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PLANNING REPORT

251-261 Springvale Road, Glen Waverley

15 December 2020

Prepared for Hongxing Springvale Road Pty Ltd

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1 Introduction

1.1 Project Overview

This report accompanies a planning permit application for the use and development of the land at 251-261 Springvale Road, Glen Waverley for the purposes of a mixed use development including residential and retail uses and a reduction to the statutory car parking requirements. *Planning & Property Partners Pty Ltd* are engaged as town planning consultants on behalf of *Hongxing Springvale Road Pty Ltd*.

The subject site comprises two (2) allotments located on the western side of Springvale Road. The site is currently developed by single-storey commercial buildings that forms part of the Glen Waverley Major Activity Centre ('GWAC'). The GWAC is recognised as the highest order activity centre within the Monash Planning Scheme ('the Planning Scheme') and identified as the location where the greatest extent of change in land use and built form intensity is to occur.

The proposal seeks planning approval for a significant urban renewal project for the purposes of a 21-storey building comprising 147 dwellings and six (6) retail tenancies/food and drink premises at Ground Floor – Level 2, generally in accordance with the plans prepared by *Plus Architecture Pty Ltd*. Associated on-site car parking is proposed within four (4) basement levels, with 167 on-site car spaces.

The subject site is located in the Commercial 1 Zone ('C1Z') and is affected by the Design and Development Overlay – Schedule 12 ('DDO12') in accordance with the provisions of the Planning Scheme. A planning permit is required for the use and development of the subject land as proposed as well as the associated reduction in the statutory car parking rate.

The proposed design response constitutes a highly resolved architectural and urban design outcome befitting of the existing and future urban context of the site and its location within the GWAC, which is continuing to evolve in implementing clear objectives from State and Local level strategic policy. This includes recent development and approvals in the immediate environs within the same precinct of the subject site, including a 15-storey mixed use development at 52-54 O'Sullivan Road, 10 storey IKON residential building at the Glen Waverley Train Station and development ranging in height from 12 – 24 storeys at the Glen Shopping Centre.

The Planning Policy Framework ('PPF'), Municipal Strategic Statement ('MSS') and Local Planning Policy Framework ('LPPF') set out strategic directions relevant to the subject site. The relevant policy provisions of the Monash Planning Scheme are discussed in further detail at Section 5 of this report.

The development of the subject site for a residentially led mixed-use development builds on the identified amenity values of the GWAC and responds to the State-wide objectives for urban consolidation proximate to existing public transport infrastructure and activity centres, as detailed throughout *Plan Melbourne 2017-2050*.

This submission and accompanying architectural plans prepared by *Plus Architecture* are informed by the following consultant reports which support and form part of this application:

- 'Transport Engineering Assessment' prepared by *Traffix Group Pty Ltd*;
- 'Waste Management Plan' prepared by *Leigh Design Pty Ltd*;
- 'Sustainability Management Plan' prepared by *WSP*;
- 'Wind Impact Assessment' prepared by *Vipac Engineers & Scientists Limited*; and
- 'Landscape Plan' prepared by *Jack Merlo Design & Landscape*.

2 Site Analysis

2.1 The Subject Land

The subject site is generally referred to as 251-261 Springvale Road, Glen Waverley and comprises all land within Plan of Consolidation 160897E and Lot 1 on Title Plan 859008E ('the Site'). A full copy of title is provided at **Appendix A** to this report.

The Site is situated on the western side of Springvale Road, south of its intersection with O'Sullivan Road and orientated east-west. It maintains primary frontage to Springvale Road for approximately 32.8 metres, which is mirrored on its secondary frontage to Glenway Arcade and contains a depth of approximately 47.2 metres. Overall, the Site comprises a land size area of approximately 1,548.5 square metres. The Site enjoys vehicular access and associated car parking from its rear Glenway Arcade front.

The Site is currently developed by a single-storey commercial building, containing four (4) retail stores. Similar scale commercial buildings abut the Site's northern and southern boundaries.



Figure 1 - Subject Site

Source: nearmap.com

The Site is identified as a key redevelopment opportunity in a number of strategic documents, including the *Glen Waverly Principal Activity Centre Master Plan 2013* ('the Master Plan') and the *Glen Waverley Major Activity Centre Structure Plan 2014* ('the Structure Plan').

Accordingly, the Site constitutes an excellent opportunity for an urban renewal project incorporating retail uses and high density residential dwellings by virtue of its size, location, and excellent amenity attributes. The physical characteristics of the Site and the commercial nature of adjoining land uses dictate that it is capable of accommodating a development of the scale contemplated without comprising the amenity of future occupants adjoining properties, their equitable development potential or the immediate public realm.

2.2 Surrounding Context

The Site is located within the GWAC, which is the largest within the Monash municipality and identified as one of Melbourne's primary population and employment growth areas and which is to play a significant role in regard to Monash's future commercial and civil activity. The Site is located within the 'commercial core' of the GWAC where retail/office/accommodation uses are proposed to be accommodated at an increased scale and intensity.

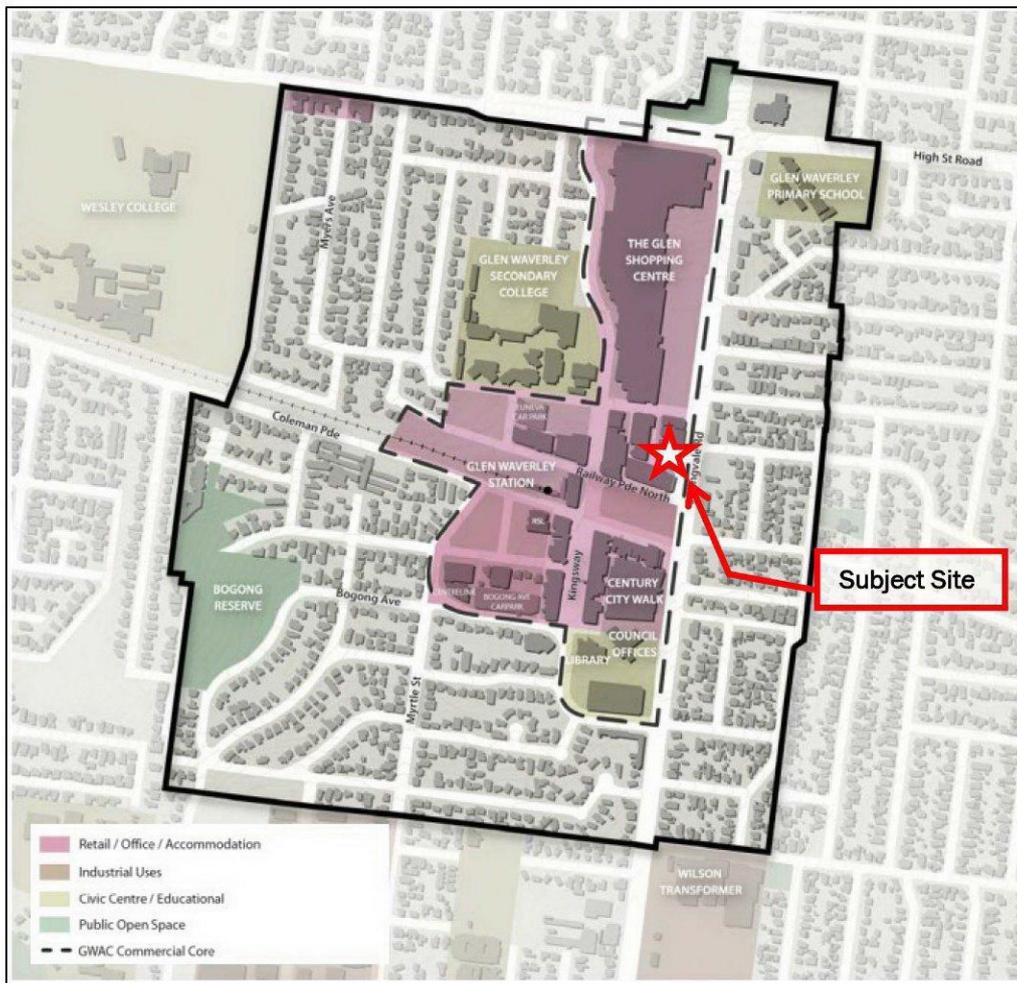


Figure 2 – Local Context Plan

Source: Glen Waverley Major Activity Centre Structure Plan

The GWAC is currently undergoing a state of change, in responding to the envisaged character and reflecting its significance and status to the Monash municipality. The 2034 vision for Glen Waverley, as outlined in the Structure Plan is (*inter alia*, emphasis added):

- *The Glen Waverley Activity Centre will transform into a vibrant, more intensive and active urban centre, building on its distinctive cultural mix. The urban form will be clearly different from its surrounding residential and light industrial areas, which will maintain a more traditional suburban scale of development.*
- *Shops and services will increase in range and diversity and the quality of activities and experiences will improve to meet the needs both of a growing number of local residents and workers, and visitors.*
- *High quality and diverse housing options will be available for a greater number of residents with a range of housing needs.*

Recent developments and approvals reflective of this vision have occurred in the immediate vicinity of the Site including:

- 52 O'Sullivan Road, Glen Waverly – Constructed 15 storey mixed-use building
- 39 Kingsway, Glen Waverley – Constructed 10 storey mixed-use building
- 235 Springvale Road, Glen Waverley ('The Glen') – Under construction, mixed-use development comprising three (3) buildings of 12, 13 and 20 storeys

The Site's closest residential neighbour is located east at 2 Hinkler Road, Glen Waverley and which is located within the General Residential Zone ('GRZ'), however still forms part of the greater GWAC as evident in Figure

2 above. This property is notably behind the non-sensitive commercial uses (car wash and petrol station), which form the eastern side of Springvale Road as it relates to the Site.

We note the planning application for a convenience restaurant (Application Number TPA/50199) at 246 Springvale Road has recently been withdrawn, with this site now vacant and forming the southern corner of Springvale and Hinkler Roads.

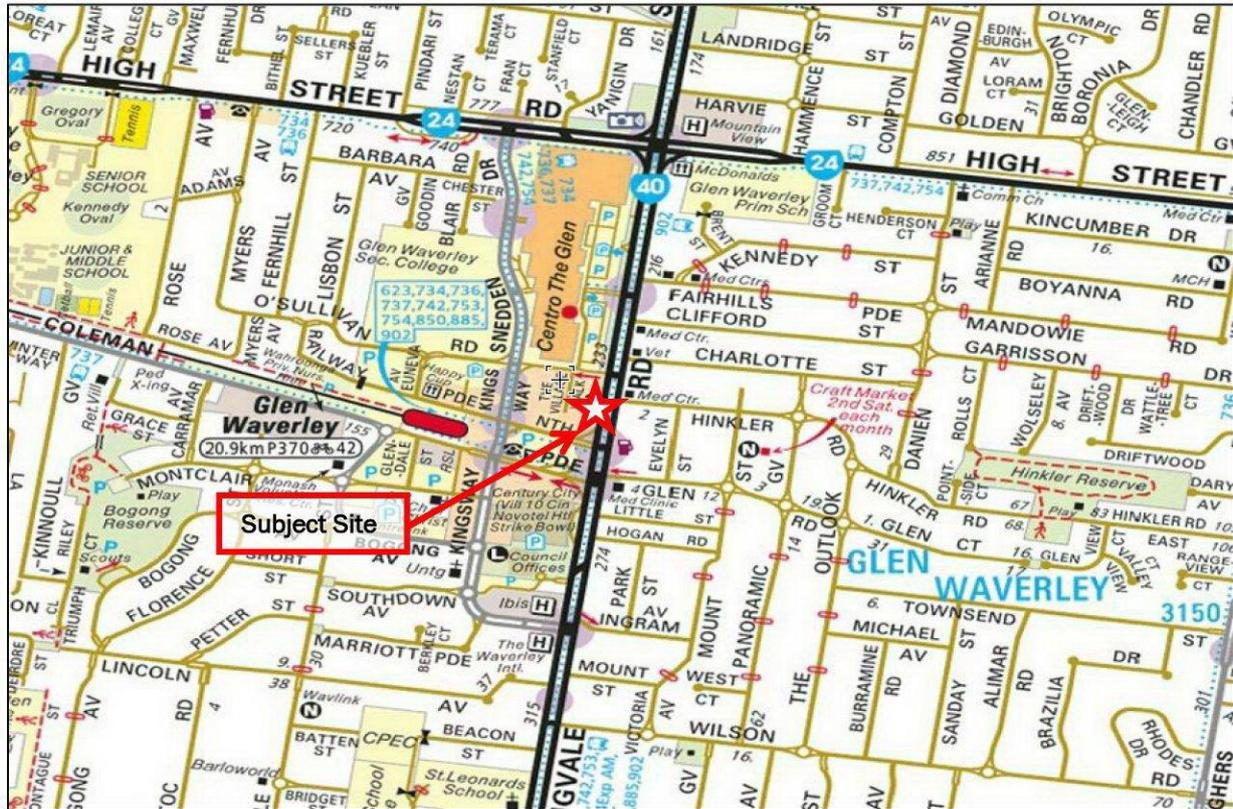


Figure 3 – Site Context

Source: www.street-directory.com.au

The Site is extremely well serviced by public transport services given its proximity to the from Glen Waverley Railway Station and various bus routes which terminate at the station. These services provide direct access to the Melbourne CBD and other nearby major employment nodes and activity centres.

The Site is also afforded great access to a range of open space areas; most notably Hinkler Reserve to the east and Bogong Reserve to the west, which are both located within an 800 metre walking catchment of the Site.

It is also significant to note that Glen Waverley includes a range of primary, secondary, and tertiary education facilities within close proximity of the Site. These include (*inter-alia*): Glen Waverley Primary School; Glen Waverley Secondary College; Wesley College; Holmesglen TAFE and Monash University. The Site maintains proximity to numerous medical services located within the GWAC, in addition to the Waverley Private Hospital located approximately 2km metres to the south-west.

The Site's excellent proximity to the aforementioned services and facilities is considered appropriate for encouraging the complementary use of the land for a higher order mixed-use development. This approach is entirely consistent with the evolving character of the area, and overwhelming policy support for increased urban densities within established areas with access to existing infrastructure.

3 Proposal

3.1 Proposal Overview

The application proposes redevelopment of the Site for the purposes of a 21 storey mixed-use development, encompassing six (6) retail/food and drink premises and 147 residential dwellings. The form of the development comprises a three (3) storey podium which is to contain the retail/hospitality uses and 18 storeys of accommodation on the building's upper levels.

In presenting to Springvale Road and at ground floor level, the development maintains the fine grain nature of the existing built form through a modulated, vernacular response. Two (2) retail premises are provided at this frontage and separated by two (2) central, separate pedestrian entrance and associated foyers for the upper-level hospitality and accommodation uses. The design of the ground floor distinguishes the differing uses, while reinforcing the articulation afforded through existing narrow shopfronts along this frontage.

Vertical activation to the building's podium is provided through additional retail offerings at these levels and accessed via central lifts that are separate from the residential uses, encouraging movement and activity within the Site while adding to the vitality, attraction, and activity of the GWAC and its status as a key commercial and retail hub to the municipality.

For the upper tower levels, the development proposes a range of two (2) and three (3) bedroom apartment options. Each apartment is designed in an open plan living arrangement with excellent access to natural daylight and ventilation, minimising the extent of south facing dwellings. The dwelling's range in size from 76 - 122 square metres and are afforded private open space areas in the form of private balconies and/or garden terraces above the building's podium, which are located directly off their principal living areas. A high density mixed use development of this format is complimented by the Site's excellent access to a range of goods, transport and services which provide for a high level of amenity and lifestyle choice for future occupants.

