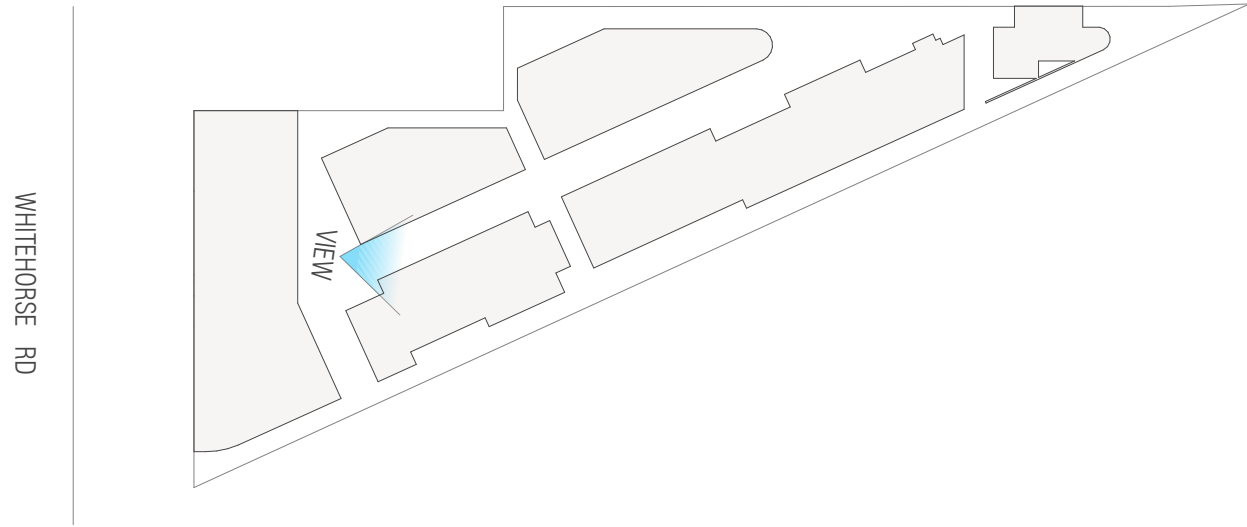




ELEVATION/SECTION FINISHES LEGEND

- TAGS
- St1 LIGHT STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
  - St2 MEDIUM STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
  - St3 DARK STONE FINISH  
TEXTURED FINISH OR SIMILAR COLOUR
  - Pt1 PAINT FINISH  
CHARCOAL GREY COLOUR
  - Mc1 METAL CLADDING  
CHARCOAL GREY COLOUR
  - Mc2 METAL CLADDING  
CORTEN STEEL FINISH OR SIMILAR
  - Lv1 METAL SCREEN  
CHARCOAL GREY COLOUR
  - Gs1 GLAZING  
CLEAR GLAZING  
FRAMING COLOUR TO MATCH TIMBER CLADDING
  - Gs2 GLAZING  
OPAQUE GLAZING (UP TO MIN. 1.7m ABOVE FFL)  
FRAMING COLOUR TO MATCH TIMBER CLADDING
  - Tc1 TIMBER CLADDING OR SIMILAR  
VERTICAL BOARDS
  - Sc TIMBER BATTEN SCREENING WALL  
UP TO 1.7M HIGH OFF FFL  
MAX. 25% TRANSPARENCY

ARTIST'S IMPRESSION - VIEW FROM INTERNAL COURTYARD



BIMcloud: kaagrbim01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
> 04	TOWN PLANNING RF1 2	RW	03.08.2023

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	N.T.S.@A1

**PROJECT**

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

**DRAWING TITLE**

ARTIST'S IMPRESSION

**FENDER KATSALIDIS**  
WWW.FKAUSTRALIA.COM  
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VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 9888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

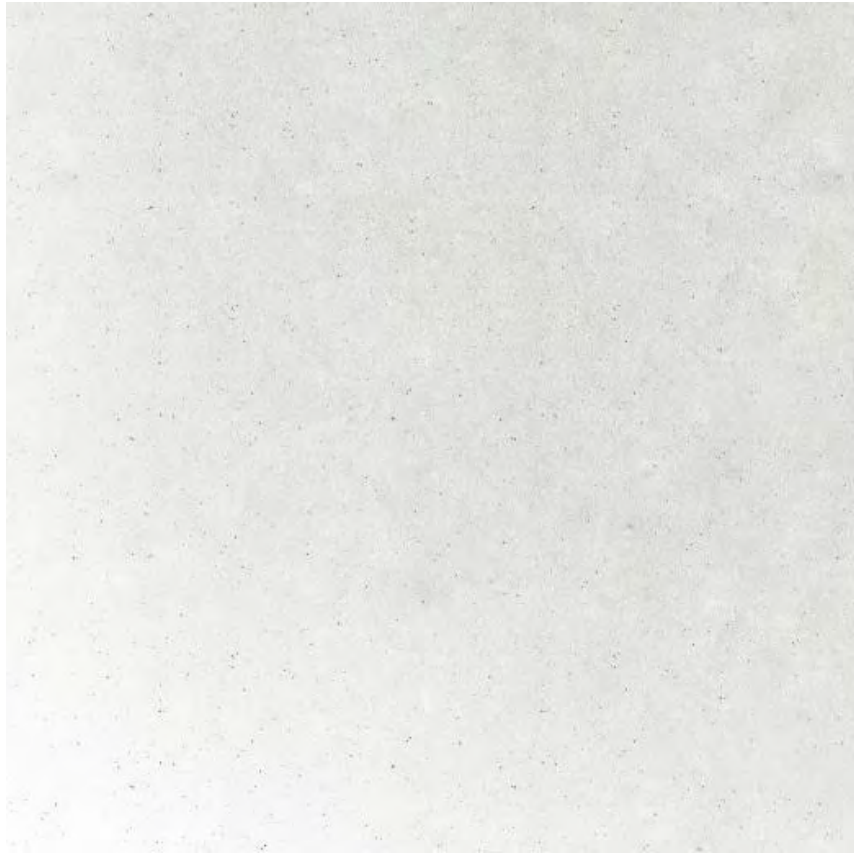
**ISSUE PURPOSE**

TOWN PLANNING

**REV.** 04

**DRAWING NO.**  
**TP304**





St1  
OFF WHITE (IVORY) CROSS-CUT TRAVERTINE  
1500mm x 1500mm SQUARE PANELS WITH  
2mm JOINTS



St2  
CROSS-CUT TRAVERTINE  
1500mm x 1500mm SQUARE PANELS WITH  
2mm JOINTS



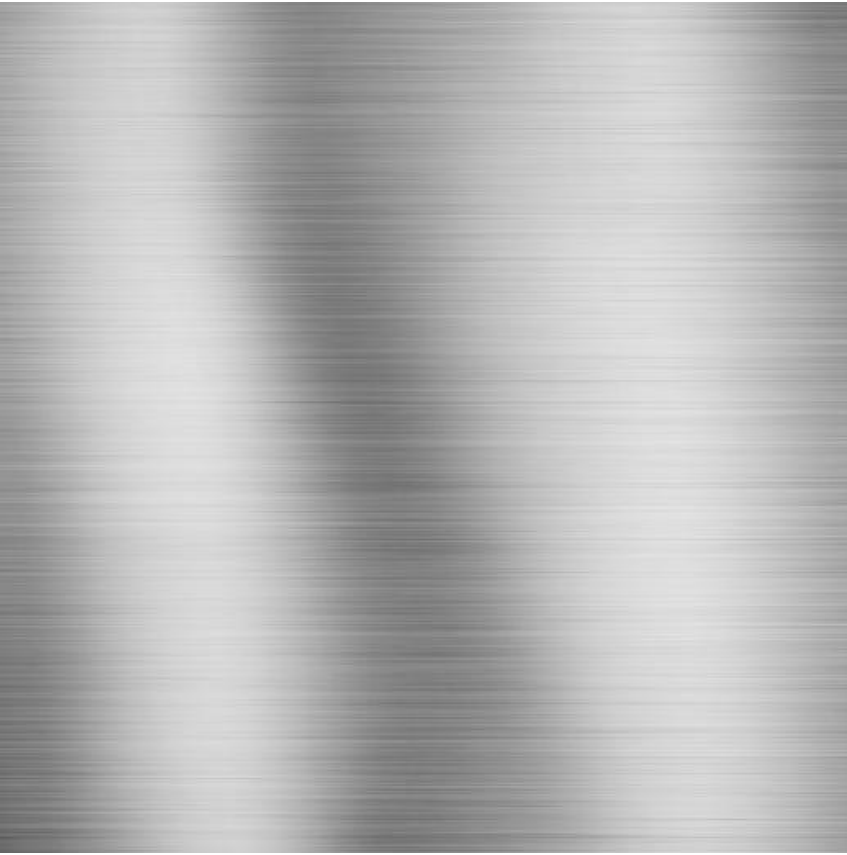
St3  
STORM MARBLE  
1500mm x 1500mm SQUARE PANELS WITH  
2mm JOINTS



