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# **P I T A R D**



**TOWN PLANNING AND URBAN CONTEXT REPORT**

**7-9 NICHOLSON COURT CLAYTON**

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### APPENDIX 1 Clause 58 Assessment

### VERSION

Revision A - Lodgement

27/05/2022

## 1. INTRODUCTION

The following report sets out the details and relevant planning considerations in relation to a proposal to construct a five-storey apartment building on land at 7-9 Nicholson Court, Clayton.

This report has been prepared to:

- Identify the subject site and provide a written and photographic analysis of the physical context, including:
  - The geographic and topographic features of the site.
  - The use and development of the site and surrounding land.
  - Neighbourhood character.
  - Landscape and natural features.
  - Transport and movement arrangements.
- Identify the relevant State and local planning policies against which the proposal will be assessed.
- Assess and respond to the relevant application requirements of Clause 58.01 of the Monash Planning Scheme in respect to an Urban Context Report and Design Response. This report should be read in conjunction with the Urban Context and Design Response Plans, prepared by Pitard Group.
- Provide a comprehensive assessment against the relevant planning provisions.

<b>Application Details</b>	
Property Details:	7-9 Nicholson Court Clayton
Land Description:	Lots 18 & 19 LP8034 Vol 06773 Folio 466 & Vol 04992 Folio 236
Proposal:	Construction of a five storey residential apartment building with basement car parking
Current Land Use:	Residential
Zone Control:	Residential Growth Zone - Schedule 3
Overlay Control:	Special Building Overlay
Planning Permit Triggers:	Clause 32.07-5 - construct two or more dwellings on a lot. Clause 44.05-2 - construct a building or to construct of carry out works.
Responsible Authority:	Monash City Council
Applicant:	Pitard 7 Pty Ltd 19 Hewitt Street Cheltenham VIC 3192
Contact Person:	Andrew Bromley Development Manager M: 0412 816 984 E: andrew@pitard.com.au

## 2. URBAN CONTEXT

### 2.1 The Subject Site

The development site comprises two allotments on the west side of Nicholson Court, Moorabbin. The development site is regular in shape with frontage of approximately 30.48m and depth of 45.72m yielding an overall site area of approximately 1394m<sup>2</sup>.

The site is currently occupied by two single storey dwellings.

The site sits at the southern end of Nicholson Court which runs north-south for a length of approximately 120m from Haughton Road.

South of the subject site is a Right of Way that connects Haughton Road, Dunstan Street, Nicholson Court and McGregor Street.

A 1.22m wide easement runs along the rear boundary of the site.

There are no covenants or encumbrances that affect the site.