A total of 167 car parking spaces are provided within four (4) basement parking levels. Access to the car parking areas is provided via an access ramp from the western Glenway Arcade. It is intended to allocate 152 of these spaces to the residential dwellings, with 15 retail staff spaces A loading bay, bin storage area and bicycle facilities are also provided to this secondary frontage.

The development's central core includes sufficient area for building services, incorporating two (2) private residential lifts, one (1) retail lift, one (1) service lift, one (1) bin lift and two (2) stair wells. The common circulation spaces provide efficient access to each apartment and avoids areas of concealment.

The built form design response of the tower-form avoids the dominant use of sharp corners, incorporating a curvature to the façade reminiscent of the other nearby new developments, ensuring they all harmoniously fit together as the new direction and character of the GWAC continues to arise.

3.2 Detailed Description of Layout

A detailed description of the proposal is outlined below and should be read in conjunction with the submitted application plans prepared by *Plus Architecture Pty Ltd*, Job No. 12668 dated 20 November 2020.

Drawing	Description
TP0096 - Basement 04	<ul style="list-style-type: none"> ▪ 44 car parking spaces; ▪ One (1) motor bike parking space; ▪ Storage/service rooms; ▪ Vehicular access ramp to upper levels; and ▪ Stair and lift access to upper levels.
TP0097 - Basement 03	<ul style="list-style-type: none"> ▪ 42 car parking spaces; ▪ Two (2) motor bike parking space; ▪ Storage/service rooms; ▪ Vehicular access ramp to upper and lower levels; and

	<ul style="list-style-type: none"> ▪ Stair and lift access to upper and lower levels.
TP0098 – Basement 02	<ul style="list-style-type: none"> ▪ 42 car parking spaces; ▪ Two (2) motor bike parking space; ▪ Storage/service rooms; ▪ Vehicular access ramp to upper and lower levels; and ▪ Stair and lift access to upper and lower levels.
TP0099 – Basement 01	<ul style="list-style-type: none"> ▪ 39 car parking spaces, including one (1) DDA space; ▪ Two (2) motor bike parking space; ▪ Storage/service rooms; ▪ Vehicular access ramp to upper and lower levels; and ▪ Stair and lift access to upper and lower levels.
TP100 – Ground Floor	<ul style="list-style-type: none"> ▪ Retail arcade connection from Springvale Road to Glenway Arcade; ▪ One (1) food and drink premises; ▪ 40 lock-up bicycle spaces; ▪ One (1) motorbike parking space; ▪ Retail entrance and separate foyer and lift access to upper podium levels from Springvale Road; ▪ Residential entry foyer, concierge, and mail room; ▪ Residential stair and lift access to tower and basement levels; ▪ Vehicular access ramps to Glenway Arcade ROW and basement levels; ▪ Commercial loading bay and services entrance and lift from Glenway Arcade; and ▪ Waste garbage collection room and associated collection lifts.
TP101 – Level 01	<ul style="list-style-type: none"> ▪ Two (2) food and drink premises tenancies with associated BOH and kitchen areas fronting Springvale Road; ▪ Lift access including <ul style="list-style-type: none"> ○ One (1) services lift; ○ Two (2) residential lifts; and ○ One (1) retail lift. ▪ Retail patron stair access to podium levels from Glenway Arcade; ▪ Central building core, fire room and services area. ▪ Male and female toilets for the food and drink premises; ▪ End of trip facilities; ▪ Main switch and communications rooms; ▪ Minimum 25kL rainwater tank and booster cupboard room; ▪ 46 residential bicycle spaces; ▪ 21 Resident storage cages; and ▪ Organic waste and recycling bin storage room.
TP102 – Level 02	<ul style="list-style-type: none"> ▪ Two (2) food and drink premises with associated BOH and kitchen facilities. ▪ Male and female toilets for food and drink premises;

	<ul style="list-style-type: none"> ▪ Lift access including <ul style="list-style-type: none"> ○ One (1) services lift; ○ Two (2) residential lifts; and ○ One (1) retail lift. ▪ Retail patron stair access to podium levels from Glenway Arcade; and ▪ Central building core and services area.
TP103 - Level 03	<ul style="list-style-type: none"> ▪ Nine (9) residential dwellings incorporating: <ul style="list-style-type: none"> ○ Eight (8) two-bedroom apartments; and ○ One (1) three-bedroom apartments. ▪ Building services and resident waste chutes; and ▪ Circulation, stair, and lift access to upper and lower levels.
TP104 - Levels 04 - 09	<ul style="list-style-type: none"> ▪ Nine (9) residential dwellings incorporating: <ul style="list-style-type: none"> ○ Eight (8) two-bedroom apartments; and ○ One (1) three-bedroom apartments. ▪ Building services and resident waste chutes; and ▪ Circulation, stair, and lift access to upper and lower levels.
TP105 - Level 10	<ul style="list-style-type: none"> ▪ Eight (8) residential dwellings incorporating: <ul style="list-style-type: none"> ○ Seven (7) two-bedroom apartments; and ○ One (1) three-bedroom apartments. ▪ Building services and resident waste chutes; and ▪ Circulation, stair, and lift access to upper and lower levels.
TP106 - Levels 11 - 18	<ul style="list-style-type: none"> ▪ Eight (8) residential dwellings incorporating: <ul style="list-style-type: none"> ○ Seven (7) two-bedroom apartments; and ○ One (1) three-bedroom apartments. ▪ Building services and resident waste chutes; and ▪ Circulation, stair, and lift access to upper and lower levels.
TP107 - Level 19	<ul style="list-style-type: none"> ▪ Six (6) residential dwellings incorporating: <ul style="list-style-type: none"> ○ Three (3) two-bedroom apartments; and ○ Three (3) three-bedroom apartments. ▪ Communal 135sqm resident terrace area; ▪ Building services and resident waste chutes; and ▪ Circulation, stair, and lift access to upper and lower levels.
TP108 - Level 20	<ul style="list-style-type: none"> ▪ Six (6) residential dwellings incorporating: <ul style="list-style-type: none"> ○ Three (3) two-bedroom apartments; and ○ Three (3) three-bedroom apartments. ▪ Building services and resident waste chutes; and ▪ Circulation, stair, and lift access to upper and lower levels.

TP109 – Level 21 (Communal Plan)	<ul style="list-style-type: none"> ▪ Residential communal amenities including: <ul style="list-style-type: none"> ○ Two (2) roof terraces totalling 220sqm; ○ Two (2) indoor dining rooms; ○ Resident lounge; ○ Bathroom; ▪ Building services, circulation, stair, and lift access to lower levels; and ▪ Plant room and storage.
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3.3 Built Form

The built form of the proposal presents a highly resolved architectural and urban design expression which has carefully responded to the Site's opportunities and constraints, the DDO12 control within the Planning Scheme and the envisaged change of the GWAC.

DDO12 clearly recognises the immediate area as one where higher intensity land uses and built form outcomes are anticipated to arise as evident in the design response and the recently constructed developments and those under construction. The proposal continues this change providing a multi-level, mixed use development which provides an active frontage to Springvale Road and which continues in the building's three (3) storey podium.

The building's podium responds to the existing scale of the immediate area and the Site's irregular allotment relationship to the title boundaries of the properties directly north and south. In this regard, two (2) clear forms are provided in the building's podium and its presentation to Springvale Road either side of the clear entrances for the upper-level retail and accommodation uses. To the north of these entrances, a brick base is provided at ground level to the additional public realm space with an offset medium grey applied finish with feature glazing provided above this. South of the entrance, a thicker white applied finish framing is provided. The differing framing elements create a vertical pattern in appreciating the traditional shopfront streetscape patterning to Springvale Road and define the building's principal pedestrian entrances and retail/food and drink tenancies within the building's podium.

The height of the podium is designed to reference the existing pedestrian scale of the surrounds and to achieve consistency with the narrow shopfronts of adjoining allotments. Use of glazing at the podium levels provides further activation and passive surveillance to the streetscape.

Above the podium and in presenting to Springvale Road, the building's upper levels and tower form is setback five (5) metres in accordance with DDO12 requirements and provides a unique and environmentally responsive contribution to the emerging built intensification within the GWAC. The building's upper levels are articulated through the use of lightweight glazing materiality of differing grey tones, with vertical recessions and a curvature applied at the building's edges. This design techniques and approach serves to articulate the tower into a series of visually smaller clusters of built elements, reducing the building's verticality into a series of differing forms thus reducing a continued mass of built form. This modulation is continued on the building's other elevations with a textured concrete vertical panelling introduced to the building's sides to further articulate these given their presence also to the public realm.

This clustering of built form enables the building to have distinct 'platforms' at various levels, that continue to refine the building's mass through continually reducing the width of the tower as the building's height increases. To Level 10, the building contains walls on boundaries to the north and south before a 'platform' is created and the upper levels of the tower is defined as it sits above this level.

These walls on boundaries are only provided toward the Site's Springvale Road frontage in catering for the development expectations to the directly abutting properties and their reasonable height expectations (noting their smaller lot size constraining them from reaching similar heights to that proposed) and internal amenity receipt of the proposal and future development. The setbacks provided to these boundaries and to the Site's west along with the curvature of the building's façade reduce the building's visual presence, while enabling it

to be appreciated 'in the round' through the vantages created to these elevations from the various angles of the immediate public realm.

Further detail with regard to the built form of the proposal is provided within the accompanying architectural package prepared by *Plus Architecture*.



Figure 5- The proposed built form expressing the series of vertical clusters and platforms at various levels and how the proposed materials and finishes assist in defining these architectural elements. Source: *Plus Architecture*

3.4 Planning Permit Requirements

The Site is located in the C1Z and is affected by DDO12 in accordance with the provisions of the Planning Scheme.

Under these planning controls, a planning permit is required for the accommodation use and development of the land as proposed as well as a reduction in the statutory car parking rate pursuant to Clause 52.06 of the Planning Scheme.

The relevant planning permit triggers are discussed further in the following section. A copy of the DELWP Planning Property Report for the Site is included at **Appendix B** to this report.

4 Planning Scheme Controls

4.1 Zoning

The Site is located within the C1Z pursuant to Clause 34.01 of the Planning Scheme. The purpose of the C1Z is:

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

Use of the land for the purpose of a retail premises (other than a shop) is a 'Section 1 – No permit required' use in the C1Z. Use of the land for the purpose of a 'dwelling' is also a Section 1 use, provided the ground floor frontage is less than two (2) metres. As the proposed residential pedestrian entry at ground floor is 3.7 metres wide, a planning permit is required for the 'dwelling' use.

A planning permit is required for buildings and works within the C1Z pursuant to Clause 34.01-4 of the Planning Scheme.

The decision guidelines, in addition to those specified at Clause 65 of the Planning Scheme are located at Clause 34.01-8 and are required to be considered as appropriate, by Council as the Responsible Authority.

The proposed use and development proposed by this application is consistent with the purpose of the C1Z on the basis the application seeks planning approval for vibrant architectural design response, encompassing a mixture of uses with dual-frontage activity and residential uses complementary to scale and future role of the GWAC.

4.2 Overlays

The Site is affected by DD012 which has regard for the GWAC and seeks to achieve the following design objectives:

- *To ensure development is consistent with the Glen Waverley Activity Centre (GWAC) Structure Plan 2014 (updated June 2016).*
- *To create a strong and distinct image for the commercial core of the Glen Waverley Activity Centre (GWAC) with high quality and site responsive development.*
- *To ensure buildings within core retail areas and along key pedestrian streets contribute to active and engaging street frontages and support a high level of pedestrian amenity to encourage walking around the centre.*
- *To retain the existing fine grain character of commercial buildings along the traditional strip shopping areas within the GWAC such as Kingsway.*
- *To encourage development that retains human scale and an appropriate transition in building height from the Centre to the residential areas adjoining the activity centre.*
- *To ensure new development within the residential land surrounding the commercial core is sensitively designed and complements or enhances the existing character of the area.*

The Site is located within 'Built Form Area B', which contains the following development outcomes to be achieved:

- *Active and engaging frontages to Railway Parade North, Coleman Parade, O'Sullivan Road, Springvale Road, the laneway connecting Railway Parade North to O'Sullivan Road and the future public open space.*

- *Activities at the front of any building(s) at ground level should generate pedestrian interest and interaction and façade(s) should incorporate windows and door openings with clear glazing.*

The discretionary built form controls applying to the Site and 'Built Form Area B' are as follows:

DDO12 'Built Form Area B' Built Form Controls	
Preferred building heights	<ul style="list-style-type: none"> ▪ <i>More than 10 storeys (more than 36 metres)</i>
Preferred setbacks	<ul style="list-style-type: none"> ▪ <i>Zero street setback up to a height of 3 storeys</i> ▪ <i>5 metre street setback required for additional storeys</i> ▪ <i>Zero side setback except: 1.5 metre ground level setback to achieve laneway connecting Railway Parade North and O'Sullivan Road</i>

The proposed design response is consistent with the built form requirements and directions for 'Built Form Area B' in maintaining a building scale of 21 storeys, more than the 10 storeys within DDO12 requirements.

The design response maintains a zero street setback to Springvale Road, excluding at its ground floor given the Site's title boundary sits forward of the abutting norther property. Therefore, if the building was to be built to the title at ground floor this would disrupt the streetscape rhythm and thus is setback with a cantilevered first floor to create an informal pedestrian space at the building's entrance, generating pedestrian interest and interaction as sought by the development outcomes for 'Built Form Area B'. Above this ground floor a zero metre setback is provided to the three (3) storey height as sought by DDO12, in creating a podium with the front street setback of the upper level tower then setback five (5) metres in accordance with DDO12 built form controls.

To the Site's north and south and in accordance with DDO12 requirements, the building contains zero side setback for its full podium with this zero setback continuing towards the Site's Springvale Road frontage for 10 levels, continuing to satisfy DDO12 requirements while appreciating the reasonable development expectations and equitable development potential of the abutting north and south properties. Beyond this wall on boundary and above the building's podium, the building is setback a minimum 4.5 metres with this setback and provided wall on boundaries able to be reasonably matched in the future development of these abutting properties.

A response to each of the building form and design requirements of DDO12 is provided at Section 6.1 of this report, with the enclosed 'Wind Impact Assessment' prepared by *Vipac Engineers & Scientists Limited* further satisfying application requirements of DDO12 with the results of this assessment concluding:

- *Wind conditions in the ground level footpath areas would be expected to be within the recommended walking criterion.*
- *Wind conditions in the building entrance would be expected to be within the recommended standing comfort criterion.*
- *Wind conditions in the balcony/terrace areas would be expected to be within the walking comfort criterion.*

4.3 Particular Provisions

4.3.1 Clause 52.06 – Car Parking

Clause 52.06 – Car Parking applies to new uses and requires that prior to commencement, the car parking provision required under Clause 52.06-5 is provided to the satisfaction of the Responsible Authority. The Site is located in close proximity to the Principal Public Transport Network, and therefore the 'Column B' car parking rates of Clause 52.06-5 apply as follows:

Use	Rate Column B	Car Parking Measure Column C
Dwelling	1	To each one or two bedroom dwelling, plus
	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
Shop (other than listed in Table 1 to Clause 52.06-5)	3.5	To each 100 sq m of leasable floor area

The development proposes 125 two-bedroom dwellings and 22 three-bedroom dwellings, requiring a total of 169 residential car-parking spaces.

The combined leasable floor area of the retail tenancies within the building's podium at 1,832 sqm, which is an increase in 528 sqm from the existing conditions, result in a requirement of 18 car parking spaces.

Based on the above, the proposal generates an overall car parking requirement of 197 car parking spaces.

The proposal incorporates an overall car parking provision of 167 car parking spaces across four (4) basement levels; 152 of which are allocated to the residential dwellings and the 15 remaining to be allocated to retail staff.