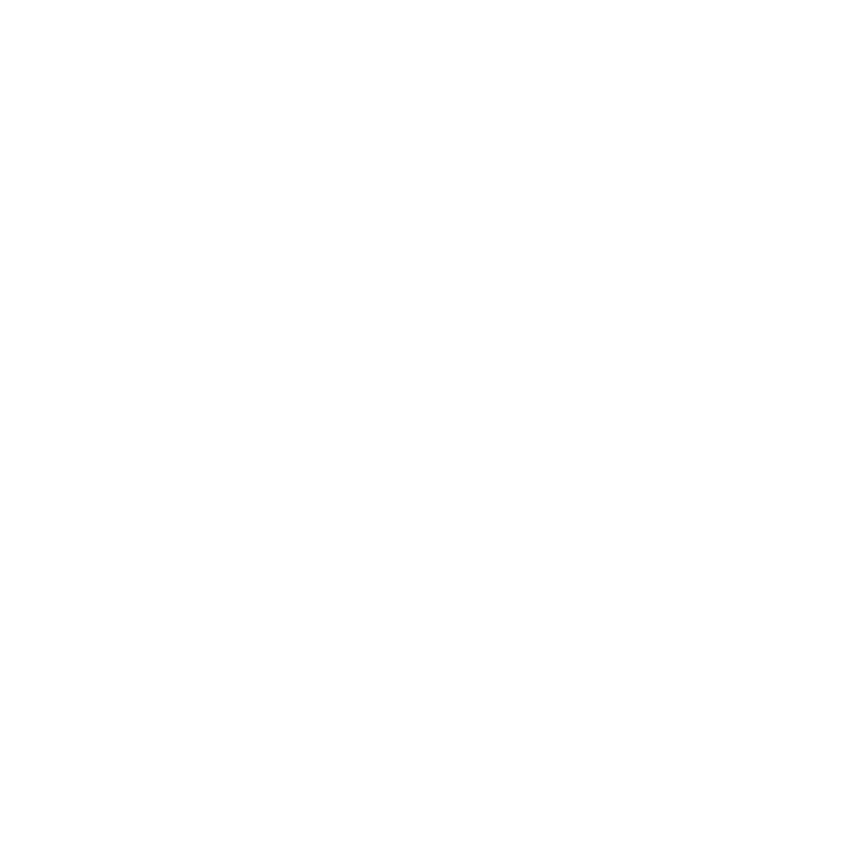
Lv1  
METAL LOUVRE SCREEN



Mc2  
METAL CLADDING.  
STAINLESS STEEL BYZENTIUM FINISH (BRONZE)



Mc3  
METAL CLADDING.  
DULUX POWDERCOATED SATIN FINISH



Mc1  
METAL CLADDING.  
DULUX POWDERCOATED ETHEREAL  
PEARL FINISH



Gs1  
CLEAR GLAZING



Gs2  
OBSCURE GLAZING



Tc1  
TIMBER CLADDING.  
SHOU SUGI BAN CHARRED FINISH IN  
VERTICAL GRAIN.  
125mm WIDE PLANKS, FULL HEIGHT

ELEVATION/SECTION FINISHES LEGEND

TAGS

- St1

OFF WHITE (IVORY) TRAVERTINE FINISH  
CROSS CUT
- St2

TRAVERTINE STONE FINISH  
CROSS CUT
- St3

STORM MARBLE FINISH  
OR SIMILAR COLOUR
- Pt1

PAINT FINISH  
CHARCOAL GREY COLOUR
- Mc1

METAL CLADDING  
DULUX POWDERCOAT ETHEREAL PEARL FINISH
- Mc2

METAL CLADDING  
STAINLESS STEEL BYZENTIUM FINISH (BRONZE)
- Mc3

METAL CLADDING  
DULUX POWDERCOATED SATIN FINISH
- Lv1

METAL SCREEN  
CHARCOAL GREY COLOUR
- Gs1

GLAZING  
CLEAR GLAZING  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- Gs2

GLAZING  
OPAQUE GLAZING (UP TO MIN. 1.7m ABOVE FFL)  
FRAMING COLOUR TO MATCH TIMBER CLADDING
- Tc1

TIMBER CLADDING  
SHOU SUGI BAN CHARRED FINISH IN VERTICAL GRAIN

BIMcloud: /aasp/bim01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION			REVISION		
01	TOWN PLANNING SUBMISSION	RW	13.04.2022		
02	TOWN PLANNING RF1 1	MC	20.12.2022		
03	TOWN PLANNING RF1 1	RW	09.02.2023		
04	TOWN PLANNING RF1 2	RW	03.08.2023		

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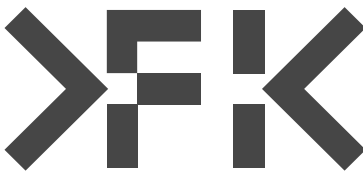
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	N.T.S.@A1

**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

DRAWING TITLE
MATERIALS SCHEDULE

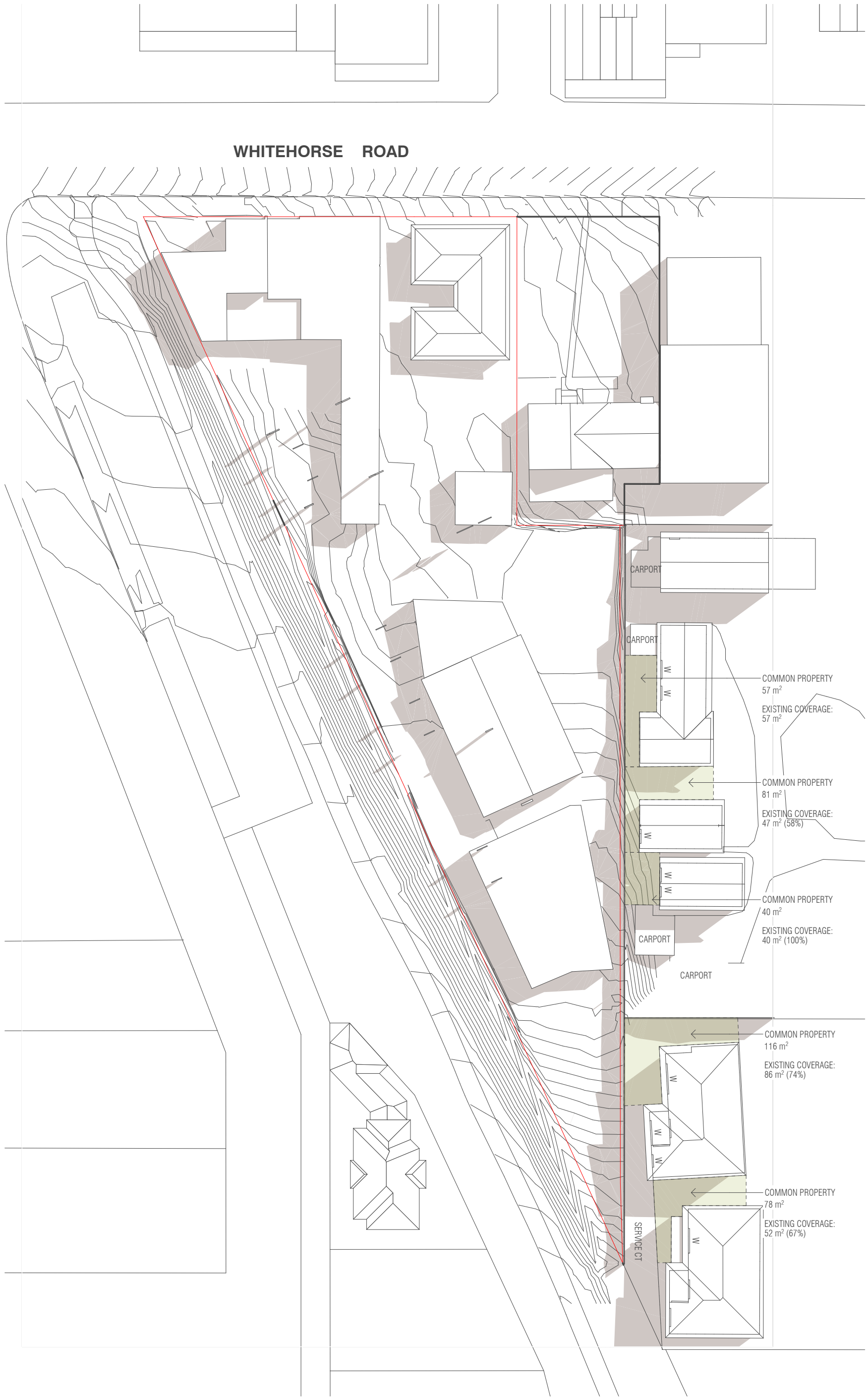
**FENDER KATSALIDIS**  
WWW.FKAUSTRALIA.COM  
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VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032