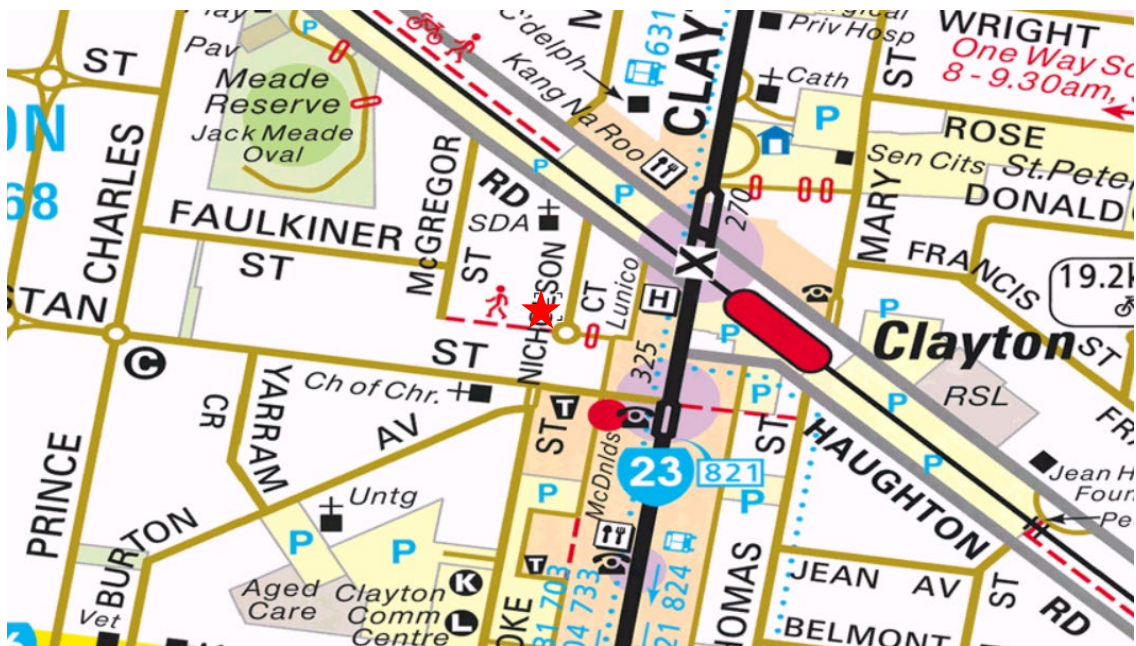


Figure 1. Location Map





Figure 2. Aerial Photograph.



Figure 3. The Subject Site.





Figure 4. The Subject Site.

## 2.2 The Environs

The subject site is located within the Clayton Activity Centre as identified in both State and local policy and is part of the Monash National Employment and Innovation Cluster (MNEIC). The activity centre is the focus for local business, shopping, medical facilities, education and recreation that is a key component of the MNEIC and is well serviced by a variety of public transport.

The subject site is located approximately 100m west of the Clayton Road commercial strip and 230m south west of the Clayton Railway Station.

The Clayton Activity Centre is primarily focused around Clayton Road and Cooke Street which contains a full line Coles supermarket. The commercial centre extends laterally in part along Carnish Road and Centre Road where it transitions to a more industrial precinct east of Centre Road.

The Monash Medical Centre is of regional significance and is located approximately 400m north of the site.

Despite clear policy support for high density development in and around the activity centre, redevelopment in the immediate area has been limited to small scale townhouse and apartment development.

The residential area surrounding the core activity centre comprises traditional attached and detached dwelling, walk up flats and medium density development.

Roof forms are predominately pitched with a variety of hips and gables. Front setbacks are varied and comprise informal front gardens, hard paving for informal car parking, lawn areas, perimeter landscaping and moderate canopy trees. A variety of front fences are common within the street.



Public transport within the vicinity of the site includes Clayton Railway Station and bus routes which run along Clayton and Centre Roads.

Land immediately surrounding the subject site is shown as follows;



Figure 5. 3-5 Nicholson Court.



Figure 6. West side of Nicholson Court.





Figure 7. 6 Nicholson Court.



Figure 8. 4 Nicholson Court.





Figure 9. East side of Nicholson Court.



Figure 10. ROW south of the review site.





Figure 11. Rear of 29 Dunstan Street.



Figure 12. Rear of 27 Dunstan Street.



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### 3. THE PROPOSAL

The application seeks to construct a five storey apartment building comprising 32 dwellings. The main features of the proposed development are;

- The apartment building comprises the following apartment mix:
  - 3 x 1 bedroom apartments.
  - 24 x 2 bedroom apartments.
  - 5 x 3 bedroom apartments.
- Vehicle access is provided from Nicholson Court via a single crossover in the south east corner of the site.
- The proposed basement provides 37 car spaces in accordance with the requirements of the Monash Planning Scheme.
- Pedestrian access is provided via a wide, centrally located entrance.
- The building is setback between 4.0m and 5.15m at ground floor. Above ground, the first and second floors are setback 6.0m to the building and 4.0m to the balcony balustrade.
- The third level retains a 6.0m to the building, with an increased balcony setback, whilst the fourth floor is significantly recessed, setback 11.24m from the front boundary.
- A three storey podium provides an appropriate residential scale to the street with the levels above presenting as recessive, subordinate elements in the composition of the building.
- Site coverage is 67.7% and permeability is 19.9%.
- The proposed apartment building is modern contemporary in appearance. The buildings are to be constructed with a variety of materials including brick, render and colourbond cladding, substantial glazing and a flat roof form.
- The site will be landscaped in accordance with the landscape plan prepared by Species Landscape Architects.

## 4. PLANNING CONTROLS AND POLICIES

### 4.1 Zone and Overlays

The subject site is located within the Residential Growth Zone Schedule 3 (RGZ3) under the Monash Planning Scheme. The site is also affected by the Special Building Overlay.