The car parking requirements, layout and function of the car parking areas has been examined by *Traffix Group Pty Ltd* against the Standards and Objectives of Clause 52.06 and commentary is provided in the accompanying 'Traffic Engineering Assessment', which concludes in relation to the reduction being sought that:

the required reduction in parking under Clause 52.06-6 is supported on the following grounds:

- *ABS car ownership data for existing similar dwelling in the area which demonstrate that there is a demand for some dwellings with reduced car parking,*
- *the site is located within the Glen Waverley Major Activity Centre and therefore there is a high likelihood of multi-purpose trips by customers,*
- *the site is well served by public transport and alternative transport modes,*
- *the provision of bicycle parking and end of trip facilities in excess of statutory requirement,*
- *Council local policies support reduced car parking provisions in areas such as this, and*
- *the supply of public parking to support retail customers in an Activity Centre.*

Further detail in regard to the adequacy and location of car parking for the proposal is provided in the 'Traffic Engineering Assessment' prepared by *Traffix Group Pty Ltd*.

4.3.2 Clause 52.34 – Bicycle Facilities

Clause 52.34 of the Planning Scheme requires the provision of bicycle facilities before the commencement of any new use. Table 1 to Clause 52.34-5 specify statutory rates for bicycle parking, showers and change rooms as follows:

Use	Employee/Resident	Visitor/Shopper	Statutory Rate
Dwelling	In developments of four or more storeys, 1 to each 5 dwellings	In developments of four or more storeys, 1 to each 10 dwellings	44

	147/5 = 29 spaces	147/10 = 15 spaces	
Retail Premises (other than listed in Table 1 to Clause 52.34-5)	1 to each 300 square metres of leasable floor area 1,832m² = 6 spaces	1 to each 500 square metres of leasable floor area 1,832m² = 4 spaces	10

A total of 86 on-site bicycle spaces are provided comprising 46 resident spaces at Level 1 and an additional 40 shared spaces at ground floor for residential visitors, staff and customers of the retail/food and drink premises. End of trip facilities are also provided at Level 1 for future staff members. As such, the provided number of bicycle spaces and end of trip facilities satisfies the requirements of Clause 52.34 of the Planning Scheme, with the layout and relevant dimensions further complying with the requirements as set out at Clause 52.34.

Further detail with regard to the proposed bicycle parking provision can be found at Section 6 of the accompanying 'Traffic Engineering Assessment' prepared by *Traffix Group Pty Ltd*.

4.3.3 Clause 53.18 – Stormwater Management in Urban Development

Clause 53.18 applies to all applications for the construction of a building or to construct or carry out works and requires that all such applications:

- *Must meet all of the objectives of Clauses 53.18-5 and 53.18-6; and*
- *Should meet all of the standards of Clauses 53.18-5 and 53.18-6.*

Section 5.3 of this report, contains an assessment of the proposed design response to the local Clause 22.04 requirements and highlights the Stormwater Management initiatives proposed in the design response and as detailed in the 'Sustainable Management Plan' prepared by WSP which satisfies Clause 53.18 requirements through satisfying the 100% minimum STORM requirement.

4.3.4 Clause 58 – Apartment Developments

Clause 58 – 'Apartment Developments' applies to all apartment developments of five or more storeys in the MUZ.

The purpose of Clause 58 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage apartment development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage apartment development that is responsive to the site and the surrounding area.*

Following our assessment of the application plans, all Objectives of Clause 58 have been met in the design response. **Appendix C** contains a comprehensive assessment against the requirements of Clause 58, and which informs the design response satisfies all objectives and Standards of Clause 58.

4.4 Strategic Planning Provisions

The Planning Policy Framework ('PPF'), Municipal Strategic Statement ('MSS') and the Local Planning Policy Framework ('LPPF') are relevant to this application and must be considered in Council's assessment of the development.

A comprehensive policy assessment follows this section and highlights the strategic directions relevant to this proposal.

4.5 Clause 65

Clause 65 sets out Decision Guidelines and Clause 65.01 sets out issues that the Responsible Authority must consider when making a decision. Those relevant to this application include:

- *The matters set out in Section 60 of the Act.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

The requirements of Clause 65 have been covered throughout this report and further analysis of key considerations is detailed in the following sections.

5 Policy Assessment

5.1 Planning Policy Framework

The general provisions of the PPF are relevant to this proposal. In this regard the following general Clauses are identified as being applicable:

- **Clause 11 – Settlement**
 - Clause 11.01 – Victoria
 - Clause 11.01-1S – Settlement
 - Clause 11.01-1R – Settlement – Metropolitan Melbourne
 - Clause 11.02 – Managing Growth
 - Clause 11.02-1S – Supply of Urban Land
 - Clause 11.03 – Planning for Places
 - Clause 11.03-1S – Activity Centres
 - Clause 11.03-1R – Activity Centres – Metropolitan Melbourne
- **Clause 15 – Built Environment and Heritage**
 - Clause 15.01 – Built Environment
 - Clause 15.01-1S – Urban Design
 - Clause 15.01-1R – Urban Design – Metropolitan Melbourne
 - Clause 15.01-2S – Building Design
 - Clause 15.01-4S – Healthy Neighbourhoods
 - Clause 15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne
 - Clause 15.02 – Sustainable Development
 - Clause 15.02-1S – Energy and Resource Efficiency
- **Clause 16 – Housing**
 - Clause 16.01 – Residential Development
 - Clause 16.01-1S – Housing Supply
 - Clause 16.01-1R – Housing Supply – Metropolitan Melbourne
 - Clause 16.01-2S – Housing Affordability
- **Clause 17 – Economic Development**
 - Clause 17.02 – Commercial
 - Clause 17.02-1S – Business
- **Clause 18 – Transport**
 - Clause 18.01 – Integrated Transport
 - Clause 18.01-1S – Land Use and Transport Planning
 - Clause 18.02 – Movement Networks
 - Clause 18.02-1S – Sustainable Personal Transport
 - Clause 18.02-1R – Sustainable Personal Transport – Metropolitan Melbourne
 - Clause 18.02-2S – Public Transport
 - Clause 18.02-2S – Principal Public Transport Network

- Clause 18.02-4S – Car Parking

- **Clause 19 – Infrastructure**

The above mentioned policies relate to the general State-wide provisions of the Planning Scheme and are relevant to the proposal in a general sense. The principles of land use and development have been adhered to and the proposed development meets the strategic direction of the PPF.

State policy provide clear support and direction for development within major activity centres that is capable of meeting metropolitan needs, rather than those that simply service the locality. Support is also provided for activity centres which provide a mixture of activities that cater to the hospitality, residential, retail and transport needs of their populations.

In particular, Clause 16.01-1S of the Planning Scheme is considered relevant to the assessment of this application. *Clause 16.01-2S – Housing supply* contains the following objective:

To facilitate well-located, integrated and diverse housing that meets community needs.

In addition to the above objective, the policy aims to identify new housing opportunity sites through use of the following strategies (emphasis added):

- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
 - *Provides a high level of internal and external amenity.*
 - *Incorporates universal design and adaptable internal dwelling design*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*

The Site's immediate context, within close proximity of public transport infrastructure and at the heart of the GWAC, meets the tests required for identifying housing opportunity sites with Clause 16.01-1R specifically referencing housing and mixed-use development outcomes to be located within Major Activity Centres.

The proposed use and development of the land for a residentially led, higher density, mixed-use development that responds to the State-wide objectives and strategies for new housing within proximity of existing services, transport, and infrastructure reflective of the GWAC status.

The high level of architectural detail afforded by this proposal responds to the existing and preferred character of the area, resulting in a highly resolved design outcome that is befitting of the urban context of the Site and as sought by Clauses 15.01-1S and 15.01-2S of the Planning Scheme regarding urban design and building design, respectively.

5.2 Municipal Strategic Statement

The Monash MSS includes policy direction that reflects the diverse land use and development intensity of the municipality. The policies are general in nature and rely on the application of the LPPF policies to achieve the broad strategic direction of the MSS.

Clause 21.04 – Residential Development of the Planning Scheme acknowledges the notable shift towards higher density forms of housing, such as the apartments proposed by this application. Clause 24.04-1 outlines

Council's commitment to directing residential growth into areas that are appropriately serviced by public transport, retailing, community facilities and employment generating uses.

With regard to the preferred location of higher intensity residential development within the municipality, Clause 21.04 provides the following (emphasis added):

Potential is also available to provide higher density development along the boulevards (Springvale Road and Princes Highway). This will reduce development pressure on less accessible locations allowing their garden city character to be preserved."

The objectives of Council's Residential Development policy at Clause 21.04-3 include (inter alia, emphasis added):

- *To locate residential growth within neighbourhood and activity centres, the Monash National Employment Cluster, and the boulevards (Springvale Road and Princes Highway) to increase proximity to employment, public transport, shops and services. This will assist to preserve and enhance garden city character and special character in the balance of the municipality.*
- *To encourage the provision of a variety of housing types and sizes that will accommodate a diversity of future housing needs and preferences that complement and enhance the garden city character of the city.*

The proposal appropriately responds to the objectives of Clause 21.04 by contributing to residential growth both within a Major Activity Centre and along one of the municipality's principal boulevards, Springvale Road. The benefits afforded by the Site's strategic location include excellent access to public transport, shops, services and employment for the use of future occupants and as sought by policy.

Further, the varying apartment types and sizes included within the design response contribute to dwelling diversity and availability within the GWAC, which is anticipated to experience increased demand for apartment style living in taking advantage of its amenity and lifestyle attributes.

Clause 21.05 of the Planning Scheme has regard for Council's *Economic Development* policy, which acknowledges the economic importance of the GWAC to the municipality. The municipality's economic overview at Clause 21.05-1 provides the following commentary regarding the role and importance of the GWAC (inter alia, emphasis added):

Investment in Monash continues to grow, with recent business park developments in both vacant sites and underutilised industrial, commercial or public areas, as well as continued growth in activity centres, particularly Glen Waverley, Oakleigh and Clayton. Opportunities for revitalisation continually arise, which result in retail, commercial and industrial built form that is designed and constructed to world class standards.

Clause 21.05 outlines the following objectives aimed at fostering economic growth within the City of Monash, including (inter-alia, emphasis added):

- *To create an environment which is attractive to investors and fosters business growth.*
- *To increase the number and range of viable local employment opportunities.*
- *To facilitate the revitalisation of key areas and ensure that new development is of a high standard that adds to the attractiveness of business and industrial areas and enhances Garden City Character.*
- *To encourage appropriate mixed use development while ensuring that the amenity of neighbourhoods is not adversely affected.*

It is considered that the use and development proposed by this application responds to the Site's contextual setting within the heart of the GWAC; an area where retail activity, increased employment opportunities and the increased provision of residential accommodation is consistently encouraged by State and Local policy.

The location of retail uses throughout the podium levels respond to the commercial location of the Site, facilitates well needed activation at street level and on the vernacular, while providing increased housing density and diversity at upper levels.

Clause 21.06 – Activity Centres acknowledges the role of Major Activity Centres in enhancing the community's access to a range of goods and services in a safe and convenient manner. Clause 21.06-1 provides the following statements in relation to its vision for the GWAC, its role in Monash and the middle south-eastern metropolitan area:

Glen Waverley is the most significant Major Activity Centre within the City of Monash identified within Plan Melbourne. It has a number of distinct comparative economic advantages such as its convenience shopping, major supermarkets and department stores, concentrated retail activities within The Glen and its substantial and well patronised entertainment precinct. Glen Waverley has an extensive range of goods and services, easy access to good quality public transport and transport routes and is recognised as a major social focus for the municipality and the middle south eastern region.

Glen Waverley has experienced major renewal and redevelopment in the past few years that has revitalised the Centre. It is anticipated that the Centre will continue to grow and change into the following years. Council wishes to see Glen Waverley continue to develop as a major entertainment and retail centre for the eastern metropolitan region. This centre is also the appropriate location for the development of high rise residential development.

To foster this vision for the GWAC, Clause 21.06-3 outlines the following objectives in relation to the enhancement of the municipality's activity centres (*inter-alia*):

- *To develop vibrant activity centres with a broad mix of uses appropriate to the type of centre and needs of the target population, that have improved access for walking, cycling and levels of public transport services, and that provide a focal point for the community, fostering social and cultural development.*
- *To promote and facilitate the hierarchy of activity centres as the most efficient and equitable framework to provide the range of civic, retail, recreational, residential, entertainment, health, educational, restaurant and other service requirements of the community.*
- *To enhance and promote the Glen Waverley Activity Centre as the major multifunctional activity centre servicing the south eastern metropolitan area.*
- *To promote high rise residential development within the Glen Waverley Principal and Oakleigh Major Activity Centres, to support ongoing economic prosperity, social advancement and environmental protection.*

The proposed use and development is consistent with the MSS, which envisions development of the nature and scale proposed, on strategic locations such as the Site; which forms part of the GWAC heart and within easy walking distance of various public transportation options including the Glen Waverley Railway Station.

Externally, the development constitutes an identifiable landmark, which contributes to the vibrancy of the GWAC. Internally, the mixture of retail and residential uses provide a diversification of housing choice within the GWAC and reinforces the centre as a location of ongoing economic prosperity and social advancement benefitting of the south east metropolitan region.

5.3 Local Planning Policy Framework (LPPF)

Clause 22.04 – Stormwater Management Policy applies to all land within the municipality and seeks:

- *To minimise the risk to personal injury and property from stormwater flows.*
- *To protect waterways, floodplains, wetlands and receiving bodies from the impacts of inappropriate development and a consequent decline in their water quality.*

- *To minimise the introduction of polluted stormwater to the drainage and waterway system.*
- *To promote and enhance the contribution the drainage system can make to environmental, social and economic benefits to the region*
- *To ensure that development of land which is the subject of any overland flow is subject to floodplain management requirements.*
- *To manage nuisance flows from urban redevelopment.*
- *To encourage the provision of on-site retention systems so that stormwater discharge is maintained at pre-development levels.*

The proposed development is not anticipated to result in any unreasonable impacts to the future management of stormwater within the immediate or broader area.

The application is accompanied by a 'Sustainability Management Plan' prepared by WSP, which highlights the Water Sensitive Urban Design features of the proposal at Section 6 and has been assessed against the STORM scorecard, with WSUD features of the proposal including:

- Capture of rainwater harvested from the building's roof and drained into a minimum 25kL rainwater tank to then be used for toilet flushing and irrigation.
- Landscape areas that promote infiltration and reduce runoff during storm events through automated timers and soil moisture control override.

The Site is located within the 'Glen Waverley' catchment area pursuant to Clause 22.04-4, with the future drainage levy payable able to be implemented as a condition of any future planning permit issued.

Clause 22.13 – *Environmentally Sustainable Development Policy* applies to all residential and non-residential developments requiring a planning permit. As the proposal incorporates *inter-alia* greater than 10 or more dwellings a 'Sustainability Management Plan' must accompany an application and satisfy the seven (7) ESD themes.

The proposal has been benchmarked against the requirements of BESS, which is listed as an assessment tool example within Clause 22.13 and breaks down the innovative ESD initiatives of the proposal, referencing the seven (7) ESD themes listed in Clause 22.13.

Clause 22.14 – *Glen Waverley Major Activity Centre Structure Plan* ('the Structure Plan') applies to all land within the GWAC and seeks to achieve the following objectives (*inter alia*, emphasis added):

- *To encourage the development of a range of housing types within the GWAC to cater to all ages and circumstances, and meet expected population growth;*
- *To reinforce the GWAC as a major retail destination meeting both regional and local needs.*

Glen Waverley is identified as a 'Major Activity Centre' by *Plan Melbourne 2017-2050* and is required to provide a mixture of business, retail, additional housing, and highly connected public transport services to accommodate for anticipated population growth. By 2031, the population of Glen Waverley is anticipated to increase by a further 3,743 persons, requiring an additional 1,601 dwellings to be provided.