ISSUE PURPOSE
TOWN PLANNING

REV.	DRAWING NO.
04	TP350





EXISTING SHADOWS - SEP 22 09AM  
SCALE 1:500@A3



1 PROPOSED SHADOWS - SEP 22 09AM  
SCALE 1:500@A3

SHADOW DIAGRAMS LEGEND



EXISTING BUILDING SHADOWS



PROPOSED DEVELOPMENT SHADOWS



SITE BOUNDARY



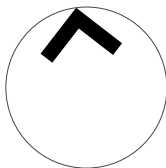
COMMON AREA

B:\Mcloud\_kasproj\01 - BIMcloud\21233 18-30 Whitehorse Road Deepdene\00 BIM MODELS\SD\_TP-0A\CENTRAL MODELS\21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
04	TOWN PLANNING RF1 2	RW	03.08.2023

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**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

**FENDER KATSALIDIS**  
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TELEPHONE: +61 3 9696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032



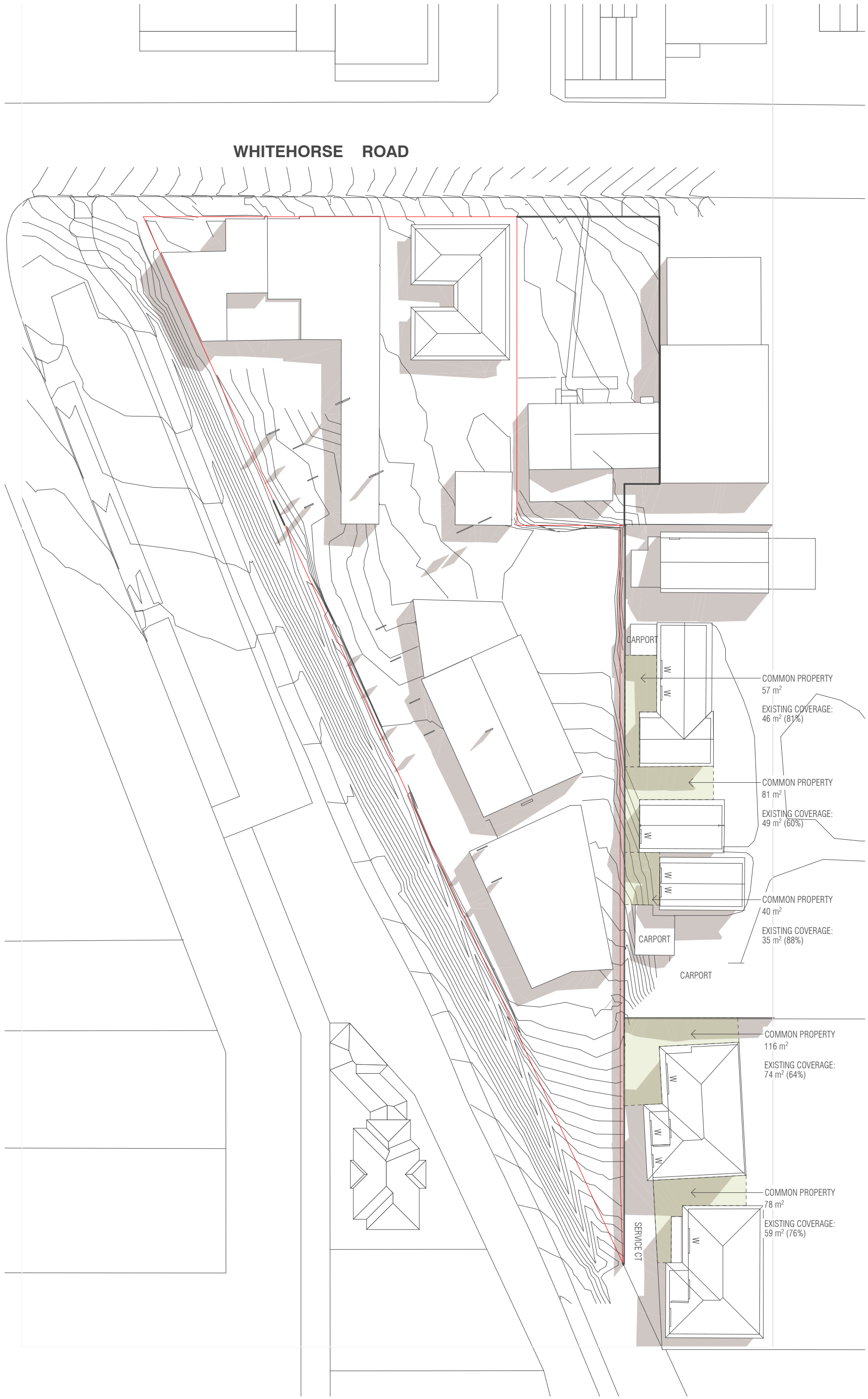
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:500@A1

**DRAWING TITLE**  
SHADOW ANALYSIS - 9:00AM

**ISSUE PURPOSE**  
TOWN PLANNING

**REV.** 04  
**DRAWING NO.** TP400





EXISTING SHADOWS - SEP 22 10AM  
SCALE 1:500@A3



2 PROPOSED SHADOWS - SEP 22 10AM  
SCALE 1:500@A3

SHADOW DIAGRAMS LEGEND



EXISTING BUILDING SHADOWS



PROPOSED DEVELOPMENT SHADOWS



SITE BOUNDARY



COMMON AREA

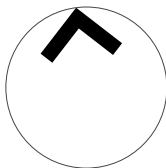
B:\Mcloud\_kasproj\01 - BIMcloud\21233 18-30 Whitehorse Road Deepdene\00 BIM MODELS\SD\_TP-0A\CENTRAL MODELS\21233 General TP

REVISION	
01	TOWN PLANNING SUBMISSION
02	TOWN PLANNING RF1 1
03	TOWN PLANNING RF1 1
04	TOWN PLANNING RF1 2

REVISION	
RW	13.04.2022
MC	20.12.2022
RW	09.02.2023
RW	03.08.2023

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**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

**FENDER KATSALIDIS**  
WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
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FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032



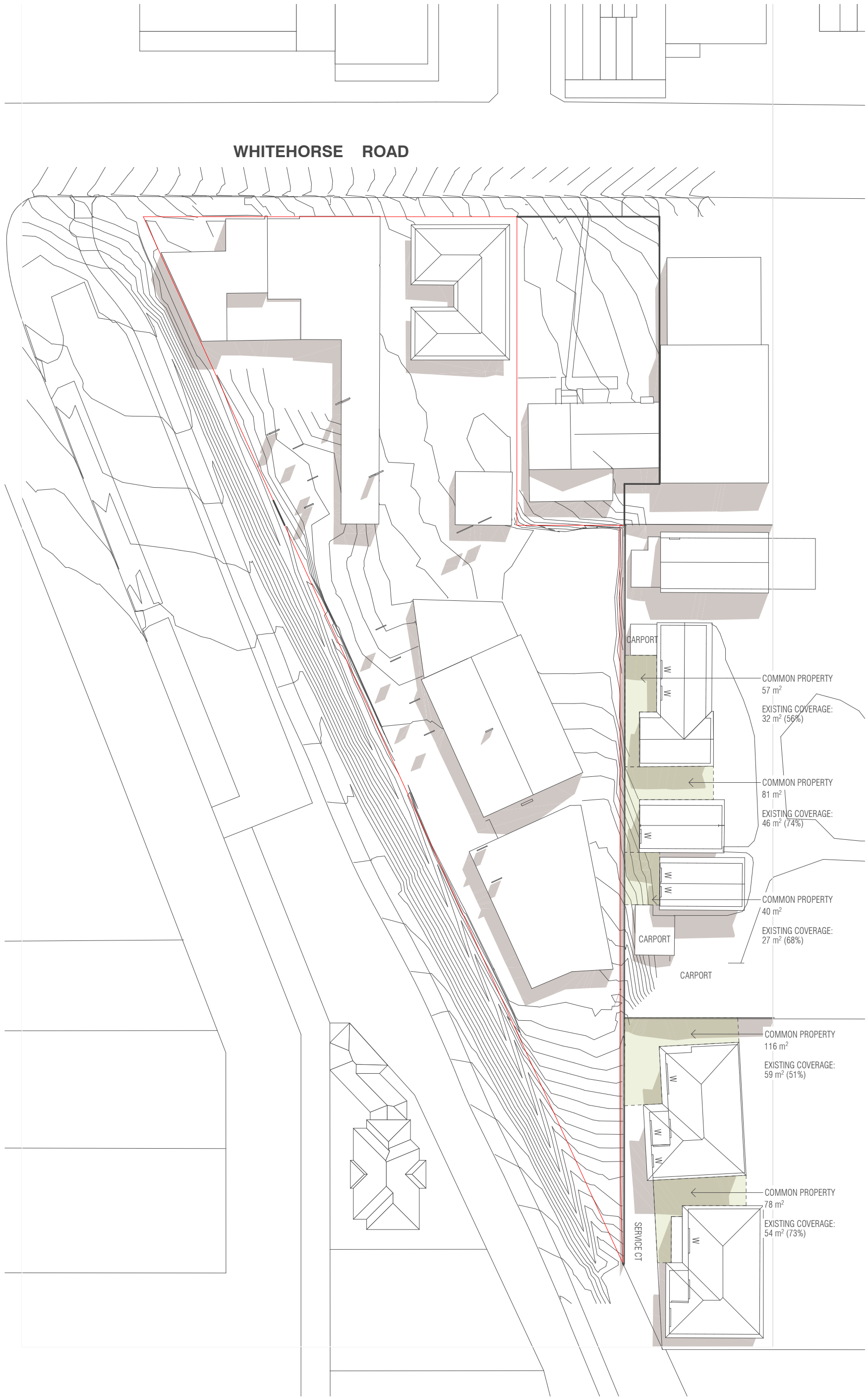
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:500@A1