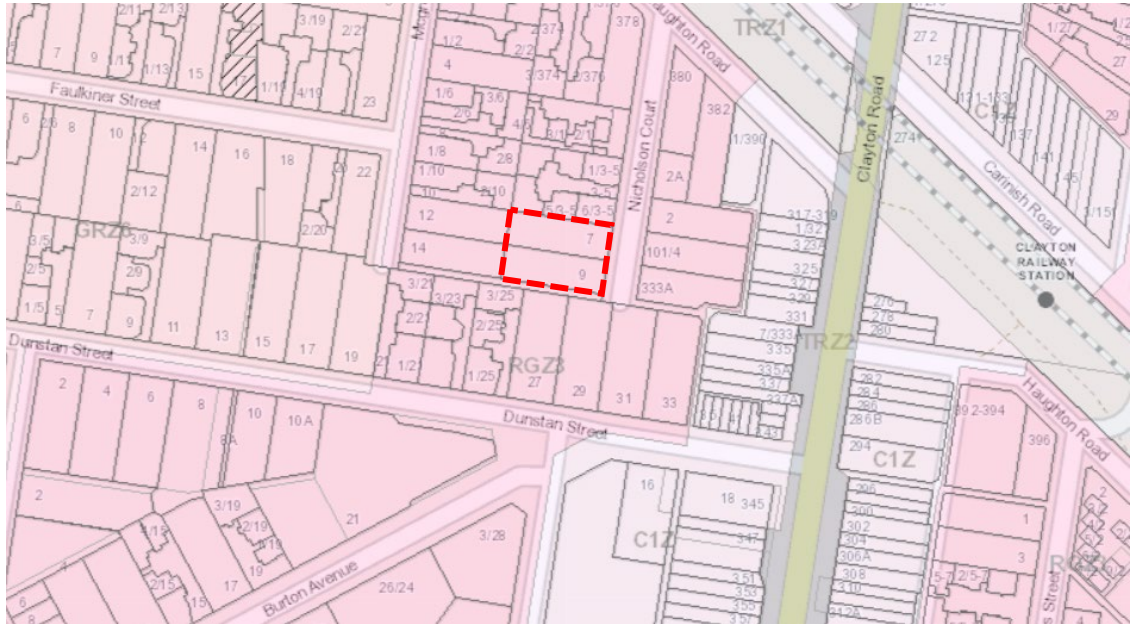


Figure 13. Zoning Map

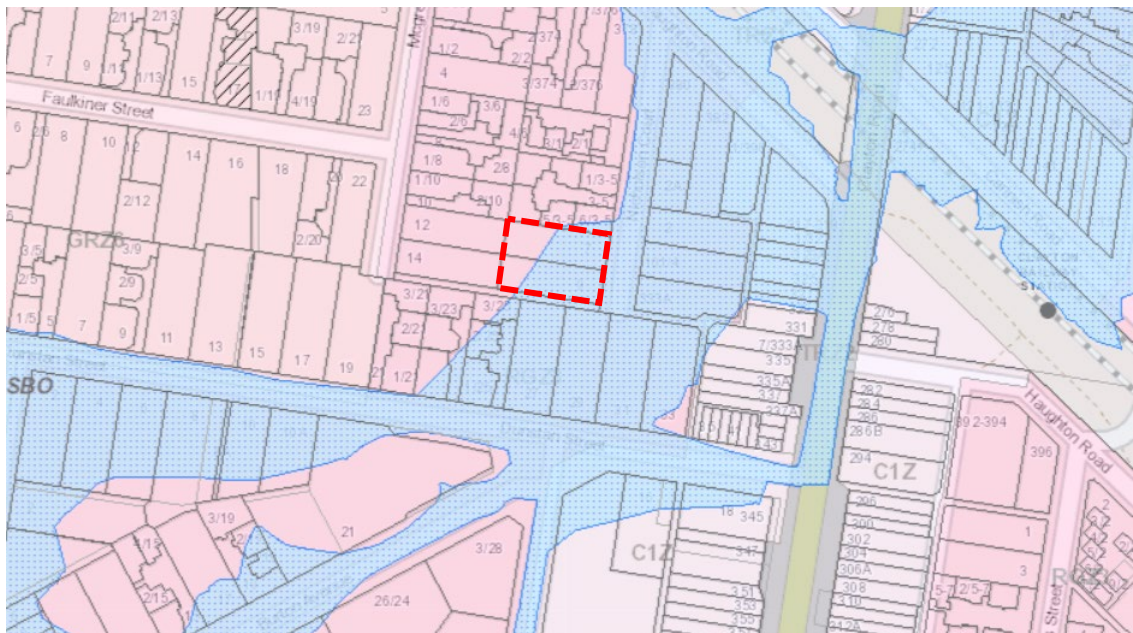


Figure 14. Overlay Map



The purpose of the Residential Growth Zone is:

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

*To provide housing at increased densities in buildings up to and including four storey buildings.*

*To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*

*To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*

*To ensure residential development achieves design objectives specified in a schedule to this zone.*

*To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Schedule 3 of the Residential Growth Zone relates specifically to the Clayton Major Activity Centre and Monash National Employment and Innovation Cluster.

The design objectives of Schedule 3 are:

*To facilitate housing growth in the form of apartment developments of a high quality design and finish.*

*To ensure developments are constructed within an open garden setting through the retention and planting of vegetation, including canopy trees.*

*To ensure that the height, scale and form of development respects any sensitive residential interfaces and minimises the appearance of visual bulk.*

The purpose of the Special Building Overlay is:

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

*To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*

*To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*

*To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*

## 4.2 Particular Provisions

### **Clause 52.06 Car Parking**

The subject site is located within the Principal Public Transport Network Area (PPTN) and as such the provisions of Column B in the table to Clause 52.06-5 applies to the site.

Column B to the table to Clause 52.06-5 requires the following car parking rates for dwellings:

1 and 2 bedroom dwellings	1 car space
3 bedroom dwellings	2 car spaces

### **Clause 52.34 Bicycle Parking**

The table at Clause 52.34-3 requires the following bicycle parking rates for dwellings in developments of four or more storeys:

Dwelling	1 to each 5 dwellings.
Visitor	1 to each 10 dwellings.

### **Clause 58 Apartment Developments**

The overarching purpose of this Clause is to encourage apartment development that provide reasonable standards of amenity for existing and new residents and that is responsive to the site and the surrounding area.

### **Clause 65**

Clause 65 of the Monash Planning Scheme provides decision guidelines with respect to determination of a planning application.

## 4.3 Permit Triggers

A planning permit is required for the proposal by the following clauses of the Monash Planning Scheme:

- Clause 32.07-5 - construct two or more dwellings on a lot.
- Clause 44.05-2 - construct a building or to construct of carry out works.

## 4.4 State Planning Policies

Clause 11.02-1S provides, in part, that planning for urban growth should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas.

Clause 11.03-1R seeks to support the growth of Metropolitan Activity Centres by ensuring they:

- *Are able to accommodate significant growth for a broad range of land uses.*
- *Are supported with appropriate infrastructure.*



- *Are hubs for public transport services.*
- *Offer good connectivity for a regional catchment.*
- *Provide high levels of amenity*

The objectives for activity centres at Clause 11.03-1S is:

*To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.*

Relevant strategies outlined within the clause to achieve this objective include:

- *Encourage a diversity of housing types at higher densities in and around activity centres.*
- *Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.*
- *Improve access by walking, cycling and public transport to services and facilities*

Clause 15.01-1S contains the following strategies:

*Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*

*Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*

*Ensure the interface between the private and public realm protects and enhances personal safety.*

*Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*

*Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*

*Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*

*Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*

*Promote good urban design along and abutting transport corridors.*

Clause 15.01-2S identifies similar strategies seeking to ensure a development is designed to suit its physical and policy context.

Clause 16.01-1R seeks to provide new housing to meet population growth in metropolitan and major activity centres. It also seeks to:

*Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.*

Clause 16.01-2S seeks to encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Clause 16.01-3S identifies that in respect to housing diversity:

*Encourage the development of well-designed medium-density housing that:*

- *Respects the neighbourhood character.*
- *Improves housing choice.*
- *Makes better use of existing infrastructure.*
- *Improves energy efficiency of housing.*

*Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

In relation to employment and the economy, Clause 17.01-1R states:

*Facilitate the development of National Employment and Innovation Clusters by ensuring they:*

- *Have a high level of amenity to attract businesses and workers.*
- *Are supported by good public transport services and integrated walking and cycling paths.*
- *Maximise investment opportunities for the location of knowledge intensive firms and jobs.*

## **4.5 Municipal Strategic Statement**

The residential aspects of the MSS and LPP are based around the Monash Housing Strategy 2014.

