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URBIS

VICTORIA'S BIG HOUSING BUILD

50S Gillwell Road, Lalor

Prepared for

BAPTCARE AFFORDABLE HOUSING

20 September 2021

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EXECUTIVE SUMMARY

This report has been prepared by Urbis on behalf of Baptcare Affordable Housing in support of a planning application for the development of new social housing dwellings on land owned by Baptcare Affordable Housing, funded under the Rapid Grants Round of the Social Housing Growth Fund. The application is intended to be assessed against the new provisions of **Clause 52.20** “Victoria’s Big Housing Build” and includes community consultation with local residents as well as engagement with the Whittlesea City Council.

Planning Scheme Amendment VC190

Gazetted on the 1st of December 2020, Amendment VC190 introduced a new particular provision into all Victorian Planning Schemes. Titled ‘Victoria’s Big Housing Build’, **Clause 52.20** of the Victoria Planning Provisions was gazetted to expedite the planning process for the development of housing projects by or on behalf of the Director of Housing. These streamlined planning provisions include development standards which seek to limit amenity impacts, and ensure good design outcomes and appropriate car parking provision.

Clause 52.20 removes the need for a planning permit to develop a housing project if funded under Victoria’s Big Housing Build and supported by the Director of Housing, with a planning ‘approval’ or ‘consent’ granted in place of a permit. The amendment also specifies the Minister for Energy, Environment, and Climate Change to be the Responsible Authority under **Clause 72.01**.

Project Benefits

The proposal will provide significant benefits for the community, including:

- 48 new high-quality social housing units.
- New vegetation planting on previously vacant land.
- A new pedestrian link from Gillwell Road for greater site permeability.
- A DDA accessible ground floor plane for residents with mobility requirements.
- A sustainable built form designed by renowned architects Clarke Hopkins Clarke, targeting individual compliance of 7 NatHERS for all dwellings

This report demonstrates that there is strong strategic and statutory support for the proposal in accordance with the objectives of State and local planning policy, notwithstanding the exemptions contained within Clause 52.20.



Picture 1: Rendering of proposed development
Source: Clarke Hopkins Clarke

1. INTRODUCTION

This application specifically relates to the north-western portion of the site at 50S Gillwell Road, Lalor, adjacent to an existing Residential Aged Care facility run by Baptcare. The site adjoins both Gillwell Road to the west, and Pinetree Crescent to the north. The proposal comprises of the development of 48 new dwellings with a mixture of dwelling types including one, two and three bedroom options delivered via 5 different dwelling layouts. A new internal 'loop' road which connects to Pinetree Crescent will provide pedestrian and vehicle access to the new dwellings.

1.1. APPROVAL PATHWAY

The proposal is eligible for assessment under **Clause 52.20** of the Whittlesea Planning Scheme, on the basis that the project is being funded by 'Victoria's Big Housing Build' project. In accordance with the provisions of **Clause 52.20**, the application is specifically exempt from all other planning scheme requirements. Notwithstanding, the proposal is generally in alignment with the Development Plan Overlay - Schedule 20 that applies to the subject site.

Under the Whittlesea Planning Scheme, the proposal would ordinarily have required assessment under the following permit triggers:

- **Clause 32.08-6** (GRZ1) to construct two or more dwelling on a lot.
- **Clause 52.06** (Car Parking) to reduce (including reduce to zero) the number of car parking spaces required under **Clause 52.06-5**.

1.1.1. Supporting Documents

This proposal has been informed by a wide range of specialist assessments. This report should be read in conjunction with the following documents which support the planning permit application:

- Town Planning Drawings prepared by Clarke Hopkins Clarke
- Landscape Plans prepared by Fitzgerald Frisby Landscape Architecture
- Traffic Report prepared by One Mile Grid
- Stormwater Management Report Prepared by FMG Engineering
- Sustainability Management Plan prepared by Energy Water and Environment (EWE)
- Certificate of Title

2. THE PROPOSAL

The proposal involves the development of 48 dwellings, delivered via 5 different building/layout types, each containing 1-2 units of a variety of sizes and room mixes. All dwellings will have at least one shared wall with a neighbouring dwelling as well as a single carparking space. In response to surrounding character, double storey dwelling forms are located adjoining Gillwell Road and Pinetree Crescent, with the single-storey built form towards the south, east and centre of the site. The design of each of the different dwelling types has sought to utilise design elements typical of the area in order to fit comfortably in the context. Similarly, the landscape response seeks to enhance the landscape character of the area with planting proposed across the development site.



Picture 2: Rendering of building Type B
Source: Clarke Hopkins Clarke



Picture 3: Rendering of building Type A
Source: Clarke Hopkins Clarke

2.1. USE AND DEVELOPMENT

The proposal seeks only the use of land for dwellings and no ancillary uses are proposed. Key figures of the subject site are summarised below

Table 1: Site Figures

Coverage	Area
Site area	8633m ²
Roads	1520m ²
Curbs & Crossovers	985m ²
Dwelling Roof Area	2700m ²
Total Site Coverage	5205m ² (60% of site area)
Garden Area	2737m ² (32% of site area)
Open Space (incl. Pocket park)	1915m ²
Permeable Areas	3068m ² (35% of site area)

2.2. DWELLING MIX

The proposal comprises a mixture of dwelling layouts (Type A – E), comprising of one-, two- and three-bedroom options to cater for different households, family and mobility needs.