**DRAWING TITLE**  
SHADOW ANALYSIS - 10:00AM

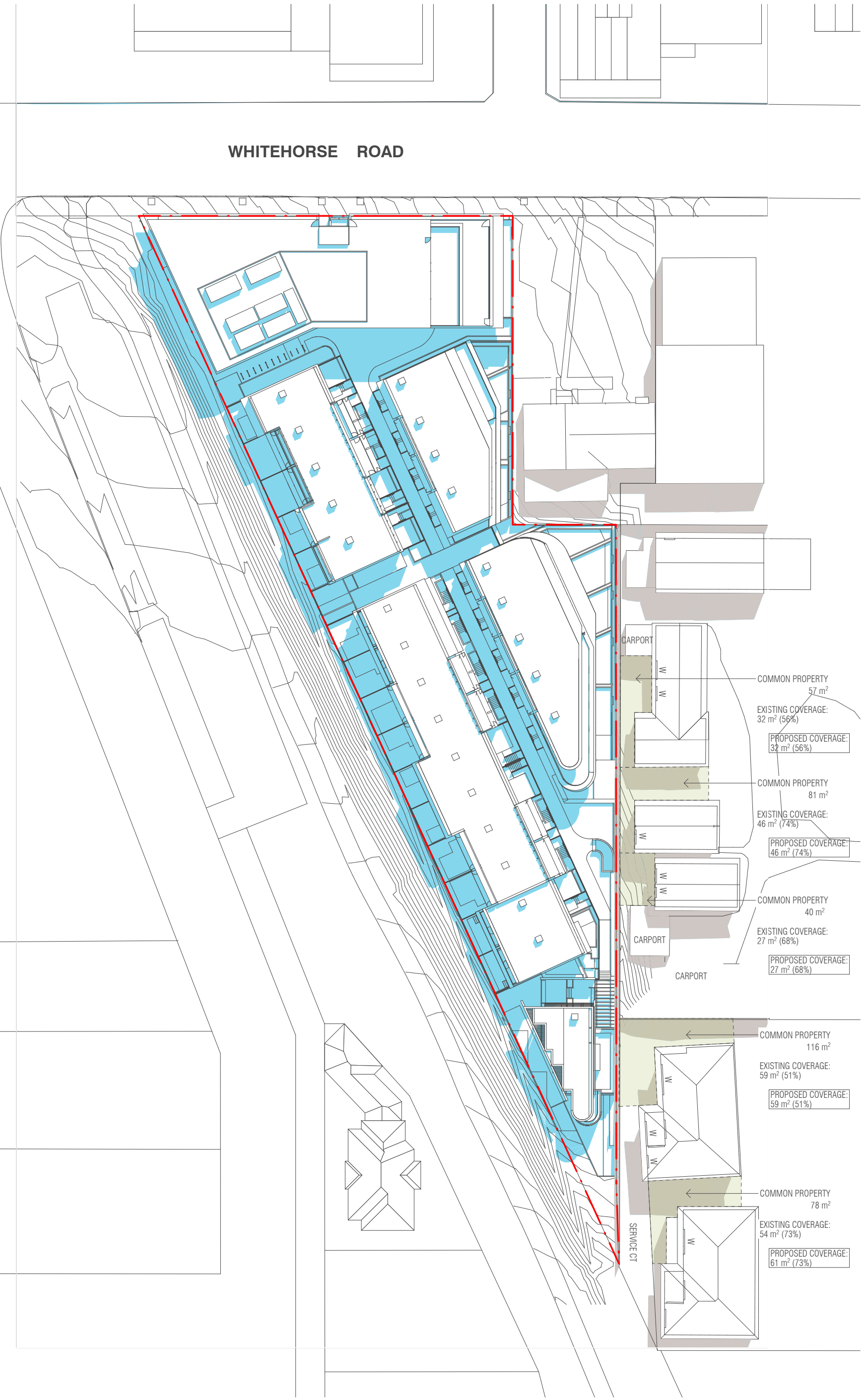
**ISSUE PURPOSE**  
TOWN PLANNING

**REV.** 04  
**DRAWING NO.** TP401









EXISTING SHADOWS - SEP 22 11AM  
SCALE 1:500@A3



3 PROPOSED SHADOWS - SEP 22 11AM  
SCALE 1:500@A3

SHADOW DIAGRAMS LEGEND

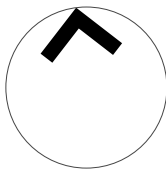
-  EXISTING BUILDING SHADOWS
-  PROPOSED DEVELOPMENT SHADOWS
-  SITE BOUNDARY
-  COMMON AREA

B:\Mcloud\_kasproj\01 - BIMcloud\21233 18-30 Whitehorse Road Deepdene\00 BIM MODELS\SD\_TP-0A\CENTRAL MODELS\21233 General.TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
04	TOWN PLANNING RF1 2	RW	03.08.2023

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**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

**FENDER KATSALIDIS**  
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VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 9696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032