Clause 21.04 identifies activity centres and areas with future development potential.

Clause 21.04-3 identifies the following objective:

*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.*

Strategies include:

- *Ensure that new residential development enhances the character of the neighbourhood, having regard to the preferred future character statements contained within Clause 22.01.*
- *Ensure that development enhances the garden city and landscaped streetscape character of the neighbourhood, responds to the features of the site and surrounding area and promotes good streetscape design.*
- *Direct more intensive, higher scale development to neighbourhood and activity centres that are well serviced by public transport, commercial, recreational, community and educational facilities.*

- *Support substantial residential growth within the Monash National Employment Cluster to provide housing closer to where people work and study.*

Clause 21.06-2 recognises that:

*Major activity and neighbourhood centres are likely to be the focus of change over the next 30 years. This change must be planned to ensure that the outcomes are consistent with the vision of Council for more sustainable development that is appropriately located, of a high standard of design and built form compatible with local neighbourhood character and accommodates the needs of the community.*

The hierarchy of activity centres identifies Clayton as a major focus for medium rise apartment development.

#### **4.6 Local Planning Policies**

The future character statement contained in Clause 22.01 for the Housing Growth Area - Clayton Activity Centre and Monash National Employment Cluster is:

*The scale of new residential development will generally comprise larger footprint apartment development of a high-quality design and finish. Some infill town house and unit development will also occur.*

*Where possible on larger sites, developments will be multi-level, and set in open gardens. Although setbacks from all boundaries will be less than is common in other parts of Monash, the developments will ensure the incorporation of well-maintained landscaping to address the garden city character, albeit in a more urban form.*

Clause 22.04 seeks for stormwater generated from impervious areas be managed by an on-site retention system to reduce impacts on the catchment drainage system.

Clause 22.13 requires development to achieve best practice in environmentally sustainable development.

#### **4.7 Clayton Activity Centre Precinct Plan**

The Clayton Activity Centre Precinct Plan (Clayton PP) was prepared by Council in January 2020 and although it has been adopted by Council it has not yet been introduced into the planning scheme.

The plan identifies that the population of Clayton is expected to grow substantially, with most growth occurring in the activity centre. The plan further notes:

*Clayton provides a desirable location to live within the MNEIC, due to its good public transport access and thriving strip-based retail offering. It has the potential to be further enhanced with a greater retail and hospitality mix, and diversity of businesses that help to create a destination for workers.*

Whilst the weight afforded to the plan must be tempered given its status, it is nevertheless the most up to date strategic planning relating to the subject site.



Figure 10 of the Clayton PP identifies a preferred height limit of 3-5 storeys for the subject site. This height control applies to the land to the north and west of the site. A 6 storey preferred height limit has been applied to the land to the east and south.