The Structure Plan acknowledges that a significant number of these new dwellings will be provided within the GWAC, due to its proximity to a range of shops, public transport, and services. The Structure Plan refers to its informing economic analysis, which has forecasted the opportunity for 800-900 new apartments, such as those proposed by this scheme, to be supported within the GWAC over the next two decades.

The use and development proposed by this application is consistent with various Strategic Responses outlined in the structure plan, a summary of which is included below:

- *Section 2.5 – Renewal Opportunities*

Section 2.5 of the Structure Plan has regard for specific renewal opportunities within the GWAC and acknowledges that majority of these identified land holdings are under the ownership of Council, VicTrack or private ownership.

The Site is identified as a privately owned site for renewal, with significant opportunity for high quality re-development as contemplated by this application.

- *Section 4.1 – Activities and Land Use,*

Section 4.1 of the Structure Plan has regard for activities and land use within the GWAC. The Site is identified by Section 4.1 as a location for a future mixed use development, with a preference for the provision of retailing at ground level and housing opportunities above.

- *Section 4.2 – Built Form*

The Site is located within Area B, pursuant to *Section 4.2*, which envisages re-development of the Site in excess of 10 stories, with potential for additional height due to the partial identification of the Site as a Strategic Renewal Site (Section 2.5).

- *Section 5 – Precinct Plans*

Section 5 of the Structure Plan has regard for the future built form of each precinct within the GWAC. The Site is located within *Precinct 1: Kingsway*, where the re-development of the Site as proposed remains consistent with a number of precinct specific strategies, including to (inter alia):

- *Provide opportunities for mixed use development across the precinct with housing, office or community uses located above ground level retail and hospitality uses;*
- *Provide for active frontages across the precinct with fine grain tenancies providing for a variety of shops and experiences; and*
- *Facilitate the redevelopment of underutilised sites throughout the precinct.*

The proposed development provides an architecturally distinct building within the core of the GWAC. The proposal responds to the ongoing envisaged change of the immediate area contributes to the existing fine grain character of the surrounds through a carefully considered design response at the ground floor.

The activation of both the Springvale Road and Glenway Arcade through retail and food and drink premises contributes to pedestrian amenity and increases the walkability of the GWAC. This is further supported by the three storey scale of the building's podium and setbacks of the tower form, which enables a human scale to be maintained at street level while identifying a landmark building within the central mixed-use precinct of the GWAC.

Accordingly, the development is consistent with the Structure Plan, Clause 22.14 requirements and DD012 of the Planning Scheme.

5.4 Plan Melbourne

Plan Melbourne 2017-2050 is relevant to the consideration of this proposal. The updated policy basis generally supports the key strategic policies formerly established in *Melbourne 2030* and *Melbourne @ 5 Million* with regard to the provision of housing in Melbourne's urban areas.

The strategic principles and directions outlined in the document are required to be considered as part of Council's decision making process. Within the metropolitan strategy, it recognises to focus on achieving the following numeric outcomes of relevance to the application:

1. *Melbourne is a productive city that attracts investment, supports innovation and creates jobs.*
2. *Melbourne provides housing choice in locations close to jobs and services.*
3. *Melbourne has an integrated transport system that connects people to jobs and services and goods to market.*
4. *Melbourne is a distinctive and liveable city with quality design and amenity.*

5. *Melbourne is a city of inclusive, vibrant and healthy neighbourhoods.*
6. *Melbourne is a sustainable and resilient city.*

Moreover, directions contained within the strategy relevant to the proposal include:

- *Direction 1.1: Create a city structure that strengthens Melbourne's competitiveness for jobs and investment.*
- *Direction 1.2: Improve access to jobs across Melbourne and closer to where people live.*
- *Direction 2.1: Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.*
- *Direction 2.2: Deliver more housing closer to jobs and public transport.*
- *Direction 2.5: Provide greater choice and diversity of housing.*
- *Direction 4.3: Achieve and promote design excellence.*
- *Direction 5.1: Create a city of 20-minute neighbourhoods.*
- *Direction 5.2: Create neighbourhoods that support safe communities and healthy lifestyles.*

The proposed mixed-use development encompassing retail land uses and higher density accommodation provides is entirely responsive to the outcome and directions within *Plan Melbourne 2017-2050* which seek to accommodate additional housing in areas such as the Glen Waverley Activity Centre which *Plan Melbourne 2017-2050* recognises as a MAC.

The design response provides an urban renewal project in the MAC with the housing in the form and scale proposed providing a diversity in housing choice and lifestyle for future residents, who can readily take advantage of the locational attributes in a site responsive and environmentally sustainable building.

6 Design and Built-Form

In assessing the urban design and built form requirements associated with the proposed development, we include an assessment of the building form and design requirements within DDO12 and the DELWP Urban Design Guidelines as referenced at Clause 15.01-2S. An assessment of the proposal against DDO12 requirements and the DELWP Urban Design Guidelines is provided below.

6.1 DDO12 Building Form and Design

The below table assesses each of the building form and design requirements of DDO12:

DDO12 Requirement	Proposal's Response
<i>The impact of new building forms upon the GWAC skyline should be considered including the visual amenity offered by a landmark building of high architectural quality.</i>	<p>The Site is strategically located on Springvale Road which is identified as a 'boulevard' where higher density development is to occur pursuant to Clause 21.04 of the Planning Scheme. The design response acknowledging the immediate road hierarchical status and presents a landmark building that assists in identifying the entrance to the core of the GWAC alongside other nearby higher built forms at 'The Glen' and 52 O'Sullivan Road. The latter of these developments was also designed by <i>Plus Architecture</i> and thus the building's relationship to these developments and their combined role and contribution to the GWAC has been a critical consideration in the proposed design response.</p> <p>Collectively, the building's complement one another in their role, significance, and contribution to the GWAC, while offering a visually interesting skyline through the clear building separation provided and differing building setbacks, materials and finishes provided to each building.</p>
<i>Buildings should incorporate a podium level with taller elements setback from front and side streets along with existing and proposed open spaces, to ensure they do not dominate the public realm, and overshadowing and wind impacts are minimised</i>	<p>The proposal provides a three (3) storey podium to Springvale Road and Glenway Arcade before setting back the building five (5) metres to Springvale Road in accordance with 'Built Form Area B' preferred requirements.</p> <p>The proposal does not result in any unreasonable overshadowing to identified public realm areas of DDO12 and the wind impact has been considered in the design response as reflected in the 'Wind Impact Assessment' prepared by <i>Vipac Engineers & Scientists Limited</i>.</p>
<i>New development should be designed to create human scaled places that promote visual and pedestrian amenity to enable informal interaction including between neighbours</i>	<p>The podium and upper level form of the building in its presentation to Springvale Road ensures that a pedestrian scale is maintained along this frontage.</p> <p>The recessed ground floor of this building and cantilevered podium allows increased circulation space at the retail and residential entries to minimise conflict with existing footpath users and the irregular title boundaries of abutting allotments and their presentation to Springvale Road.</p>
<i>Taller buildings should be designed as slender tower forms and oriented to</i>	The building does not overshadow any identified public realm spaces in DDO12 or the Structure Plan. The building's verticality is reduced

<p><i>minimise overshadowing of the public realm, incorporating:</i></p> <p><i>A minimum space of 10-12 metres between tower forms to ensure good access to light, air and views</i></p> <p><i>A maximum tower width of 18-22 metres</i></p> <p><i>A maximum tower length of 35-40 metres</i></p>	<p>through the 'clusters' provided in the building's upper levels, creating a series of 'slender tower forms' as sought by DDO12.</p> <p>Given the noted constraints of the northern and southern properties, it is not considered that they can reasonably provide for a 'tower form' as part of their future redevelopment. However, a zero metre setback is provided to part of this side interface as sought by 'Built Form Area B' requirements and which can be reasonably matched as part of their development, along with the 4.5 metre setback behind this.</p> <p>The upper level tower form of the building (above Level 10) maintains a maximum length of approximately 39.9 metres in accordance with DDO12 requirements. The tower form however contains a maximum width of approximately 23.4 metres, in excess of the stated range.</p> <p>This minor variation to this discretionary policy requirement does not result in any additional unreasonable overshadowing to identified public realm areas of the GWAC in satisfying the design requirements and objectives of DDO12. This tower width is further reduced through the curvature applied to the building's edges, rather than a straight edged.</p> <p>The full extent of this width is further reduced through the series of vertical clusters provided in the façade, and when noting the limited potential for a 'tower form' development on the adjoining northern and southern properties, a continuous width of upper form development is unlikely achievable as to how these building's will collectively present to Springvale Road and thus is considered an appropriate design response in this instance.</p>
<p><i>Building design should minimise the visual bulk of large buildings through significant breaks and recesses in building massing.</i></p>	<p>The considered design response has appropriately responded to the interfaces and constraints of the Site, by vertically breaking the building up into a series of sub-volumes/clusters which further creates a stepping of building heights as the building presents to the public realm and its interfaces.</p> <p>The curvature of the built form further reduces the visual prominence, softening the building edges and complementing the design style of other nearby developments.</p>
<p><i>Buildings should reflect the existing fine grain pattern of narrow shop fronts within the traditional shopping strips by incorporating separate ground floor tenancies and vertically modulated forms.</i></p>	<p>The proposal maintains the existing pattern and rhythm to the principal Springvale Road frontage, with separate ground floor tenancies with narrow frontages either side of central residential and separate retail entrance for upper-level food and drink premises. The ground floor and the building's podium are further modulated into differing vertical forms through the fenestration pattern and framing by the lighter and darker grey applied finishes.</p>
<p><i>At ground level buildings should provide active frontages to streetscapes. An active frontage is a frontage that generates pedestrian interest and interaction with a permeable façade</i></p>	<p>The proposal has provided for active uses to its Springvale Road and Glenway Arcade frontages which are to be glazed and contain pedestrian entrances, including a pedestrian retail arcade linking the two (2) street frontages. An additional setback at ground floor is provided to the Site's Springvale Road frontage to encourage</p>

<i>incorporating windows and door openings with clear glazing.</i>	continuous activation at this street, while encouraging opportunities for informal pedestrian interaction/interest.
<i>Buildings incorporating podium forms should provide opportunities for activation of upper podium levels to support passive surveillance of the public realm</i>	The proposal contains a three (3) storey podium, with continuous vertical activation achieved through the provision of retail/food and drink tenancies located on the podium upper levels, providing an outlook and enhanced passive surveillance to the public realm.
<i>Developments should comply with the environmental targets set out in any relevant Sustainable Design Assessment or Sustainability Management Plan and comply with any relevant Green Travel Plan as appropriate.</i>	<p>The proposal is supported by a 'Sustainability Management Plan' prepared by WSP and which informs the development's compliance with the requirements of Council's 'Environmentally Sustainable Design' policy at Clause 22.13 of the Planning Scheme.</p> <p>It is considered a 'Green Travel Plan' can appropriately form as a condition of any future planning permit issued.</p>
<i>Buildings should utilise materials that do not generate glare, and can withstand the effects of weathering and wear to minimise maintenance and assist in achieving the 'high quality' development objectives of the Structure Plan.</i>	<p>The building proposes high quality and durable materials in achieving design excellence. The primary material glazing of the upper tower form finished with a variety of grey tones will not generate glare and provided withstand wear and weathering.</p> <p>As reflected in the 'Sustainable Management Plan' prepared by WSP, materials of the proposal are to be sustainably sourced where practical.</p>
<i>Buildings fronting laneway should be designed for active uses and generate pedestrian interest and interaction with a permeable façade, for instance window and door openings with clear glazing.</i>	<p>Not applicable, the Site does not have frontage to an identified 'activated laneway' pursuant to Figure 3 of the DD012 and this requirement is therefore not relevant.</p> <p>Notwithstanding, the proposal has provided activity and pedestrian interest/interaction to Springvale Road and Glenway Arcade as recognised above.</p>
<i>Properties abutting secluded open space of properties zoned General Residential Zone must provide ground level setbacks capable of supporting screening vegetation and transitional upper level setbacks to maintain the amenity of adjoining residential properties.</i>	Not applicable, the Site does not contain an abuttal to land located within the GRZ.
<i>Developments should be designed to ensure car parking areas and loading bays are concealed from the street within basements or behind buildings. Car parking, turning areas or other hard stand areas should not be located in front setbacks.</i>	<p>The design provides vehicle access and its loading area via the secondary Glenway Arcade, maintaining a status-quo, however enhancing this through additional retail activation and pedestrian/bicycle movement, separate to these areas. The location of on-site car parking in the form proposed provides safety and security for the convenience of residents, with direct access to the building's core areas.</p> <p>Suitable traffic management provisions are provided within the car parking area for the safety and convenience of residents as further detailed in the accompanying 'Traffic Engineering Assessment' prepared by <i>Traffix Group Pty Ltd</i></p>

<i>Hard paving across sites within and adjacent to the residential areas should be minimised, including limiting driveway lengths, providing landscaping on both sides of driveways and restricting the extent of paving within open space areas.</i>	Not applicable, the Site is not adjacent to residential areas.
<i>Vehicle crossovers should be minimised and located to prevent traffic disruption and preserve nature strips and street trees</i>	<p>Vehicle access is acquired via the Site's Glenway Arcade frontage in appreciating the immediate road hierarchy status of the area and its more typical service use.</p> <p>No nature strips or street trees are located along Glenway Arcade, with opportunities for public realm upgrades to Springvale Road able to occur, separate to this application.</p>
<i>Utility areas such as waste and recycling areas and services including antennas, air-conditioning units and fire fighting equipment must be located to minimise visual and amenity impacts.</i>	The location of site facilities and building services has been carefully considered in the design response with these largely confined and forming part of the overall roof design. The waste storage and collection rooms are provided at Ground Floor Level to Glenway Arcade, which is considered an appropriate location in minimising the visual impact of utilitarian services and is supported in the accompanying 'Waste Management Plan' prepared by <i>Leigh Design Pty Ltd</i> .
<i>New residential developments should incorporate noise attenuation measures to protect the amenity of occupants.</i>	It is not considered any unreasonable noise impact will occur to apartments within the proposal in context of their location within the GWAC and satisfying the Standard and Objective requirements of Clause 58.04-3 regarding noise impacts.
<i>Buildings should be designed to address the future amenity of the occupants and visitors, including those with limited mobility and those using public streets, both in the communal areas and private apartments or tenancies. Issues to consider include the quality, accessibility and legibility of entries to buildings and access to individual tenancies and apartments, creation of functional, flexible and comfortable internal spaces that achieve a good standard of natural light and ventilation, and streetscape activation by use of no or low front fencing and ground floor windows and doors facing the street.</i>	The proposal has been designed to comply with the requirements of Clause 58 for 'Apartment Developments' including compliance with the minimum accessibility requirements of Standard D17, providing an excellent internal amenity for future residents and their visitors.
<i>Large development sites should incorporate mid-block pedestrian links to</i>	The Site should not be classified as a 'large development site' under DDO12, however has provided an internal through-block connection

<i>reduce walking times between key locations including schools, the station, The Glen and key streets.</i>	through the on-site retail arcade, linking Springvale Road and Glenway Arcade.
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6.2 Urban Design Guidelines for Victoria

Further to the assessment of Clause 15.01-2 above, Council as the Responsible Authority must also consider as relevant, DELWP's *Urban Design Guidelines for Victoria (2017)* and *Apartment Design Guidelines for Victoria (2017)*.

The relevant elements of the *Urban Design Guidelines for Victoria (2017)* are set out and addressed in the below table.