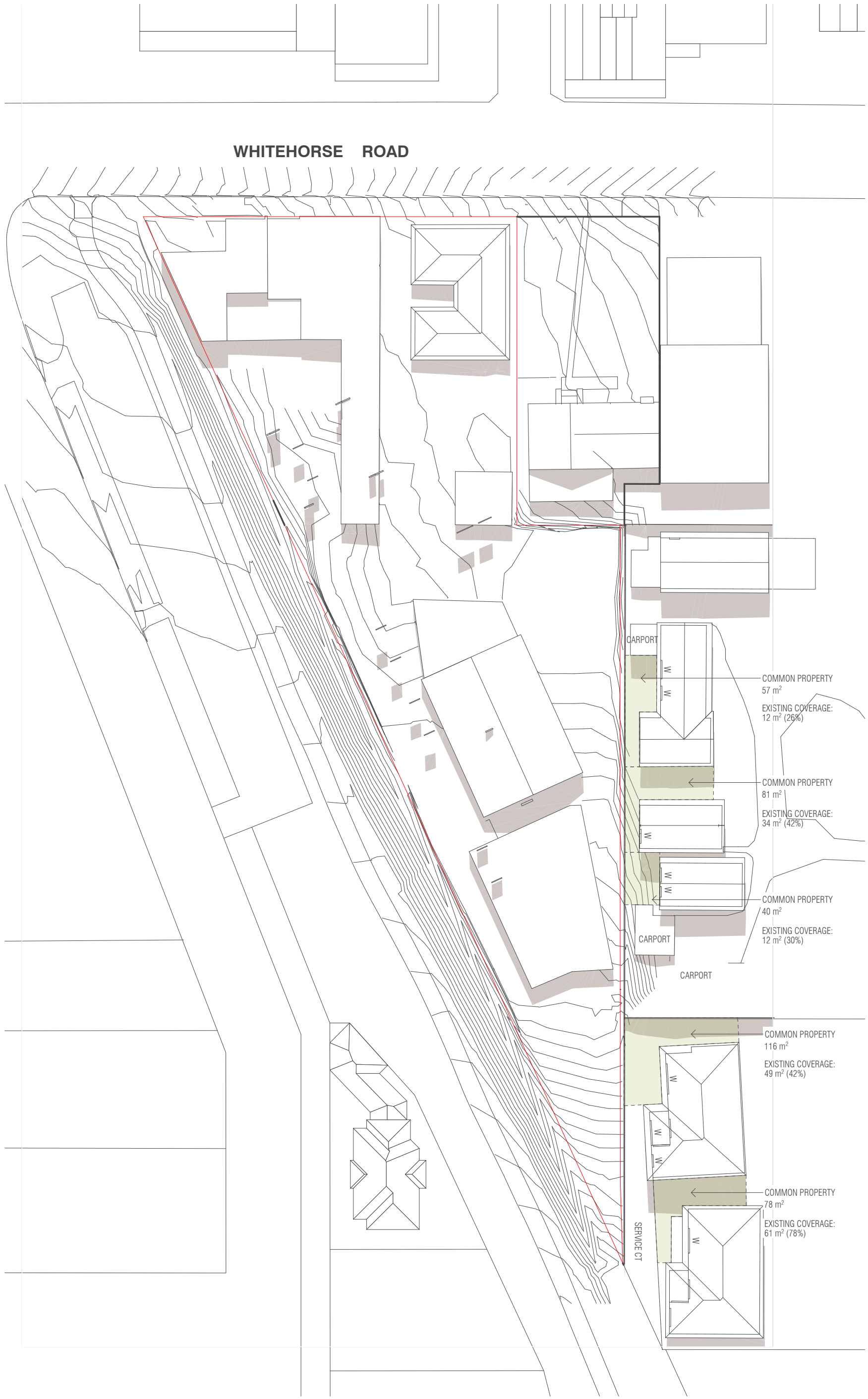
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:500@A1

**DRAWING TITLE**  
SHADOW ANALYSIS - 11:00AM

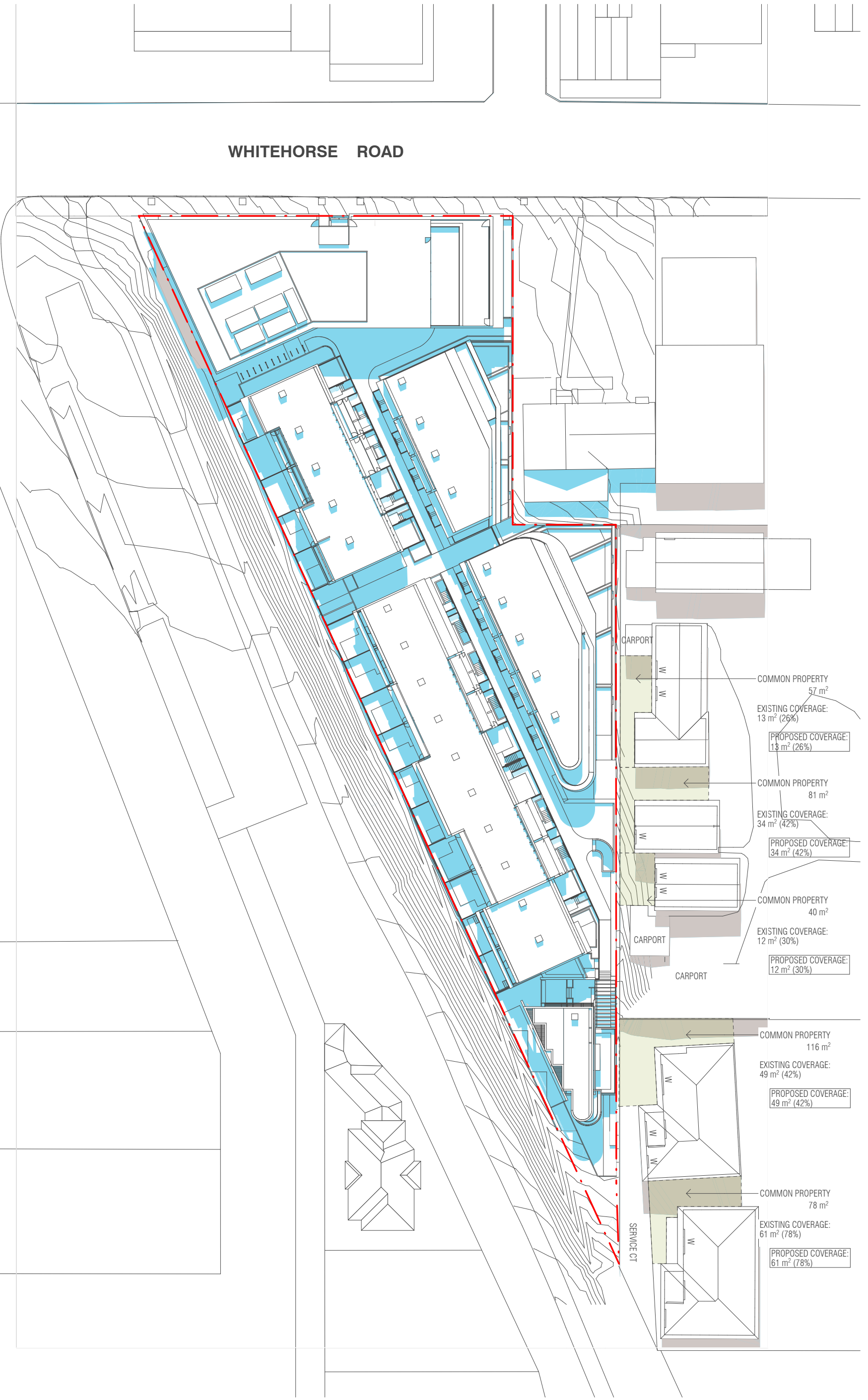
**ISSUE PURPOSE**  
TOWN PLANNING

**REV.** 04  
**DRAWING NO.** TP402





EXISTING SHADOWS - SEP 22 12PM  
SCALE 1:500@A3



4 PROPOSED SHADOWS - SEP 22 12PM  
SCALE 1:500@A3

SHADOW DIAGRAMS LEGEND

- EXISTING BUILDING SHADOWS
- PROPOSED DEVELOPMENT SHADOWS
- SITE BOUNDARY
- COMMON AREA

B:\Mcloud\_kasproj\01 - BIMcloud\21233 18-30 Whitehorse Road Deepdene\00 BIM MODELS\SD\_TP-DA\CENTRAL MODELS\21233 General.TP

REVISION		REVISION
01	TOWN PLANNING SUBMISSION	RW 13.04.2022
02	TOWN PLANNING RF1 1	MC 20.12.2022
03	TOWN PLANNING RF1 1	RW 09.02.2023
04	TOWN PLANNING RF1 2	RW 03.08.2023

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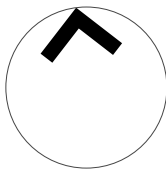
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**PROJECT**

PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

**FENDER KATSALIDIS**

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FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032



DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:500@A1

**DRAWING TITLE**

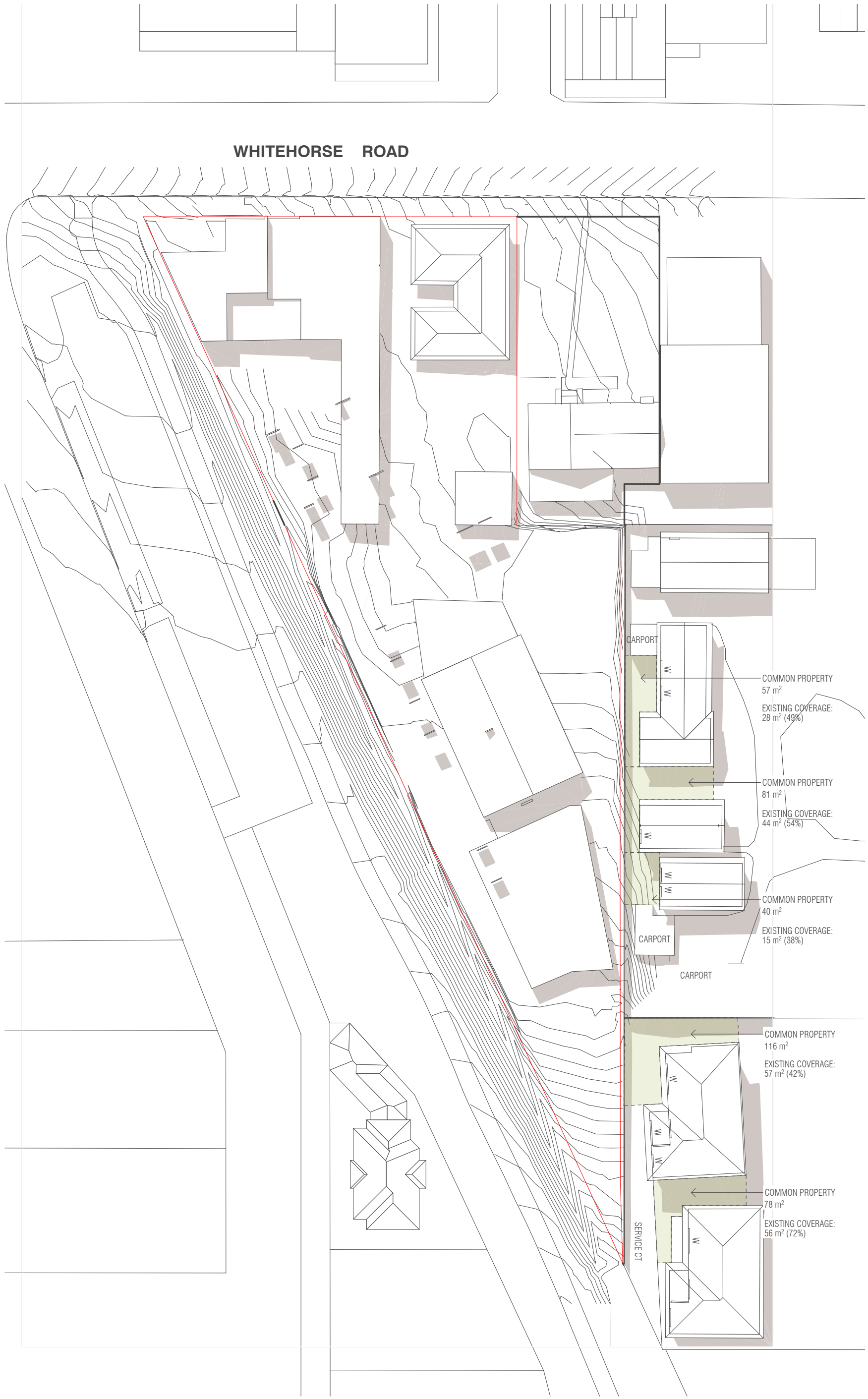
SHADOW ANALYSIS - 12:00PM

**ISSUE PURPOSE**

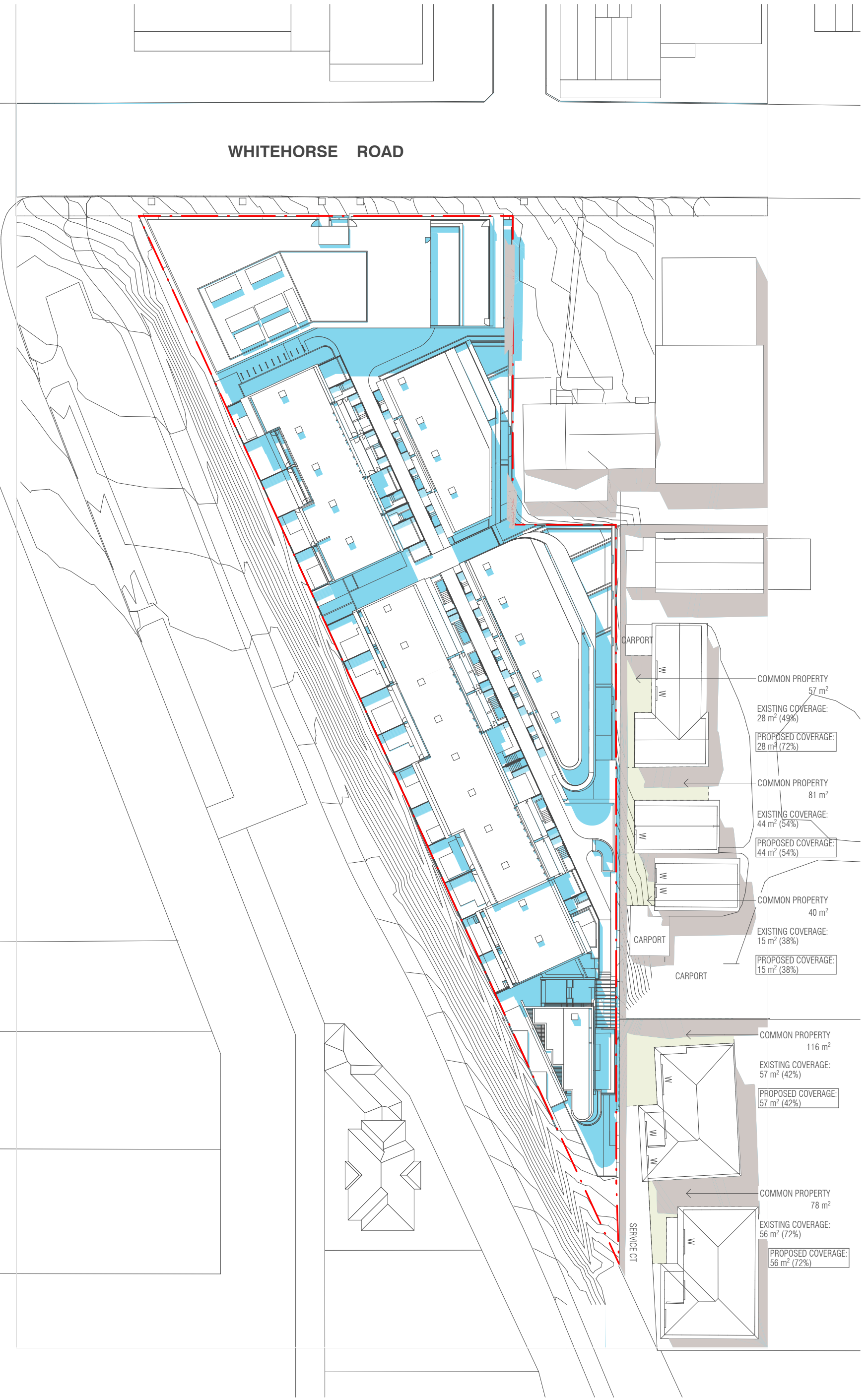
TOWN PLANNING

**REV.** 04  
**DRAWING NO.** TP403





EXISTING SHADOWS - SEP 22 01PM  
SCALE 1:500@A3



5 PROPOSED SHADOWS - SEP 22 01PM  
SCALE 1:500@A3

SHADOW DIAGRAMS LEGEND

EXISTING BUILDING SHADOWS

PROPOSED DEVELOPMENT SHADOWS

SITE BOUNDARY

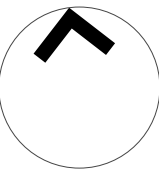
COMMON AREA

B:\Mcloud\_kasproj\01 - BIMcloud\21233 18-30 Whitehorse Road Deepdene\00 BIM MODELS\SD\_TP-DA\CENTRAL MODELS\21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
04	TOWN PLANNING RF1 2	RW	03.08.2023

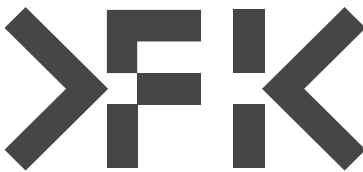
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**PROJECT**  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

**FENDER KATSALIDIS**  
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TELEPHONE: +61 3 9696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032