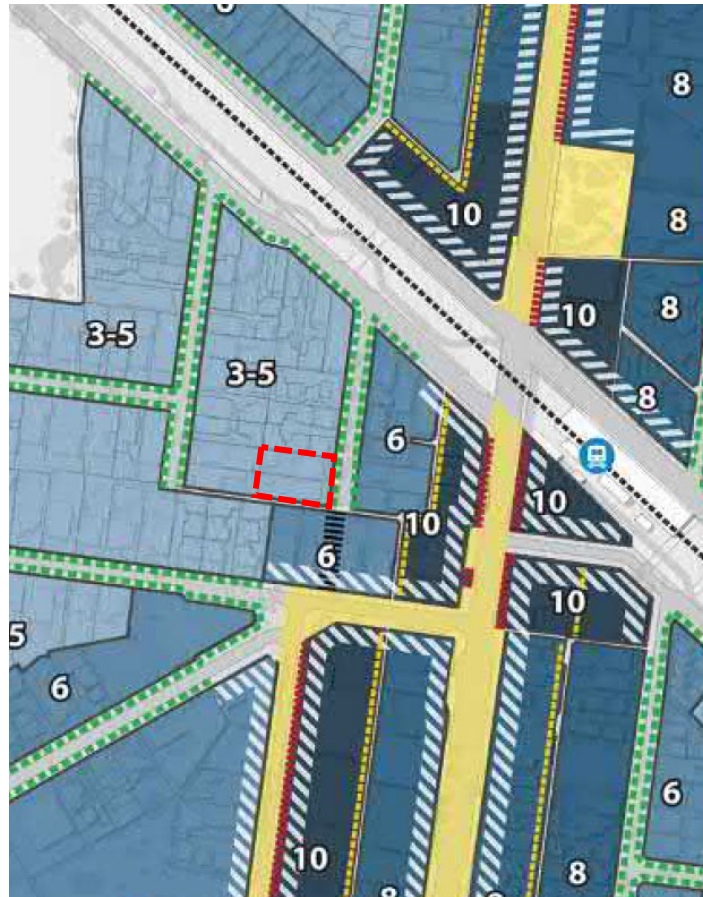


Figure 15. Extract from Figure 10 of the Clayton PP.

## 5. DESIGN RESPONSE

The Design Response Plan accompanying the application plans should be read in conjunction with the following material.

The location of the site within the Clayton Activity Centre makes it a strategically significant in terms of its ability to deliver new housing in an area identified as being locally important.

This proposal is consistent with the emerging character in the Housing Growth Area where a number of apartment buildings on consolidated sites have been recently constructed or are under construction.

Having regard to the above context, the proposal responds appropriately to the opportunities and constraints of the site, in particular:

- The scale and form of the apartment building is consistent with the emerging scale of new development within this part of Housing Growth Area. This precinct is currently experiencing a high degree of change and is becoming noticeably more urban with larger, more intense form.
- The design proposes a predominately three storey form to Nicholson Court, with recessive upper levels.
- The front setback satisfies the varied standard in Schedule 3 of the RGZ.
- The building is setback from side and rear boundaries to provide adequate separation to adjoining private open space areas and presents as a three storey podium setback upper levels to minimise potential visual bulk impacts.
- The communal space is located within the street setback, assisting the integration of the proposal into the public realm.
- Vehicle access is provided through a new crossover on the eastern side of the site.
- A landscape plan has been prepared by Species Landscape Architects.
- The architecture is deliberately modern and does not seek to replicate the existing traditional development, instead proposing a high quality contemporary form which provides visually interesting infill development.

Given the above features, the proposed development is consistent with the preferred character of the activity centre and affords an opportunity to improve the existing built environment and enhance the general amenity of the area.

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## 6. PLANNING CONSIDERATIONS

### 6.1 Zone and Policy Requirements

The redevelopment of this site for an apartment building has support at all levels of the Monash Planning Scheme.

The purpose of the Residential Growth Zone in this particular location is to implement state and local policies by encouraging a diversity of housing at increased densities in locations such as the subject site that has excellent access to the activity centre and railway station.

At the State level the proposed development enjoys a high level of policy support. The site's location within an existing Activity Centre and the MNEIC provides excellent strategic justification for redevelopment given the proximity to the Clayton Railway Station and the commercial, employment and community facilities available within Clayton.

At the local level, the site is located within the Housing Growth Area - Clayton Activity Centre and Monash National Employment Cluster. The policy direction for this location is borne out of the Monash Housing Strategy 2014 which identifies the area in which the site is located as being one which (amongst others) is to accommodate a large proportion of the municipalities housing growth.

It is acknowledged that such support is subject to a design response that fits the context and character of the area and responds to energy efficiency and transportation objectives. In this case, the proposal seeks to construct a high quality architecturally designed residential development that seeks to realise the vision of activity centre living within the bounds of character and amenity objectives. The subject site comprises two properties and has a variety of interfaces. Its location at the end of Nicholson Court provides an opportunity to create a new built form character consistent with the development aspirations for the area.

The proposal is consistent with the preferred character outcome for housing growth areas as it is an apartment building with a larger footprint than the surrounding development that is of a high level of architectural quality and proposes a high level of internal amenity for future residents. The consolidation of sites to achieve the height and density aspirations of the policy is also encouraged.

There are currently no height controls within the Monash Planning Scheme relevant to the subject site beyond the standard discretionary 13.5m height limit in the RGZ. Councils expectations for height within the activity centre are however set out in the Clayton PP which identifies a preferred height limit of 3-5 storeys, depending on the width of the development site.