Element	Response
Element 1: Urban Structure	<p>The proposed development responds appropriately to the urban structure guidelines at Element 1, specifically the principals relating to the structure of Activity Centres (1.2), Higher Density Residential Precincts (1.4) and the Public Realm.</p> <p>The Site is well located in close proximity to various modes of public transport within the GWAC (1.2.2) and incorporates a high density mixed use development which provides a high level of amenity and functionality for future residents (1.4.2). The delivery of the development responds to the emerging changes in the GWAC, resulting from its development in accordance with the relevant structure plan (1.2.5).</p> <p>The development's interface with the public realm provides an improvement to the amenity and safety of pedestrians, increasing opportunities for casual surveillance (1.5.5) from the glass fronted podium levels and vertical activation provided.</p> <p>The design response facilitates improved activation of adjoining walkable areas consisting of the footpath along the Springvale Road frontage and the western ROW through the retail arcade provided at ground floor level.</p>
Element 2: Moment Network	<p>The proposal addresses the moment network guidelines at Element 2, specifically those relating to Main Roads. The development improves the amenity of the Springvale Road streetscape through increased activation, improved lighting, pedestrian experience and safety. Accordingly, the development will improve the safety and or experience of pedestrians and cyclist along the Site's primary frontage.</p>
Element 5: Buildings	<p>The building guidelines outlined at Element 5 have been appropriately considered and responded to by</p>

	<p>the design response. With regard to buildings in activity centres (5.1) the proposed scale and form of the building responds to the context and preferred future character of the GWAC, as outlined in the relevant structure plan (5.1.1).</p> <p>The three (3) storey podium is designed to provide a respectful transition to the adjoining built form, while the slender design of the tower levels appropriately minimises adverse wind effects (5.1.4) and reasonably maintains solar and daylight access to adjoining allotments (5.1.3).</p> <p>The building incorporates appropriate sustainability features, as outlined in the accompanying Sustainability Management Plan (5.1.8).</p> <p>The development provides a dedicated and separated residential entry for its future occupants, which is designed to reinforce the development's sense of address (5.2.1).</p> <p>At ground level and the building's podium, the development achieves increased activation of the streetscape through glass fronted retail tenancies. The placement of these tenancies in concert with higher level residential dwellings provides greater opportunities for casual surveillance of the surrounds, which prioritises pedestrian safety (5.2.2).</p> <p>The format of the proposed retail premises also respond to the guidelines of Element 5.3, which have regard for large format retail premises. All premises are sited with a frontage to one of the Site's street interfaces, supporting the creation of active frontages (5.3.1). The retail aspect of the proposal is appropriately integrated within its surroundings, providing high density residential uses above which maximise the Site's clear potential (5.3.3).</p> <p>In regard to the development's car parking response, ample parking space is provided within the development's four (4) basement levels, ensuring convenient proximity to the associated uses (5.4.1).</p>
--	---

7 Key Considerations

7.1 Urban Context and Built Form

The individual characteristics of the Site provide an appropriate opportunity for Council to favourably consider the proposed mixed-use development. The design response is of a high architectural and urban design quality which will make a significant contribution to the ongoing and envisaged change to this section of the GWAC.

As identified throughout this report, the evolving character of surrounding environs and the GWAC is one where large-scale residential and commercial developments are readily contemplated at all levels of planning policy. DDO12 of the Planning Scheme provides a direction in the preferred built form outcome for 'Built Form Area B', where '*more than 10 storeys*' is contemplated and which can clearly be accommodated on the Site given its land size area and ability to manage its interfaces, in particular the equitable development of properties directly north and south.

The emerging built-form character envisaged by DDO12 is clearly demonstrated by recent development approvals near the Site, with the proposed relationships to these buildings in terms of architectural response and separation as well as their collective role and function of the GWAC all appropriately accounted for in the design response.

In presenting to Springvale Road, the building's podium and setback of the tower form ensures that a pedestrian scale is maintained along this frontage, with differing design materiality and generous setbacks provided to differentiate the two (2) forms. The recessed ground floor of this building allows increased circulation space at the retail and residential entries to minimise conflict with existing footpath users and the irregular title boundaries. Opportunities present to activate this interface further with public realm upgrades (street furniture, dining opportunities, landscaping), significantly enhancing the pedestrian experience and the 'boulevard' status of Springvale Road as identified at Clause 21.04 of the Planning Scheme. This level of activation and through-block arcade link provided as part of the proposal assist in creating an attractive and safe pedestrian environment, enlivening the public realm in this section of the GWAC.

The development appreciates the preferred three (3) storey streetwall height to Springvale Road and five (5) metre setback of the tower form above this, consistent with DDO12 requirements. The vertical framing bordering the glazed areas of the streetwall, assists in maintaining the established rhythm and traditional shopping strip consistent with DDO12 requirements, while creating enhanced activation and passive surveillance along with a strong and interesting base to the building's upper tower form.

The building's maximum height at 21 storeys is reduced through the series of vertical 'clusters' provided to the façade which break the building down into a series of '*slender tower forms*' as sought by DDO12 and creating a difference in height across the Site, thus assisting in reducing the overall mass and scale when observed from the public realm. The curvature applied to the upper-level edges, in concert with the primary lightweight glazing materiality and grey tones is reflective of other nearby high-rise development and adds to the building's softness and visual elegance. It is considered the proposal harmoniously integrates with these nearby developments, and comfortably fits in this location of the GWAC consistent with planning policy requirements.

7.2 Off-Site Amenity & Equitable Development

The proposed use and development of the Site will not unreasonably impact upon existing commercial and residential uses in the near vicinity as well as their anticipated redevelopment in context of their location within the GWAC which they form part of. The Site has no direct abuttal with land residentially zoned land, however the proximity of residential properties located on the eastern side of Springvale Road has been carefully considered in the design response, along with the built form relationship to recently constructed apartments within the GWAC, namely west at 52-54 O'Sullivan Road on the opposite side of Glenway Arcade and the equitable development potential of northern and southern properties.

Each of these relationships and the design responses to these is provided below:

Built form relationship to 52-54 O'Sullivan Road

In responding to this western development and apartments within, DDO12 states for a minimum 10-12 metres be provided between tower forms. As evident in the architectural plans, the tower forms of the two (2) buildings are setback in excess of 12 metres ensuring a good access to light, air and views are obtained as sought by DDO12. This setback further ensures that no unreasonable overlooking will occur between the two (2) buildings, with this in excess of Clause 55.04-6 requirements if it otherwise applied.

Equitable Development

The building has acknowledged the future development potential of the allotments directly north and south, which are notably constrained by their land size area and thus unlikely to reach a similar height to that proposed and maintain a 'tower form' development. Notwithstanding, the walls on boundaries provided at these interfaces to Level 10 are able to be appropriately matched in any future design response along with the lower-level podium and 4.5 metre provided setbacks, to create a developable footprint and achieve adequate daylight receipt and outlook given no screening is required when applying Clause 55.04-6 requirements of the Planning Scheme.

These future footprints and site's relationship to this in maintaining an equitable development outcome is provided on the architectural floor plans at Section 5 of the architectural package.

Overshadowing

The shadow diagrams provided at Section 6 of the architectural package prepared by *Plus Architecture*, indicate that by 11am on the 22 September, the shadow cast by the proposal generally has no impact on this constructed development. There is no overshadowing requirement/control within the DDO12 control for private terrace areas, however it is considered that within the GWAC context and anticipated built form to occur on the Site, the amount of shadow to these apartments in the morning hours is reasonable in this instance, particularly when accounting for the aforementioned built form separation provided between the two (2) buildings, being in excess of DDO12 requirements.

The overshadowing to the Site's east and residential properties within the GRZ, has carefully analysed that cast by the approved development at The Glen in maintaining a similar shadow extent on the 22 September and late-afternoon hours. As identified earlier, the property at 246 Springvale Road is vacant, and while additional shadowing is to occur at 3pm to the residential dwelling at 2 Hinkler Road and its rear private open space area, this is consistent with the shadow impact The Glen has to the rear private open space of the dwelling at 1 Hinkler Road. In both instances, the extent of shadow cast satisfies Clause 55.04-5 requirements if it otherwise applied and thus is considered acceptable in the GWAC context, noting these properties form part of its greater defined area.

Visual Bulk to Public Realm

The proposed development has considered the human scale and amenity of the adjoining public realm and commercial buildings. The design response provides protection to these interfaces through a complimentary podium height of three (3) storeys and an increasing setback of the tower levels from the primary street, initially setback a minimum five (5) metres back from the podium in accordance with DDO12 preferred requirements. The combination of these elements ensures the existing pedestrian scale is respected and the development does not present unreasonable visual bulk when viewed from adjacent buildings or public areas.

The design response considers both the impact of the proposal on the GWAC skyline and the contribution made by the building to the way Glen Waverley is viewed from afar. 3D renders included in the accompanying architectural package demonstrate that the proposal will maintain a complimentary scale to surrounding developments and provide an excellent architectural contribution to the GWAC.

Accordingly, no unreasonable impacts to adjoining allotments or the surrounding public realm.

7.3 On-Site Amenity

The development provides an excellent internal amenity and a highly liveable lifestyle choice for future residents and occupants. The internal layouts of each of the apartments are generous in area and well-conceived in responding to the Site's opportunities and constraints, maintaining an excellent receipt of natural light and ventilation.

All apartments are designed in a spacious, open plan living arrangement with functional private open space areas in the form of individual balcony areas which are directly accessible from their principal living areas; maintain a high amount of solar access; and either satisfy or exceed the requirements at Clause 58.05-3 of the Planning Scheme. The provision of on-site communal open space area supplemented by a roof top garden and common shared spaces are all provided to promote resident integration, while providing an excellent outlook and various recreational opportunities for future residents.

The proposal responds excellently to Clause 58 'Apartment Developments' requirements, satisfying all Objectives and Standards highlighting the excellent internal amenity of all dwellings across the Site, with a detailed assessment of these provided at **Appendix C** and detailed apartment layouts provided at Section 7 of the architectural package prepared by *Plus Architecture*.

Apartments are further afforded secure on-site car parking within the development's basement levels with direct access to the upper-level residential accommodation. Independent and secure storage areas have also been provided at Level 1 along with resident bicycle spaces which exceed the requirements of the Planning Scheme.

The Site's highly desirable location within the heart of the GWAC, affords residents with excellent access to the food and entertainment precinct of Kingsway, goods, and services available at the Glen Shopping Centre and transportation options at the nearby Glen Waverley Railway Station. Such features add to the amenity and lifestyle choice for future residents of the development.

7.4 Environmentally Sustainable Design (ESD)

With regards to the ESD performance of the proposed development, we rely upon the 'Sustainability Management Plan' prepared by *WSP*. Based on the preliminary assessment of the proposal, it attains a BESS score of 58% displaying 'best practice' as required by Clause 22.13 of the Planning Scheme. ESD features of the proposal include:

- Rainwater harvesting system for toilet flushing and irrigation;
- Integrated planter boxes;
- Sustainable transport options;
- Communal spaces;
- High-performance glazing and energy efficient building services, appliances and fixtures; and
- Environmentally preferable internal finishes.

The internal environmental performance of the apartments, their layouts and incorporation of operable windows promote natural cross-flow ventilation, while maximising daylight to living areas of each of the dwellings. This passive design features are intended to limit reliance on mechanical heating and cooling throughout the year. High performance glazing to windows will ensure a reduction in thermal loads.

Sustainable transport modes such as walking, and cycling will be promoted through the appropriate provision of lock-up bicycle spaces, exceeding the statutory requirement of Clause 52.34. The Site's proximity to existing public transport infrastructure and service amenities assist future residents and users in choosing alternative transport modes with the Site containing an overall walk score of 96 out of 100, deemed 'very walkable' highlighting the attributes of the Site.

The abovementioned design features and overall design response result in a building which displays an excellent ESD performance which is a feature attraction of the completed development; enhancing user comfort levels and reducing living costs over the lifetime of the building. Further detail regarding the proposal's ESD performance is contained in the 'Sustainability Management Plan' prepared by WSP.

7.5 Traffic and Car Parking

Critical to this assessment is the amount of proposed car parking provided on-site; the Site's location within the GWAC; and the alternative means of transport provided by the proposal and its excellent location to existing public transport infrastructure and services aligned with the GWAC.

This application is accompanied by a detailed 'Traffic Engineering Assessment' prepared by *Traffix Group Pty Ltd*. The report concludes that the provision of car parking proposed by this application as well as the layout and associated traffic generation is entirely appropriate, satisfying requirements of Clause 52.06 and justifying the extent of car parking provided on-site.

The location and design of the proposed car parking area is considered appropriate in responding to the Site's immediate road hierarchy and will safe and convenient access to all car spaces, with their presence removed through the provided four (4) levels of basement.

A detailed assessment of the matters pertaining to car parking and traffic are provided in the accompanying 'Traffic Engineering Assessment' prepared by *Traffix Group Pty Ltd*, which accompanies this application.

7.6 Waste Management

With regard to proposed waste management on the Site, the application relies upon the 'Waste Management Plan', prepared by *Leigh Design Pty Ltd* which accompanies and forms part of this planning permit application.

The size of the proposed bin storage areas is considered appropriate on the basis that they provide sufficient opportunity for recycling and garbage disposal for future residents and retail operators. A waste chute is provided on the upper levels of each building for the convenience of future residents and waste collectors.

Waste will be collected by a private contractor for the residential component and retail/food and drink tenancies. The building manager will ensure that the private waste contractors will have access during collection times.

The proposed bin storage locations shown on the development plans will reduce the impact of these waste facilities on residents. Further detail in regard to the collection and management of waste is detailed in the accompanying 'Waste Management Plan' prepared by *Leigh Design Pty Ltd*.

8 Conclusion

As outlined in this submission, the proposed use and development of the land at 251-261 Springvale Road, Glen Waverley appropriately meets the policy requirements and strategic direction of the Planning Scheme and Structure Plan.

The location of the Site within the Glen Waverley Major Activity Centre provides all necessary justification for an urban renewal development in the form and scale proposed and the anticipated and changing character that is occurring in the immediate environs of the Site. The proposal provides a defining architectural outcome and urban design contribution to this strategic locality, in recognising the Site's relationship to existing approvals, development expectations of adjoining properties and how the development can positively contribute to the future role and function of the GWAC.

The contemporary and innovative architectural response has considered the Site's opportunities and constraints and is complemented by a modern internal layout which provides an extremely high level of residential amenity and lifestyle choice for future occupants. The layout and orientation of the building limits the number of south-facing apartments in maximising the receipt of natural light and ventilation to apartments, while providing an excellent amenity and outlook on all the building's facades. The provision of shared common and terrace areas enhances the amenity for future residents, while providing opportunities for social engagement.

This report and the accompanying technical assessments have identified the issues relevant to considering and approving the proposed development and have logically addressed the requirements of the Planning Scheme, in particular DDO12. The application material has also addressed the key issues that impact the development and has demonstrated the positive contribution that this development will have on the immediate and broader GWAC.

On this basis, we respectfully request that the development be approved as proposed.