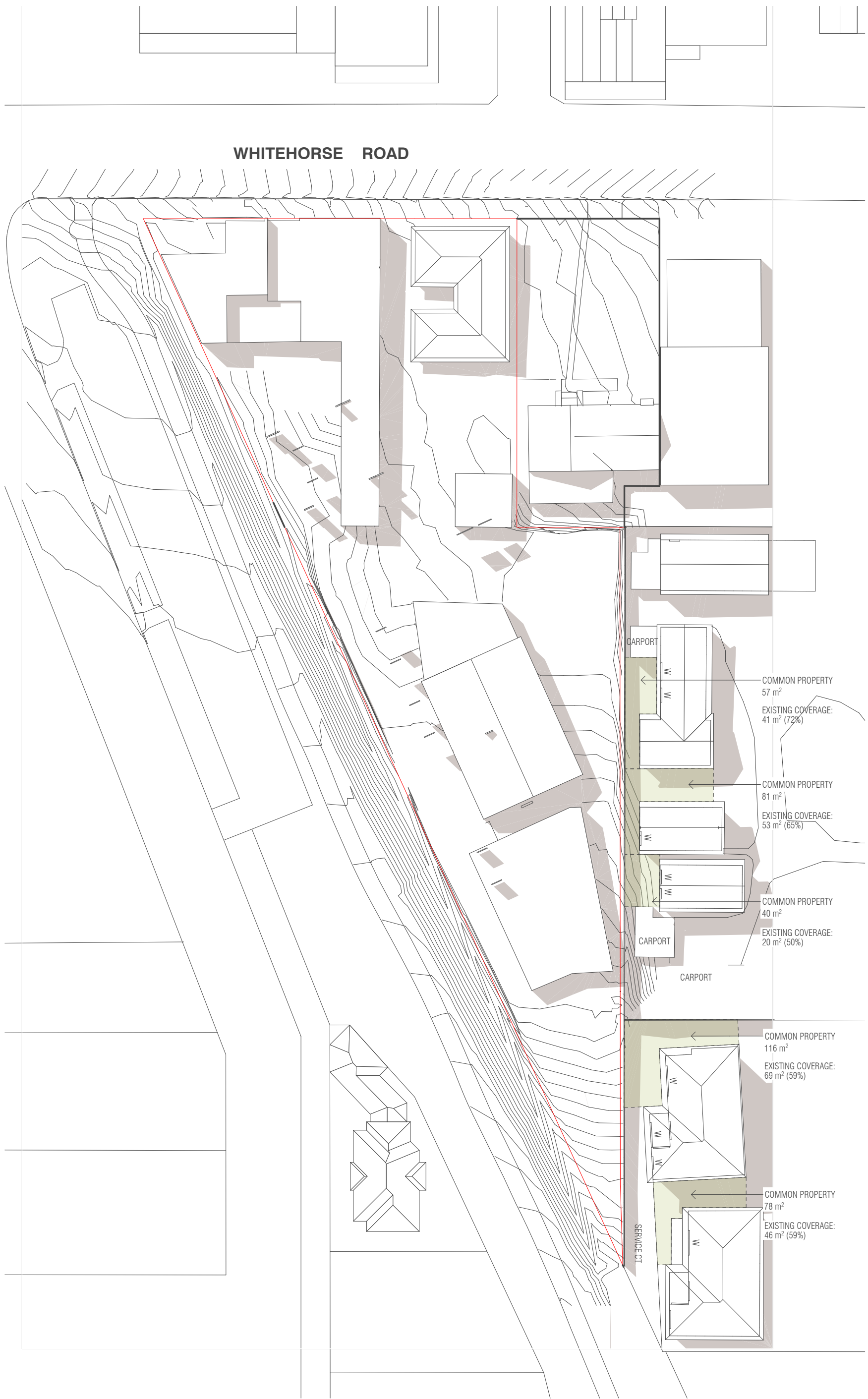
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:500@A1

**DRAWING TITLE**  
SHADOW ANALYSIS - 1:00PM

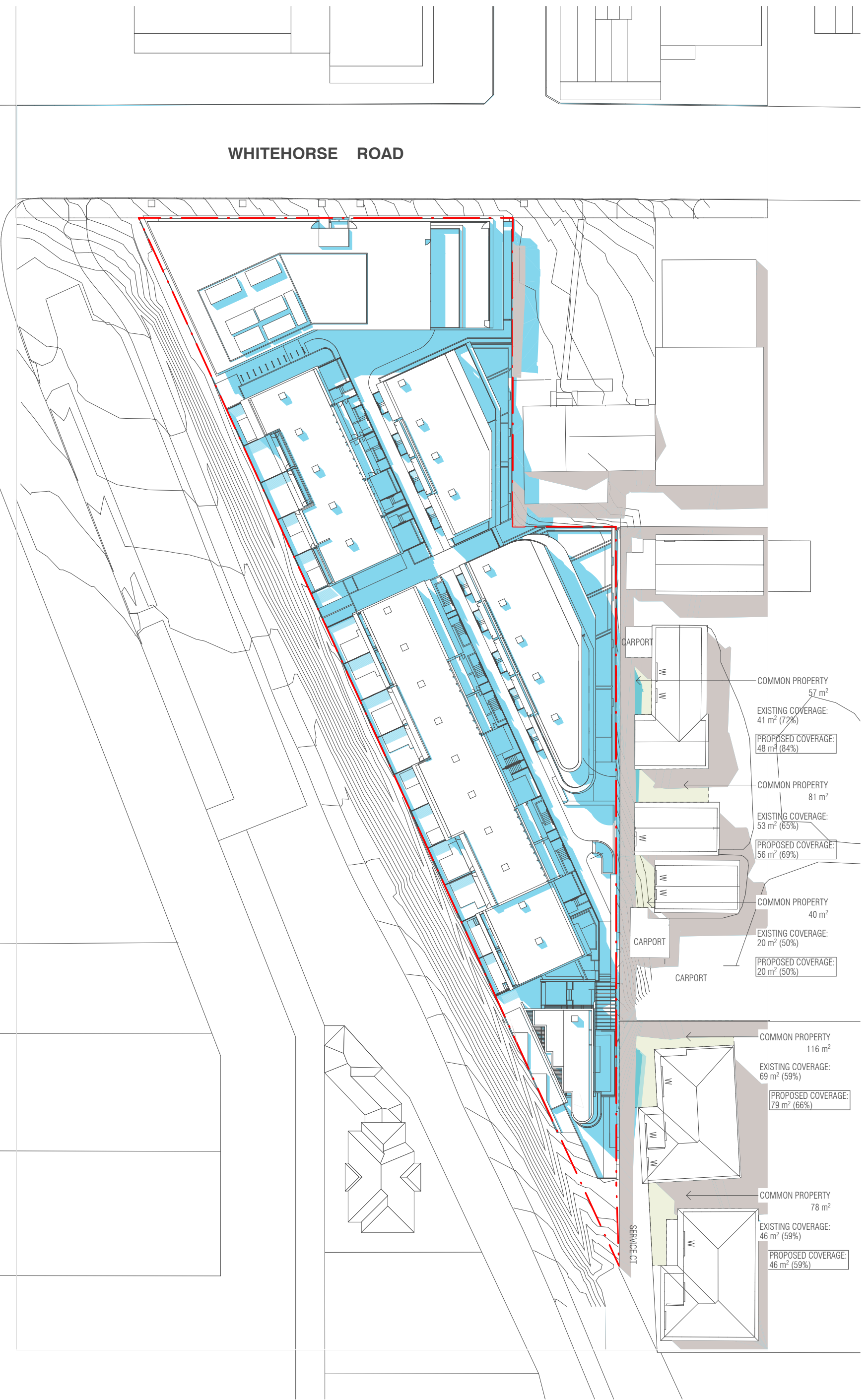
**ISSUE PURPOSE**  
TOWN PLANNING

**REV.** 04  
**DRAWING NO.** TP404





EXISTING SHADOWS - SEP 22 02PM  
SCALE 1:500@A3



6 PROPOSED SHADOWS - SEP 22 02PM  
SCALE 1:500@A3

SHADOW DIAGRAMS LEGEND

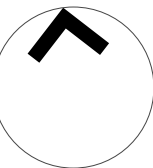
- EXISTING BUILDING SHADOWS PROPOSED DEVELOPMENT SHADOWS SITE BOUNDARY COMMON AREA

BIMcloud: kaasgrbim01 - BIMcloud/21233 18-30 Whitehorse Road Deepdene/00 BIM MODELS/SD\_TP-0A/CENTRAL MODELS/21233 General TP

REVISION		REVISION
01	TOWN PLANNING SUBMISSION	RW 13.04.2022
02	TOWN PLANNING RF1 1	MC 20.12.2022
03	TOWN PLANNING RF1 1	RW 09.02.2023
04	TOWN PLANNING RF1 2	RW 03.08.2023

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DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.  
TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.  
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PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
18-30 WHITEHORSE RD  
DEEPDENE VIC 3103