Notably, the 3-5 storey height limit in the Clayton PP applies to both the RGZ3 land in the Housing Growth Area and the GRZ6 land in the Housing Diversity Area. Given the GRZ6 has a mandatory maximum height of 11.5m / 3 storeys it is reasonable to imply that the 4 and 5 storey buildings are to be achieved in the RGZ3 areas.

The proposal is also consistent with the building heights for precinct 3 which identifies lots greater in width than 30m (the subject site has a frontage of 30.48m) as being capable of accommodating 5-6 storeys.

Whilst it is yet to play out in completed development in the immediate vicinity, the emerging character sought by policy for this part of Precinct 3 is quiet clearly of 3-6 storey apartment style development. Given the Clayton PP is a relatively new policy, its implementation may take time, however this proposal is quite clearly consistent with the emerging character sought by policy for this location.

The Clayton PP also identifies a new pedestrian connection between the southern end of Nicholson Street and Dunstan Street, which would improve pedestrian connectivity and walkability from the site to the activity centre.

Having regard to the decision guidelines of Clause 22.01, it is considered the proposal is consistent with the preferred character statement and therefore will contribute positively to the preferred future character. The proposal will not have a detrimental impact on the amenity of adjoining properties or the environment.

## **6.2 Built Form**

The building presents as a three storey podium to the street with a recessed third floor. The fourth floor is setback substantially from the street to the point where it will have minimal visual impact on the streetscape. The podium levels are setback 4m from the street consistent with the varied front setback standard contained in Schedule 3 of the RGZ. The third floor is setback 6m, whilst the fourth floor is setback 11.24m.

The third and fourth floors are clad in a darker vertical cladding, making them more visually recessive than the lighter lower levels.

The dwellings on the properties to the west are located towards the front of their sites and have large setbacks, comprising substantial outbuildings and vegetation which assists in separating those dwellings from the subject site and lessens the potential for unreasonable amenity impacts.

The rear setback at ground floor varies between 2.5m and 3.0m, the extent to which a variation to the varied standard in Schedule 3 of the RGZ is required is limited to two bedrooms on the northern and southern sides of the building which is inconsequential in respect to the presentation of the building to adjoining properties. The first floor is setback 3.0m in accordance with the standard, likewise the second floor setback of 5.0m is consistent with the varied standard. The third floor is setback 7.5m and the fourth floor 13.65m, providing a progressively recessive building as it presents from the rear.

To the north, the site abuts three townhouses, the front two being double storey, the rear single storey. The front unit (6 / 3-5 Nicholson Court) has a non-sensitive interface with the site, with a ground floor boundary wall and its open space located on the north side of the dwelling. Likewise the rear unit (4 / 3-5 Nicholson Court) has its primary open space on the north side of the dwelling with a narrow service yard and some windows facing the site.

The central unit (5 / 3-5 Nicholson Court) has a larger private open space area that wraps around the east and south of the dwelling. The proposal responds sensitively to this interface with a minimum 3.0m setback at ground floor and a 3.0m setback to the first and second floor balconies with the building setback between 4.56m and 5.11m at these levels. A break in the building for the saddleback windows at these levels assists in articulating the building when viewed from the adjoining POS.



The third-floor balcony is setback 5.2m and the building setback 7.5m, whilst the upper level is setback 8.28m to the balcony and 11.26m to the building.

The interface to the south is well separated by the laneway which provides a 3m buffer to the properties to the south. As shown in Figures 11 and 12, the properties at 27 and 29 Dunstan Street are relatively non sensitive. 29 Dunstan Street has a large open concrete car park (although the use of the land is unknown) whilst 27 Dunstan Street comprises a densely vegetated backyard consisting of fruit trees or similar with a shed in the north east corner. The dwelling itself is well setback from its northern boundary.

Unit 3 / 25 Dunstan Street has approximately half of its northern boundary interfacing with the subject site, with its primary open space area in the north west corner, orientated away from the site.

The setbacks to the southern boundary generally mirror those of the northern boundary, however the properties to the south have the added benefit of the separation provided by the laneway.