Appendix A
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08806 FOLIO 203

Security no : 124086527453Y
Produced 11/11/2020 04:47 PM

LAND DESCRIPTION

Lot 1 on Title Plan 859008E.
PARENT TITLE Volume 07480 Folio 003
Created by instrument D544077 27/10/1969

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HONGXING HOLDING PTY LTD of 18 MYRTLE STREET GLEN WAVERLEY VIC 3150
AR222194B 09/07/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR222195Y 09/07/2018
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP859008E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

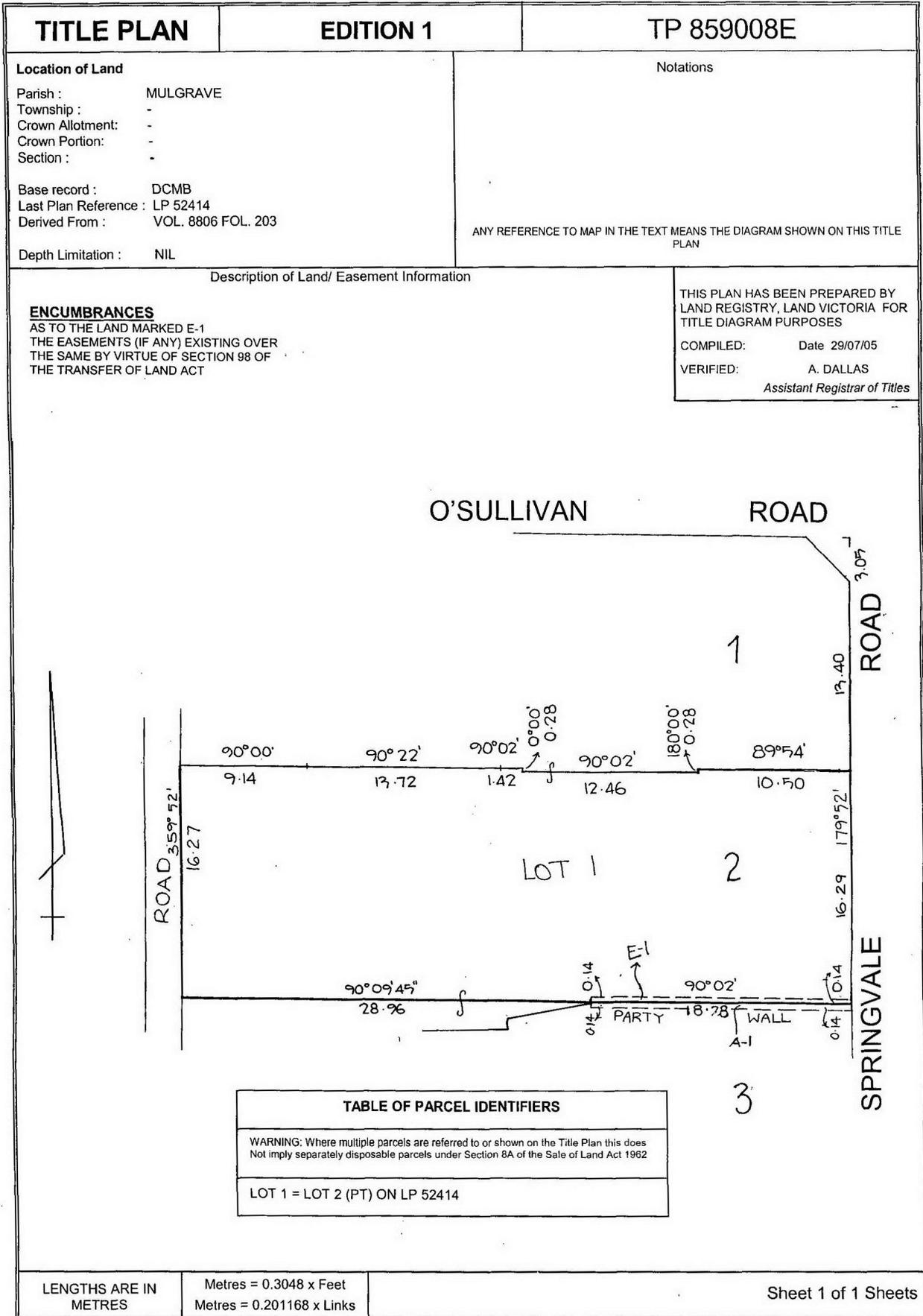
eCT Control 00009E NATIONAL AUSTRALIA BANK
Effective from 09/07/2018

DOCUMENT END

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09659 FOLIO 674

Security no : 124086527903K
Produced 11/11/2020 04:58 PM

LAND DESCRIPTION

Land in Plan of Consolidation 160897E.
PARENT TITLE Volume 08806 Folio 203
Created by instrument CP160897E 07/02/1986

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HONGXING SPRINGVALE ROAD PTY LTD of 18 MYRTLE STREET GLEN WAVERLEY VIC 3150
AR222193D 09/07/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR222196W 09/07/2018
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

SEE TP358508B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

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Appendix B
Planning Property Report

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 15 December 2020 11:25 AM

PROPERTY DETAILS

Address: **251-253 SPRINGVALE ROAD GLEN WAVERLEY 3150**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **MONASH**

www.monash.vic.gov.au

Council Property Number: **196425**

Planning Scheme: **Monash**

[Planning Scheme - Monash](#)

Directory Reference: **Melway 71 C2**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **UNITED ENERGY**

[View location in VicPlan](#)

STATE ELECTORATES

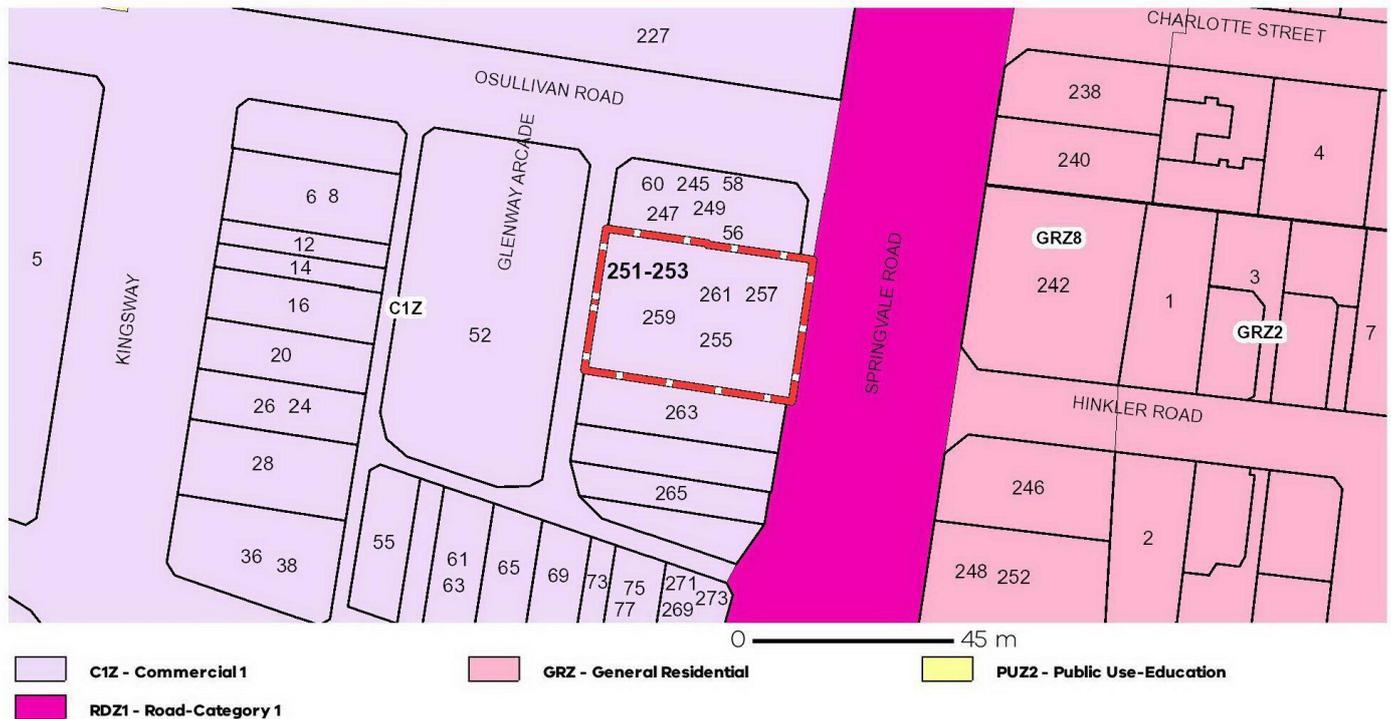
Legislative Council: **EASTERN METROPOLITAN**

Legislative Assembly: **MOUNT WAVERLEY**

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



 C1Z - Commercial 1

 GRZ - General Residential

 PUZZ - Public Use-Education

 RDZ1 - Road-Category 1

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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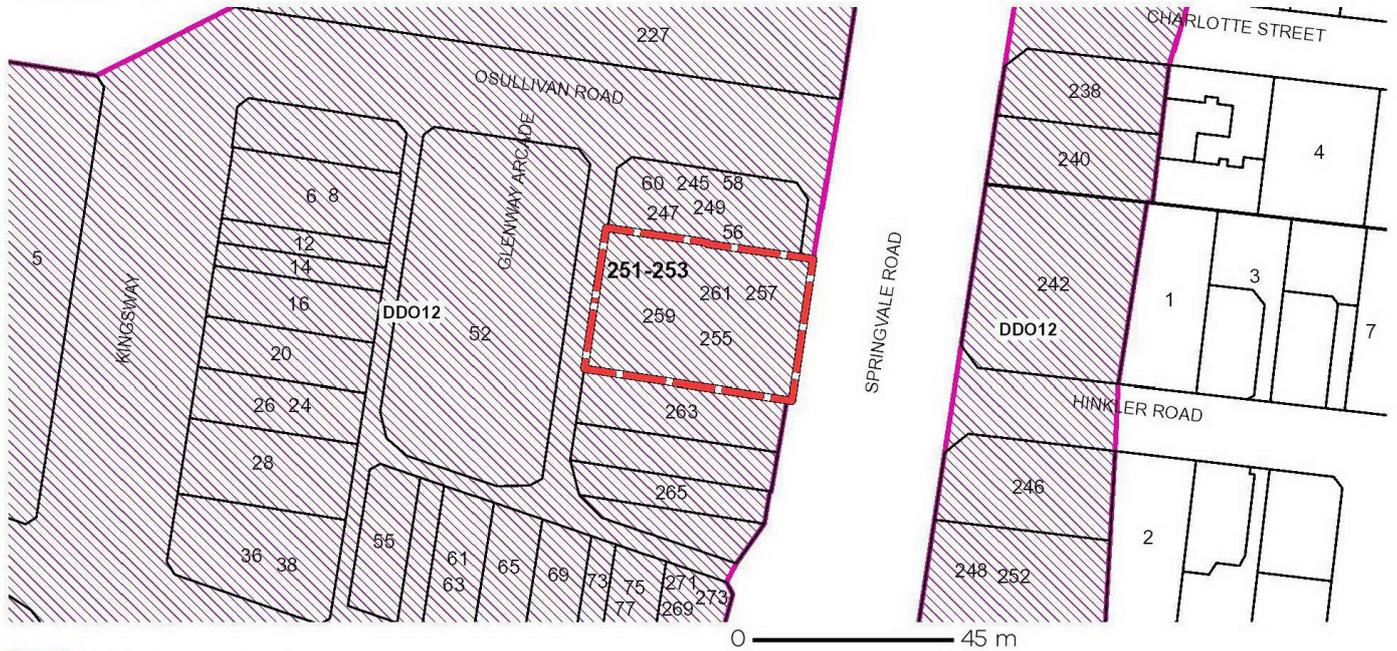
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 12 (DDO12)



DDO - Design and Development

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



VPO - Vegetation Protection

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 9 December 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 15 December 2020 11:24 AM

PROPERTY DETAILS

Address: **261 SPRINGVALE ROAD GLEN WAVERLEY 3150**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **MONASH**

www.monash.vic.gov.au

Council Property Number: **196429**

Planning Scheme: **Monash**

[Planning Scheme - Monash](#)

Directory Reference: **Melway 71 C2**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **UNITED ENERGY**

[View location in VicPlan](#)

STATE ELECTORATES

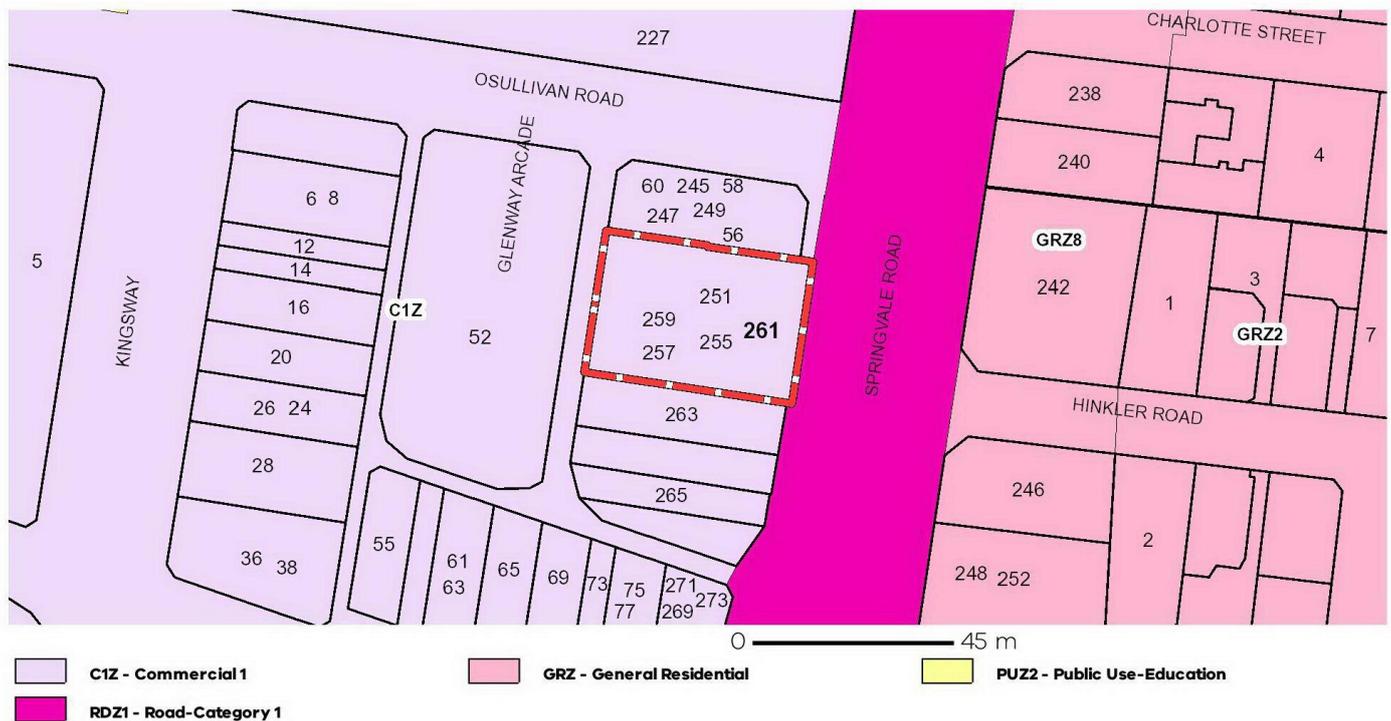
Legislative Council: **EASTERN METROPOLITAN**