FENDER KATSALIDIS  
WWW.FKAUSTRALIA.COM  
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VICTORIA 3006 AUSTRALIA  
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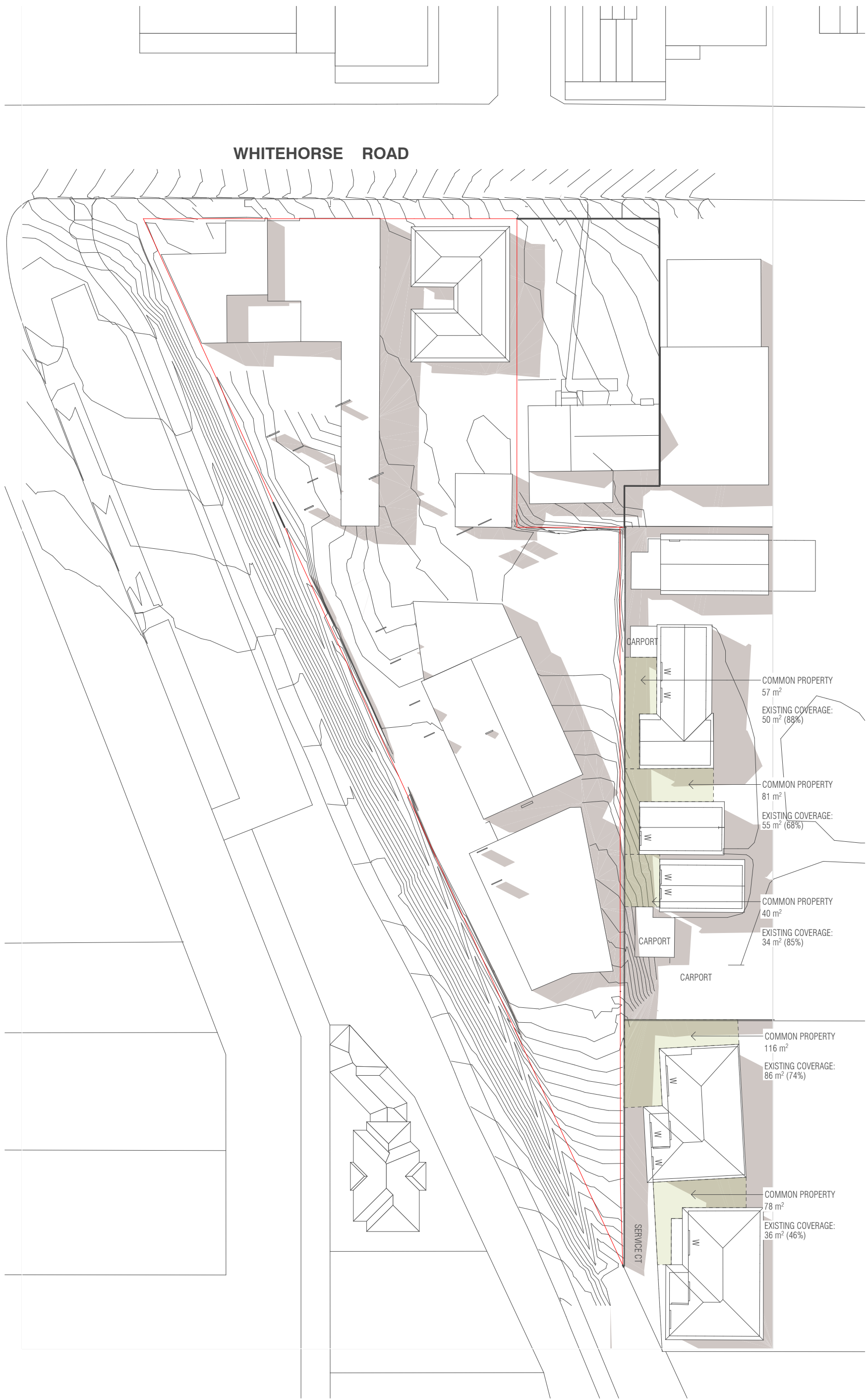
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:500@A1

DRAWING TITLE  
SHADOW ANALYSIS - 2:00PM

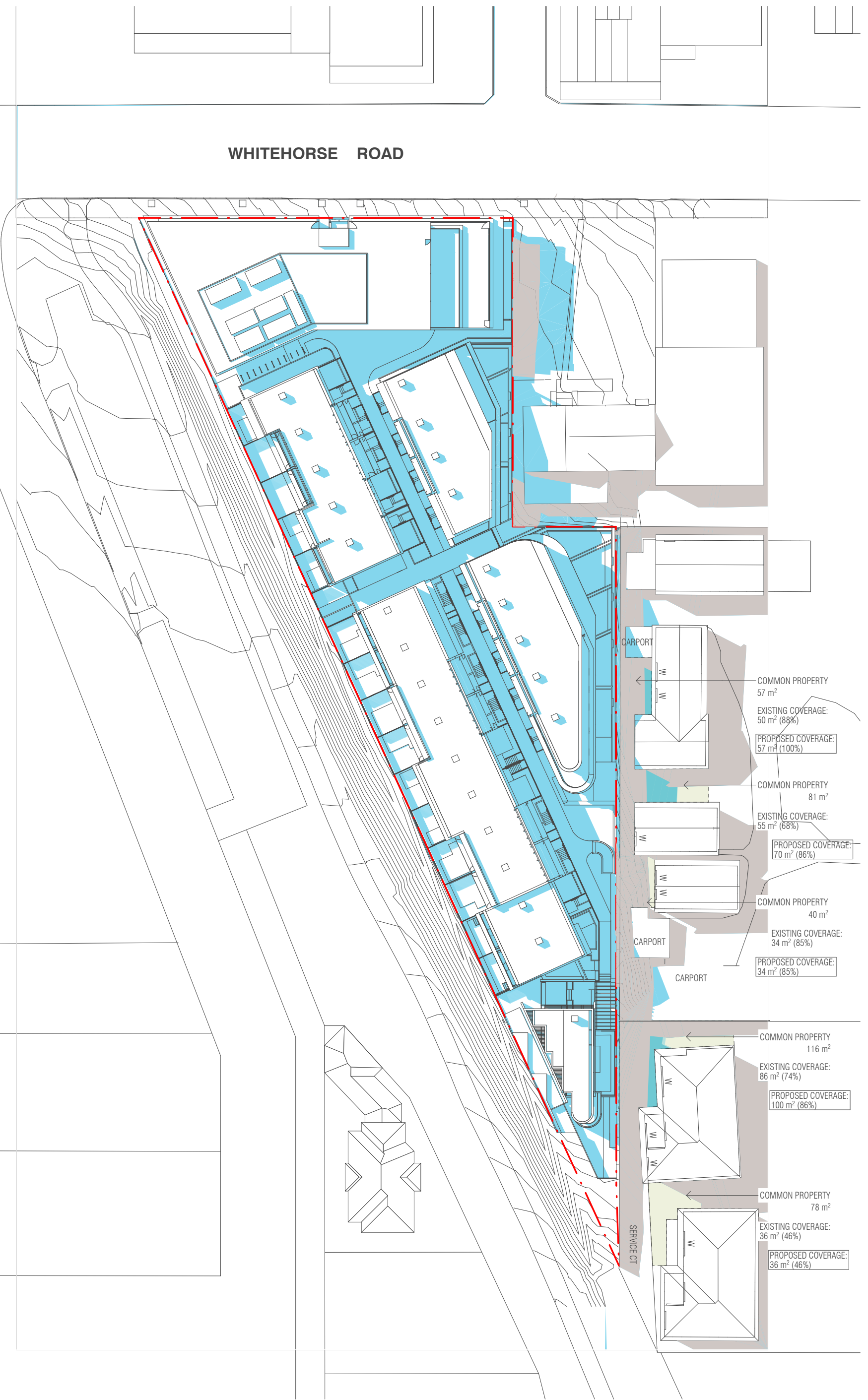
ISSUE PURPOSE  
TOWN PLANNING

REV. 04  
DRAWING NO. TP405





EXISTING SHADOWS - SEP 22 03PM  
SCALE 1:500@A3



PROPOSED SHADOWS - SEP 22 03PM  
SCALE 1:500@A3

SHADOW DIAGRAMS LEGEND

- EXISTING BUILDING SHADOWS
- PROPOSED DEVELOPMENT SHADOWS
- SITE BOUNDARY
- COMMON AREA

B:\cloud\kasp\bin01 - BIMcloud\21233 18-30 Whitehorse Road Deepdene\00 BIM MODELS\SD\_TP-DA\CENTRAL MODELS\21233 General TP

REVISION		REVISION	
01	TOWN PLANNING SUBMISSION	RW	13.04.2022
02	TOWN PLANNING RF1 1	MC	20.12.2022
03	TOWN PLANNING RF1 1	RW	09.02.2023
04	TOWN PLANNING RF1 2	RW	03.08.2023

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☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

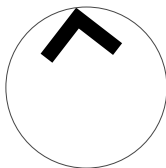
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**PROJECT**

PROPOSED MIXED USE DEVELOPMENT

18-30 WHITEHORSE RD

DEEPDENE VIC 3103

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FENDER KATSALIDIS (AUST) PTY LTD ACN 002 943 032



DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
RW	03.08.2023	JP	03.08.2023	21233	1:500@A1

**DRAWING TITLE**

SHADOW ANALYSIS - 3:00PM

**ISSUE PURPOSE**

TOWN PLANNING

**REV.**

04

**DRAWING NO.**

TP406