The basement is setback between 2.85m and 4.18m from Nicholson Court which provides ample opportunity to plant new canopy trees and vegetation that will contribute to the landscape character of the street. Additional cut outs in the basement envelope are provided in the north west and south west corners to provide

It is submitted the proposal provides an appropriate built form response, having regard to:

- The proposal represents a high quality architectural outcome in a quality landscape setting with extensive new canopy tree planting, enhancing the positive attributes of this precinct.
- The proposal provides a mix of 1, 2 and 3 bedroom apartments, providing a diversity of accommodation.
- All car parking is within the basement, with vehicle access limited to a single crossover at the southern end of the Nicholson Court frontage.
- The consolidation of two properties to create this site justifies the five storey built form in the context of the emerging character of this precinct.

### **6.3 External Amenity Impacts**

The subject site has direct residential abutments to the north and west, whilst a laneway separates the site from properties to the south.

The proposal presents as a well-articulated and staggered building to the properties to the north. These open space areas have relatively narrow aspects towards the subject site and are unlikely to perceive the full breadth of the building, particularly as the front and rear units have their primary open space areas located and orientated well away from the subject site.

As described above, the properties to the rear are well setback from the site with large open space areas and will therefore not be unreasonably impacted by the proposal.

Any potential for adverse visual bulk impacts on the small open space area of 3 / 25 Dunstan Street has been avoided by the staggered rear setback which ensures the majority of the northern aspect of the private open space is unaffected by the proposal.

The rear open space areas of 27 and 29 Dunstan Street are considered to be relatively non sensitive and therefore are unlikely to be impacted by the proposal.

Overlooking screening has been carefully considered with a variety of screening, and obscure glazing proposed along the northern, western and southern elevations to ensure the proposal does not unreasonably overlook the adjoining properties.

The shadow diagrams indicate that the proposal casts shadows on the adjoining properties to the west in the early morning, however by midday there is no shadowing impact. Given the large size of the two private open space areas, there remains a large area of unshadowed open space for each property.

To the south, the shadows generally fall within the laneway and will not extend beyond the shadows cast by the existing fences.

This extent of overshadowing is relatively minor and again in line with expectations for an activity centre location.

## **6.4 Internal Amenity**

All apartments within the development are provided with a high level of internal amenity, having regard to the following factors:

- A majority of apartments are provided with larger private open space than required by the standard.
- Double stud walls with an airgap and post tension concrete slabs provide a high level of noise attenuation between apartments.
- All windows are double glazed, improving thermal efficiency and lessening noise impacts.
- 2.7m high ceilings and 2.4m high windows create spacious light filled living areas.
- The saddleback bedroom windows are fully compliant with the Clause 58 requirements.
- The relevant apartment dimensions in respect to living room widths and depths and accessibility standards have been satisfied.

## **6.5 Environmentally Sustainable Development**

A Sustainability Management Plan and BESS assessment has been prepared by EWE and accompanies this application.

The SMP includes a WSUD assessment that indicates a 12,000L tank will be provided under the basement for the purpose of stormwater collection and reuse in toilet flushing.

The BESS assessment demonstrates a score of 52% which exceeds the 50% 'best practice' requirement. The BESS assessment and the SMP demonstrate the design characteristics and means by which the policy and environmental outcomes will be achieved, consistent with Clause 22.13.

The proposal satisfies the energy efficiency and cross ventilation standards of Clause 58, resulting in a high level of amenity and livability for future residents.

South facing apartments have been avoided, all apartments have a northern, eastern or western orientation.

## **6.6 Special Building Overlay**

The eastern half of the site is affected by the Special Building Overlay. The proposal has been designed to satisfy with a freeboard level and basement ramp apex in accordance with the requirements of Melbourne Water.

## **6.7 Access and Car Parking**

A traffic report prepared by Quantum Group accompanies this application which deals with the matters set out in Clauses 52.06 and 52.34 in detail.



## **7. CONCLUSION**

The redevelopment of this site will fulfil an important strategic role by contributing to the density and diversity of housing stock of the Clayton Activity Centre.

The scale, form and intensity of the proposal on this large site is supported by the zone and local policy provisions.

The development achieves a high quality architectural built form that will result in a positive streetscape outcome and is reflective of the emerging character of the area.

The built form is well resolved and has had regard to the sensitive interfaces of adjoining properties. The proposal is respectful of these interfaces and will not result in any unreasonable visual bulk or amenity impacts on adjoining properties.

Therefore, on the basis of the above considerations it is appropriate for Council to support the application.