Legislative Assembly: **MOUNT WAVERLEY**

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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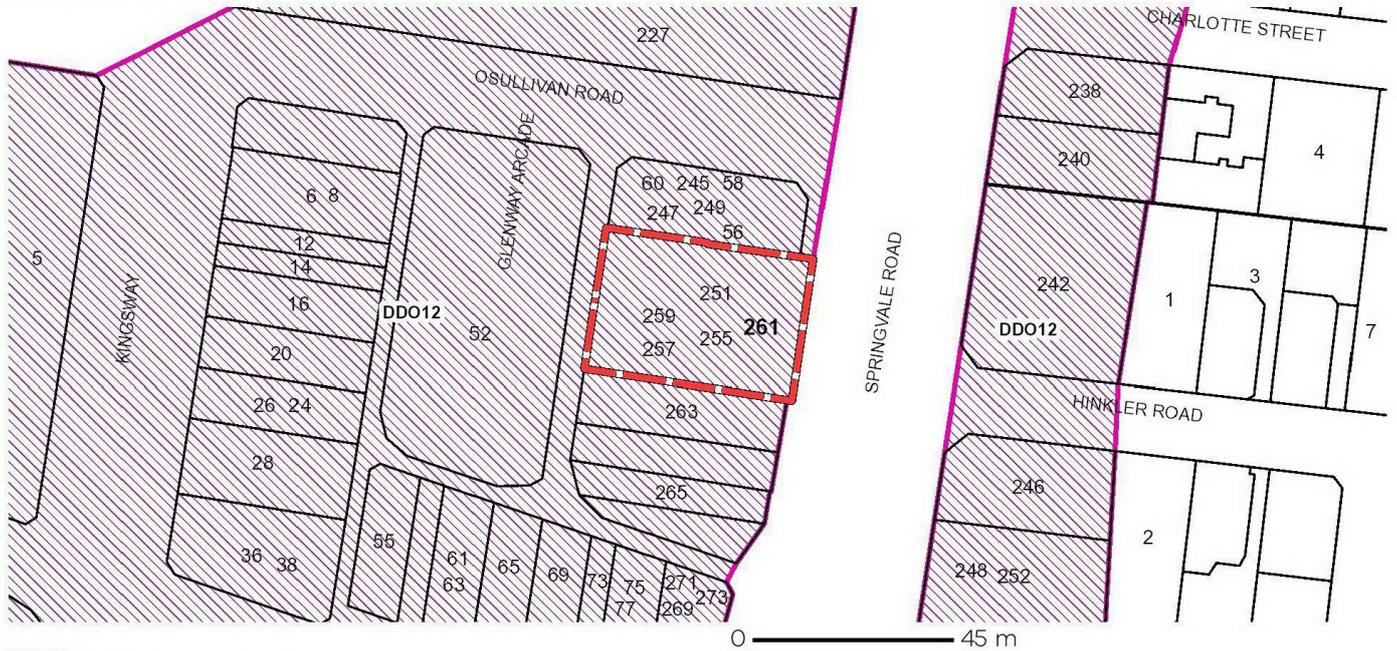
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PLANNING PROPERTY REPORT

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 12 (DDO12)



DDO - Design and Development

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



VPO - Vegetation Protection

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

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PLANNING PROPERTY REPORT

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Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Appendix C
Clause 58 Assessment

<p>Clause 58 Assessment</p> <p>251-261 Springvale Road, Glen Waverley</p> <p>Provisions in this clause apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, if:</p> <ul style="list-style-type: none"> The apartment development is five or more storeys, excluding a basement, and is in the General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone, or The apartment development is in the Commercial 1 Zone, Commercial 3 Zone, Special Use Zone, Comprehensive Development Zone, Capital City Zone, Docklands Zone, Priority Development Zone or Activity Centre Zone. 	
<p>Clause 58.02-1 – Urban Context Objectives</p> <ul style="list-style-type: none"> To ensure that the design respects the existing urban context or contributes to the preferred future development of the area. To ensure the development responds to the features of the site and surrounding area. <p>Standard D1 (cannot be varied)</p> <ul style="list-style-type: none"> The design response <u>must</u> be appropriate to the urban context and the site. The proposed design <u>must</u> respect the existing or preferred urban context and respond to the features of the site. 	<p>Complies</p> <p>Please refer to the body of this report for a comprehensive assessment of the proposal against the existing and preferred character of the GWAC.</p> <p>The development complies with the Standards and Objectives of Clause 55.02-1 of the Planning Scheme.</p>
<p>Clause 58.02-2 – Residential Policy Objectives</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services. <p>Standard D2 (cannot be varied)</p> <p>An application <u>must</u> be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p>	<p>Complies</p> <p>As detailed in the body of this report, the proposal is consistent with various state and local housing policies.</p> <p>The Site is located within walking distance of public transport, goods and services afforded by the GWAC and contains retail uses, which support the establishment of the centre as a commercial hub within the southeast metropolitan region. Further, the development delivers increased housing choice and diversity, which responds directly to the anticipated demand for apartment living.</p> <p>The development ensures that higher diversity housing is contained within an activity centre area, protecting the GWACs established residential areas which are predominantly comprised of low density detached dwellings, with lesser examples of townhouses and villa units.</p> <p>Accordingly, the proposal is a direct response to the housing needs of the municipality and is also consistent with the provisions of Clause 22.14 (Glen Waverley Major Activity Centre Structure Plan) of the Monash Planning Scheme.</p> <p>The development complies with the Standard and Objectives of Clause 55.05-2.</p>
<p>Clause 58.02-3 – Dwelling Diversity Objective</p>	<p>Complies</p>

<ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in development of ten or more dwellings. <p>Standard D3 (can be varied)</p> <p>Developments of 10 or more dwellings <u>should</u> provide a range of dwelling sizes and types including dwellings with a different number of bedrooms.</p>	<p>The development proposes 125 two (2) bedroom dwellings and 22 three (3) bedroom dwellings, ranging in area from 76 square metres to 122 square metres.</p> <p>The development complies with the standard and objective of Clause 58.02-3 of the Planning Scheme.</p>
<p>Clause 58.02-4 – Infrastructure Objectives</p> <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. <p>Standard D4 (can be varied)</p> <ul style="list-style-type: none"> Development <u>should</u> be connected to reticulated services including reticulated sewerage, drainage, electricity and gas if available. Developments <u>should not</u> unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no space capacity, developments <u>should</u> provide for the upgrading or mitigation of the impact on services or infrastructure. 	<p>Complies</p> <p>The development will be connected to the available reticulated services including sewerage, drainage, electricity and gas. The development is located in the heart of the Glen Waverley Activity Centre and is not anticipated to unreasonably effect the operational capacity of the existing infrastructure.</p> <p>The proposal therefore complies with the standards and objectives of Clause 58.02-4 of the Planning Scheme.</p>
<p>Clause 58.02-5 – Integration with the Street Objective</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. <p>Standard D5</p> <ul style="list-style-type: none"> Developments <u>should</u> provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development <u>should</u> be orientated to front existing and proposed streets. High fencing in front of dwellings <u>should</u> be avoided if practicable. Development next to existing public open space <u>should</u> be laid out to complement the open space. 	<p>Complies</p> <p>The development retains its vehicular frontage from the rear Glenway Arcade frontage, which is consistent with the predominant use of this ROW. While the development is orientated to front Springvale Road, pedestrian access has been provided from both street frontages, which enhances local accessibility through increased street activation.</p> <p>The development does not include any high fencing and is consistent with the commercial character and layout of the surround streetscapes.</p> <p>Accordingly, the proposal is consistent with the standards and objective</p>
<p>Clause 58.03-1 – Energy efficiency Objective</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency. <p>Standard D6 (Can be varied)</p> <ul style="list-style-type: none"> Buildings <u>should</u> be: <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space <u>should</u> be located on the north side of the development, if practicable. 	<p>The Site is on an east-west orientation with living areas and private open space maximised to the north where practical.</p> <p>As outlined in the ‘Sustainability Management Plan’ prepared by WSP, the proposed apartments achieve a minimum NatHERS average rating of 5 stars and satisfies BESS ‘Best Practice’ requirements with an average 20.7MJ/M2 cooling load per annum, satisfying Table D1 requirements for Climate Zone 62 Moorabbin.</p> <p>Further information with regards to the proposal’s energy efficiency is contained in the accompanying ‘Sustainability Management Plan’ prepared by WSP.</p>

<ul style="list-style-type: none"> • Developments <u>should</u> be designed so that solar access to north-facing windows is optimised. • Dwellings located in a climate zone identified in Table D1 <u>should not</u> exceed the maximum NatHERS annual cooling load specified in Table D1: <table border="1" data-bbox="145 414 906 925"> <thead> <tr> <th colspan="2" data-bbox="145 414 906 472">Table D1 – Cooling Load</th> </tr> <tr> <th data-bbox="145 472 579 562">NatHERS climate zone</th> <th data-bbox="579 472 906 562">NatHERS maximum cooling load MJ/M2 per annum</th> </tr> </thead> <tbody> <tr> <td data-bbox="145 562 579 607">Climate zone 21 Melbourne</td> <td data-bbox="579 562 906 607">30</td> </tr> <tr> <td data-bbox="145 607 579 651">Climate zone 22 East Sale</td> <td data-bbox="579 607 906 651">22</td> </tr> <tr> <td data-bbox="145 651 579 696">Climate zone 27 Mildura</td> <td data-bbox="579 651 906 696">69</td> </tr> <tr> <td data-bbox="145 696 579 741">Climate zone 60 Tullamarine</td> <td data-bbox="579 696 906 741">22</td> </tr> <tr> <td data-bbox="145 741 579 786">Climate zone 62 Moorabbin</td> <td data-bbox="579 741 906 786">21</td> </tr> <tr> <td data-bbox="145 786 579 831">Climate zone 63 Warrnambool</td> <td data-bbox="579 786 906 831">21</td> </tr> <tr> <td data-bbox="145 831 579 875">Climate zone 64 Cape Otway</td> <td data-bbox="579 831 906 875">19</td> </tr> <tr> <td data-bbox="145 875 579 920">Climate zone 66 Ballarat</td> <td data-bbox="579 875 906 920">23</td> </tr> </tbody> </table> <p data-bbox="145 925 906 987">Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</p>	Table D1 – Cooling Load		NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum	Climate zone 21 Melbourne	30	Climate zone 22 East Sale	22	Climate zone 27 Mildura	69	Climate zone 60 Tullamarine	22	Climate zone 62 Moorabbin	21	Climate zone 63 Warrnambool	21	Climate zone 64 Cape Otway	19	Climate zone 66 Ballarat	23	
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<p data-bbox="129 987 906 1032">Clause 58.03-2 – Communal Open Space Objective</p> <ul style="list-style-type: none"> • To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development. <p data-bbox="129 1144 906 1189">Standard D7 (Can be varied)</p> <p data-bbox="129 1189 906 1234">Communal open space <u>should</u>:</p> <ul style="list-style-type: none"> • Be located to: <ul style="list-style-type: none"> ▫ Provide passive surveillance opportunities, where appropriate. ▫ Provide outlook for as many dwellings as practicable. ▫ Avoid overlooking into habitable rooms and private open space of new dwellings. ▫ Minimise noise impacts to new and existing dwellings. • Be designed to protect any natural features on the site. • Maximise landscaping opportunities. • Be accessible, useable and capable of efficient management. 	<p data-bbox="906 987 1524 1032">Complies</p> <p data-bbox="906 1032 1524 1234">The development incorporates various areas of communal open space in the form of roof top terraces for the benefit of future residential occupants. Large communal terrace areas are available to residents at Levels 19 and 21, which offer sweeping views over the surrounding skyline.</p> <p data-bbox="906 1234 1524 1368">The location of the communal open space areas at the upper levels of the towers is not anticipated to result in any unreasonable noise impacts to dwellings in and surrounding the development.</p> <p data-bbox="906 1368 1524 1570">The Site is currently devoid of any landscaping, which is consistent with the Site's commercial setting. However, the communal open space terraces provide various opportunities for landscaping in the form of planter boxes as detailed in the 'Landscape Plan' prepared by <i>Jack Merlo Design & Landscape</i>.</p> <p data-bbox="906 1570 1524 1709">Accordingly, the proposal complies with the standards and objective of Clause 58.03-2 of the Planning Scheme.</p>																				
<p data-bbox="129 1709 906 1776">Clause 58.03-3 – Solar access to communal outdoor open space objective</p> <ul style="list-style-type: none"> • To allow solar access into communal outdoor open space. <p data-bbox="129 1843 906 1888">Standard D8 (Can be varied)</p> <ul style="list-style-type: none"> • The communal outdoor open space <u>should</u> be located on the north side of a building, if appropriate. • At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space <u>should</u> receive a 	<p data-bbox="906 1709 1524 1753">Complies</p> <p data-bbox="906 1753 1524 1955">The large communal terrace areas available at levels 19 and 21 all maintain a northerly access. As demonstrated by the accompanying shadow plans, these terraces will receive an appropriate level of sunlight through-out the day and are capable of facilitating the reasonable recreation of residents.</p> <p data-bbox="906 1955 1524 2049">The development complies with the standards and objective of Clause 58.03-3.</p>																				

<p>minimum of two hours of sunlight between 9am and 3pm on 21 June.</p>	
<p>Clause 58.03-4 – Safety Objectives</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. <p>Standard D9 (Can be varied)</p> <ul style="list-style-type: none"> Entrances to dwellings <u>should not</u> be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways <u>should</u> be avoided. Developments <u>should</u> be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments <u>should</u> be protected from inappropriate use as public thoroughfares. 	<p>Complies</p> <p>The entrance to the residential tower is afforded via a private and secure pedestrian entrance from Springvale Road and via private lifts from the four basement level car parks. These accessways are protected from inappropriate use as a public thoroughfare and are only accessible to residents of the development and their guests.</p> <p>The entrances are easily identifiable from Springvale Road and will be appropriately illuminated at night, avoiding the creation of unsafe spaces. While casual surveillance of the residential entrance from Springvale Road is provided by the retail tenancies at the first three podium levels.</p> <p>The development has appropriately considered and responded to the safety and security of future residents and therefore complies with the standards and objectives of Clause 58.03-4.</p>
<p>Clause 58.03-5 – Landscaping Objectives</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the area. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect. <p>Standard D10 (Can be varied)</p> <p>The landscape layout and design <u>should</u>:</p> <ul style="list-style-type: none"> Be responsive to the site context. Protect any predominant landscape features of the area. Take into account the soil type and drainage patterns of the site and integrate planting and water management. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site stormwater infiltration. Maximise deep soil areas for planting of canopy trees. <p>Development <u>should</u> provide for the retention or planting of trees, where these are part of the urban context.</p> <p>Development <u>should</u> provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p>	<p>Complies</p> <p>The Site's land size area at approximately 1,548 square metres requires 10% of the site area to be allocated for deep soil area or approximately 155 square metres, with one (1) large tree to be planted or two (2) medium trees per 90 square metres.</p> <p>The proposal does not provide any deep soil planting area, reflective of the Site's existing conditions, however satisfies the Landscaping objective and Standard D10 when noting its application which states that <i>'[i]f the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:</i></p> <ul style="list-style-type: none"> * <i>Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</i> * <i>Vegetated planters, green roofs or green facades.'</i> <p>Given the Site's location within the GWAC and landscaping outcome provided which includes planter boxes with planted trees and vertical green planters to complement the overall design response as shown in the 'Landscape Plan' prepared by <i>Jack Merlo Design & Landscape</i>.</p> <p>Accordingly, the proposed landscaping overall provides a sustainable and pleasant environment for future residents of the proposal.</p> <p>With the discretion contained within Standard D10 the proposal complies with both this and the objective.</p>

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. Development should provide the deep soil areas and canopy trees specified in Table D2.

If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:

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

Table D2 Deep soil areas and canopy trees

Site area	Deep soil areas	Minimum tree provision
750 - 1000 square metres	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8 metres) per 30 square metres of deep soil
1001 - 1500 square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil
1501 - 2500 square metres	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil
>2500 square metres	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil

Note: Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.

Clause 58.03-6 – Access Objective

- To ensure the number and design of vehicle crossovers respects the urban context.

Standard D11 (Can be varied)

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.

The number of access points to a road in a Road Zone should be minimised.

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

Clause 58.03-7 – Parking Location Objective

Complies

Vehicular access to the Site is afforded via its rear frontage to the Glenway Arcade, which is approximately 49 metres in length.

The development facilitates a residential accessway and a loading bay accessway with a combined length of approximately 12 metres, which accounts for approximately 24.4% of the frontage.

The development therefore complies with the standards and objective of Clause 58.03-6 of the Planning Scheme.

Complies

<ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. <p>Standard D12 (Can be varied)</p> <p>Car parking facilities <u>should</u>:</p> <ul style="list-style-type: none"> Be reasonably close and convenient to dwellings. Be secure. Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings <u>should</u> be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>The development provides ample car parking for the residential dwellings across four (4) secure basement levels. Direct and convenient access to the residential tower levels is available from two (2) private residential lifts.</p> <p>The basement levels will be appropriately ventilated through mechanical means and are located to protect residents of the Site and surrounds from unreasonable vehicle noise.</p> <p>The development complies with the standards and objectives of Clause 58.03-7 of the Planning Scheme.</p>
<p>Clause 58.03-8 – Integrated Water And Stormwater Management Objective</p> <ul style="list-style-type: none"> To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. <p>Standard D13</p> <ul style="list-style-type: none"> Buildings <u>should</u> be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings <u>should</u> be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system <u>should</u> be: <ul style="list-style-type: none"> Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	<p>Complies</p> <p>A minimum 25kL rainwater tank is proposed to be connected for toilet flushing irrigation purposes, with rainwater to be collected from the building's roof.</p> <p>As outlined in the 'Sustainability Management Plan' prepared by WSP, the proposed development satisfies the minimum 100% STORM rating.</p> <p>Further information with regards to the proposal's stormwater management is contained at Sections 6 of the accompanying 'Sustainability Management Plan' prepared by WSP.</p>
<p>Clause 58.04-1 – Building Setback Objective</p> <ul style="list-style-type: none"> To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. <p>Standard D14 (Can be varied)</p>	<p>Complies</p> <p>A detailed response to the proposals built form and relationship to adjoining residential apartments is provided at Section 4.2, 6.1 and 7.1 of this report and should be read alongside the architectural package prepared by <i>Plus Architecture</i>.</p>

<p>The built form of the development <u>must</u> respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings <u>should</u> be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58. 	
<p>Clause 58.04-2 – Internal Views Objective</p> <ul style="list-style-type: none"> • To limit views into the private open space and habitable room windows of dwellings within a development. <p>Standard D15 (Can be varied)</p> <p>Windows and balconies <u>should</u> be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</p>	<p>Complies</p> <p>There will be no inappropriate overlooking of habitable rooms or private open space areas from dwellings within the development, complying with the Standard and Objective of Clause 58.04-2 of the Planning Scheme.</p>
<p>Clause 58.04-3 – Noise Impacts Objective</p> <ul style="list-style-type: none"> • To contain noise sources in developments that may affect existing dwellings. • To protect residents from external and internal noise sources. <p>Standard D16 (Can be varied)</p> <p>Noise sources, such as mechanical plants <u>should not</u> be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings <u>should</u> minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) <u>should</u> be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings <u>should</u> be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D3 <u>should</u> be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p> <p>Table D3 Noise influence area</p>	<p>Complies</p> <p>The sources of noise within the development include lift shafts, mechanical plants, retail uses and communal open space areas. As demonstrated by the architectural package, these areas have been primarily located at the lower podium levels in order to reduce their effects on residential dwellings within the tower.</p> <p>The proposed dwellings incorporate use of glazing, which reduces noise levels from off-site sources such as the high traffic interface with Springvale Road. Where practicable, the layout of the dwellings has located habitable bedrooms and living areas away from the eastern interface with Springvale Road, providing additional protection to sensitive rooms.</p> <p>The development complies with the standards and objectives of Clause 58.04-3.</p>

Noise Source	Noise Influence Area	
Zone Interface		
Industry	300 metres from the Industrial and 3 zone boundary.	
Roads		
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane	
Railways		
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track	
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track	
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track	
The noise influence area should be measured from the closest part of the to the noise source.		
<p>58.05-1 Accessibility objective</p> <ul style="list-style-type: none"> To ensure the design of dwellings meets the needs of people with limited mobility. <p>Standard D17</p> <p>At least 50 per cent of dwellings <u>should</u> have:</p> <ul style="list-style-type: none"> A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. A main bedroom with access to an adaptable bathroom. At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4. 		<p>Complies</p> <p>75 of the 147 apartments (51%) of the apartments are designed to be 'accessible', thus satisfying the requirements of Standard D17.</p>
Table D4 - Bathroom Design		
	Design Option A	Design Option B
Door Opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door Design	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> A minimum area of 1.2 metres by 1.2 metres. 	A clear circulation area that is: <ul style="list-style-type: none"> A minimum width of 1.2 metres.

	<ul style="list-style-type: none"> • Located in front of the shower and the toilet. • Clear of the toilet, basin and the door swing. <p>The circulation area for the toilet and shower can overlap.</p>	<ul style="list-style-type: none"> • The full length bathroom and minimum length 2.7 metres. • Clear of the toilet basin. <p>The circulation area can include a shower.</p>	
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.	
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.	
Toilet	A toilet located in the corner of the room.	A toilet located clear of the door opening and clear of the circulation area.	
<p>58.05-2 Building entry and circulation objective</p> <ul style="list-style-type: none"> • To provide each dwelling and building with its own sense of identity. • To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. • To ensure internal communal areas provide adequate access to daylight and natural ventilation. <p>Standard D18 (can be varied)</p> <p>Entries to dwellings and residential buildings <u>should</u>:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings <u>should</u>:</p> <ul style="list-style-type: none"> • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: <ul style="list-style-type: none"> ▫ Include at least one source of natural light and natural ventilation. ▫ Avoid obstruction from building services. ▫ Maintain clear sight lines. 			<p>Complies</p> <p>Pedestrian access to the residential tower levels is via a private entrance foyer from Springvale Road. The residential foyer is designed to afford a sense of identity to the proposed apartments and to facilitate a safe and functional area for the movement of dwelling occupants.</p> <p>The entrance foyer from Springvale Road is provided shelter from the elements by the cantilevered first floor and will be easily distinguishable and illuminated at night. The foyer also provides an appropriately transition from the ground floor retail tenancies, which facilitate activation of both Springvale Road and the Glenway Arcade.</p> <p>Above the podium, the common residential circulation areas maintain clear lines of sight and are designed to avoid obstructions from building services. A nature source of light is provided on the southern façade of the building and appropriate ventilation is incorporated throughout the building.</p> <p>The non-residential areas of the development are located within the three podium levels and are clearly separated from the residential tower and accessways. Dedicated retail entrances are available from both Springvale Road and the Glenway Arcade which include attractive stairwells the retail foyer.</p> <p>The development complies with the Standards and Objectives of Clause 58.05-2.</p>
<p>Clause 58.05-3 – Private Open Space Objective</p> <ul style="list-style-type: none"> • To provide adequate private open space for the reasonable recreation and service needs of residents. 			<p>Complies</p> <p>Each apartment on the upper levels is provided with a balcony with convenient access from a living room, which range in size from 8 – 13 square metres, depending on</p>

<p>Standard D19 (can be varied)</p> <p>A dwelling <u>should</u> have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or • An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or • A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room. <p>If a cooling or heating unit is located on a balcony, the balcony <u>should</u> provide an additional area of 1.5 square metres.</p> <table border="1" data-bbox="145 757 906 1003"> <thead> <tr> <th colspan="3">Table D5 Balcony Size</th> </tr> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table>	Table D5 Balcony Size			Dwelling Type	Minimum Area	Minimum Dimension	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 or more bedroom dwelling	12 square metres	2.4 metres	<p>the size and location of the apartment, complying with the minimum balcony dimension and podium open space requirements at Levels 4 of the building given their private green areas which range from 25 – 94 square metres, in excess of the 15 square metre requirement.</p> <p>As shown on the detailed apartment layouts at Drawing Nos. 7.2 and 7.3 of the architectural package the calculated area of the balconies has notably excluded the area containing the AC unit, thus satisfying the minimum area and dimension requirements of Standard D19.</p> <p>As such, the private open space area of each of the proposed apartments is considered appropriate and satisfies relevant Standard and Objective requirements.</p>			
Table D5 Balcony Size																			
Dwelling Type	Minimum Area	Minimum Dimension																	
Studio or 1 bedroom dwelling	8 square metres	1.8 metres																	
2 bedroom dwelling	8 square metres	2 metres																	
3 or more bedroom dwelling	12 square metres	2.4 metres																	
<p>Clause 58.05-4 – Storage Objective</p> <ul style="list-style-type: none"> • To provide adequate storage facilities for each dwelling <p>Standard D20 (can be varied)</p> <ul style="list-style-type: none"> • Each dwelling <u>should</u> have convenient access to usable and secure storage space. • The total minimum storage space (including kitchen, bathroom and bedroom storage) <u>should</u> meet the requirements specified in Table D6. <table border="1" data-bbox="145 1339 906 1827"> <thead> <tr> <th colspan="3">Table D6 - Storage</th> </tr> <tr> <th>Dwelling Type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Table D6 - Storage			Dwelling Type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 or more bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	<p>Complies</p> <p>Each dwelling is provided with storage that meets or exceeds with the requirements of Table D6. This includes storage provided both within the apartment space lockable storage cages at Level 1 of the building.</p>
Table D6 - Storage																			
Dwelling Type	Total minimum storage volume	Minimum storage volume within the dwelling																	
Studio	8 cubic metres	5 cubic metres																	
1 bedroom dwelling	10 cubic metres	6 cubic metres																	
2 or more bedroom dwelling	14 cubic metres	9 cubic metres																	
3 or more bedroom dwelling	18 cubic metres	12 cubic metres																	
<p>Clause 58.06-1 – Common Property Objective</p> <ul style="list-style-type: none"> • To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. • To avoid future management difficulties in areas of common ownership. 	<p>Complies</p> <p>The proposed areas of communal open space, car parking levels, access and circulation areas and site facilities are located in practical and easily accessible locations. The areas are highly functional and capable of efficient management in accordance with Standard D21.</p>																		

<p>Standard D21 (can be varied)</p> <ul style="list-style-type: none"> • Developments <u>should</u> clearly delineate public, communal and private areas. • Common property, where provided, <u>should</u> be functional and capable of efficient management. 	<p>The design response has considered the delineation of public, communal and private areas through a strategic building layout.</p> <p>Public areas, such as the proposed retail tenancies and their associated communal areas (circulation areas, lifts and stairwells) occupy the podium at levels ground – two. Access to these areas is provided via two dedicated retail entrances, which are entirely separated from residential areas of the building.</p> <p>Private residential areas are accessible via a private residential entrance foyer from Springvale Road and occupancy the tower levels above the podium.</p> <p>The development complies with the standards and objectives of Clause 58.06-1 of the Planning Scheme.</p>
<p>Clause 58.06-2 – Site Services Objective</p> <ul style="list-style-type: none"> • To ensure that site services can be installed and easily maintained. • To ensure that site facilities are accessible, adequate and attractive. <p>Standard D22 (can be varied)</p> <ul style="list-style-type: none"> • The design and layout of dwellings <u>should</u> provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. • Mailboxes and other site facilities <u>should</u> be adequate in size, durable, waterproof and blend in with the development. • Mailboxes <u>should</u> be provided and located for convenient access as required by Australia Post. 	<p>Complies</p> <p>Site services are installed in easily accessible locations within the building’s central core and are located within storage rooms/cupboards where practical to sure their attractive integration.</p> <p>Residential mailboxes are located within a dedicated mail room in the entrance foyer</p>
<p>Clause 58.06-3 – Waste and Recycling Objective</p> <ul style="list-style-type: none"> • To ensure dwellings are designed to encourage waste recycling. • To ensure that waste and recycling facilities are accessible, adequate and attractive. • To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. <p>Standard D23 (Can be varied)</p> <p>Developments <u>should</u> include dedicated areas for:</p> <ul style="list-style-type: none"> • Waste and recycling enclosures which are: <ul style="list-style-type: none"> ▫ Adequate in size, durable, waterproof and blend in with the development. ▫ Adequately ventilated. ▫ Located and designed for convenient access by residents and made easily accessible to people with limited mobility. • Adequate facilities for bin washing. These areas <u>should</u> be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. 	<p>Complies</p> <p>The bin storage area is appropriate for the residential and commercial use as detailed in the ‘Waste Management Plan’ prepared by <i>Leigh Design Pty Ltd</i>.</p>

<ul style="list-style-type: none"> Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities <u>should</u> be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 																									
<p>Clause 58.07-1- Functional Layout Objective</p> <ul style="list-style-type: none"> To ensure dwellings provide functional areas that meet the needs of residents. <p>Standard D24 (Can be varied)</p> <p>Bedrooms <u>should</u>:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table D7. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <table border="1" data-bbox="145 1196 906 1352"> <thead> <tr> <th colspan="3">Table D7 Bedroom Dimension</th> </tr> <tr> <th>Bedroom Type</th> <th>Minimum Width</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Living areas (excluding dining and kitchen areas) <u>should</u> meet the minimum internal room dimensions specified in Table D8.</p> <table border="1" data-bbox="145 1447 906 1664"> <thead> <tr> <th colspan="3">Table D8 Living Area Dimension</th> </tr> <tr> <th>Bedroom Type</th> <th>Minimum Width</th> <th>Minimum Area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Table D7 Bedroom Dimension			Bedroom Type	Minimum Width	Minimum Depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Table D8 Living Area Dimension			Bedroom Type	Minimum Width	Minimum Area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	<p>Complies</p> <p>The bedrooms and living areas for each of the apartments either exceed or satisfy the requirements set out at Table D7 and D8 of Standard D24 and as shown on Drawing Nos. 7.2 and 7.3 of the architectural package.</p> <p>We note that the areas highlighted within the these drawings identify the minimum areas in satisfying Standard D24 requirements, with the living areas generally larger those prescribed in Table D8.</p>
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<p>Clause 58.07-2 – Room Depth Objectives</p> <ul style="list-style-type: none"> To allow adequate daylight into single aspect habitable rooms. <p>Standard D25 (Can be varied)</p> <p>Single aspect habitable rooms <u>should not</u> exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room <u>may</u> be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. The kitchen is located furthest from the window. 	<p>Complies</p> <p>All habitable rooms, including the open plan layout of living areas for single aspect apartments comply with Standard D25 requirements when measuring the depth from the glazing line of the habitable room windows.</p> <p>The maximum depth for a single aspect, open plan apartment is 8.43 metres (Apartment Type B10), thus less than the 9 metres required by Standard D25.</p>																								

<ul style="list-style-type: none"> The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth <u>should</u> be measured from the external surface of the habitable room window to the rear wall of the room.</p>	
<p>Clause 58.07-3 – Windows Objectives</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows <p>Standard D26 (Can be varied)</p> <p>Habitable rooms <u>should</u> have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area <u>should</u> be:</p> <ul style="list-style-type: none"> A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window. 	<p>Complies</p> <p>All habitable rooms have a window in an external wall of the building, or floor to ceiling door leading to a balcony from the principal living areas.</p> <p>Where ‘snorkel’ windows to bedrooms are proposed, these maintain a minimum width of 1.25 metres and maximum depth of 1 metres (Apartment Type T01), complying with Standard D26 which allows the maximum depths to be 1.87 metres.</p>
<p>Clause 58.07-4 – Natural Ventilation Objectives</p> <ul style="list-style-type: none"> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. <p>Standard D27 (Can be varied)</p> <p>The design and layout of dwellings <u>should</u> maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings <u>should</u> provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<p>Complies</p> <p>72 of the 147 apartments (49%) of the apartments are designed to contain natural cross ventilation, satisfying the requirements of Standard D27.</p>