The 5 Building types are:

Type A: A single-storey building containing a 1 bedroom dwelling. There are 18 buildings of this type, with dwellings generally arranged in 'mirror-image' pairs.

Type B: A single-storey building containing a 2 bedroom dwelling. There are 2 buildings of this type, arranged in an attached 'mirror-image' pair.




Type C: A single-storey building containing a 3 bedroom dwelling. There are 4 buildings of this type.

Type D: A two storey walk-up building containing two dwellings each with one bedroom. One dwelling is located on the ground floor and another on level 1. The ground floor dwellings have access to at least 12m² of Private Open Space with the upper level dwellings up to 9m² of Balcony space. Each unit has an additional 4m³ of external storage space. There are 10 buildings of this type.

Type E: A two storey walk-up building containing two dwellings each with one bedroom. One dwelling is located on the ground floor and another on level 1. The ground floor units have access to 29m² of Private Open Space with the upper level units 11.7 or 13.2m² of balcony space, depending on the layout utilised. Each unit has an additional 4m³ of external storage space. There are 2 buildings of this type.

Further figures on the building and dwelling mix are described in the table below:

Table 2: Dwelling Mix

Building Type	Description	Lot Area	Floor Space Area	External Storage	Elevation Drawing	# and % of site total
Single Storey						
Type A	1 Unit of 1 Bedroom, 1 Bathroom, Single Garage	107.38m ²	50m ²	4m ²		18 Units (18%)
Type B	1 Unit of 2 Bedrooms, 2 Bathrooms, Single Garage	158.2m ²	70m ²	5m ²		2 Units (4%)
Type C	1 Unit of 3 Bedrooms, 2 Bathrooms, Single Garage	308m ²	90m ²	6m ²		4 Units (8.5%)



Building Type	Description	Lot Area	Floor Space Area	External Storage	Elevation Drawing	# and % of site total
Double Storey						
Type D	2 Units of 1 Bedroom, 1 Bathroom, Single Garage	137.2m ² (per two units)	50m ² (each unit)	4m ²		10 Buildings with 20 Units Overall (41%)
Type E	2 Units of 2 Bedrooms, 1 Bathroom, Single Garage	178m ² (per two units)	70m ² (each unit)	5m ²		2 Buildings with 4 Units Overall (8.5%)
Total						48 Units

Figure 1: Site Overview, indicating Building Type locations

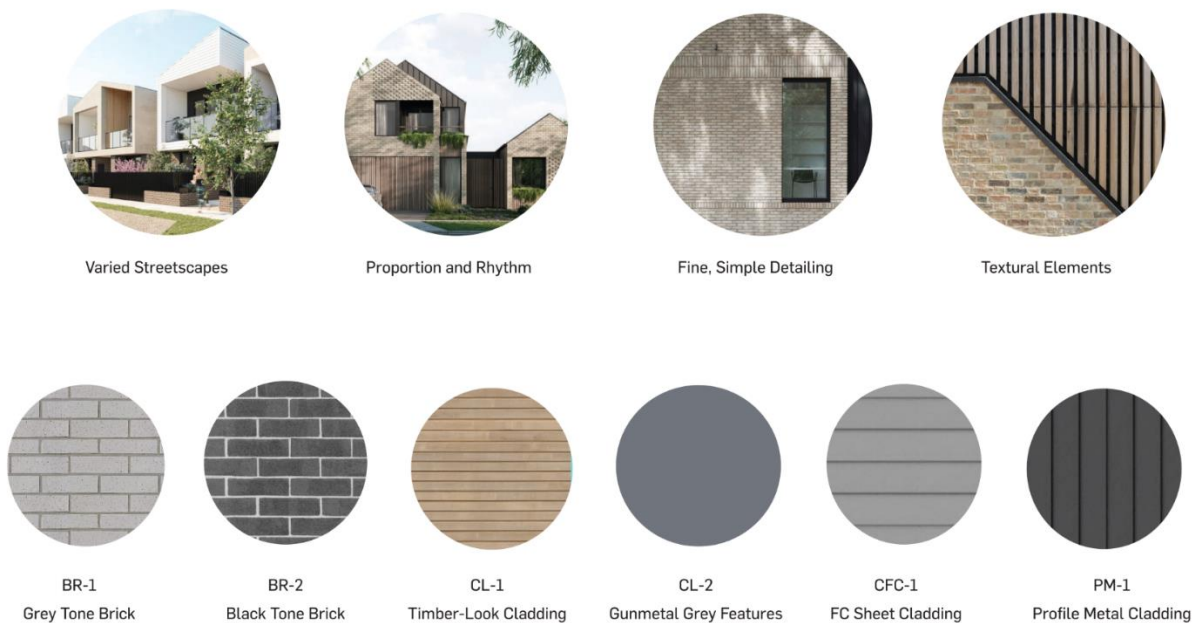


Source: Clarke Hopkins Clarke

2.3. DESIGN AND MATERIALITY

Designed by Clarke Hopkins Clarke, the proposed dwellings are sympathetic in scale, massing, height, siting, density, roof profile and material palette to the surrounding neighbourhood and the building design has incorporated a modern, raw material palette - inspired by local context - to achieve a cohesive design intent across the site.

Figure 2: Material Palette



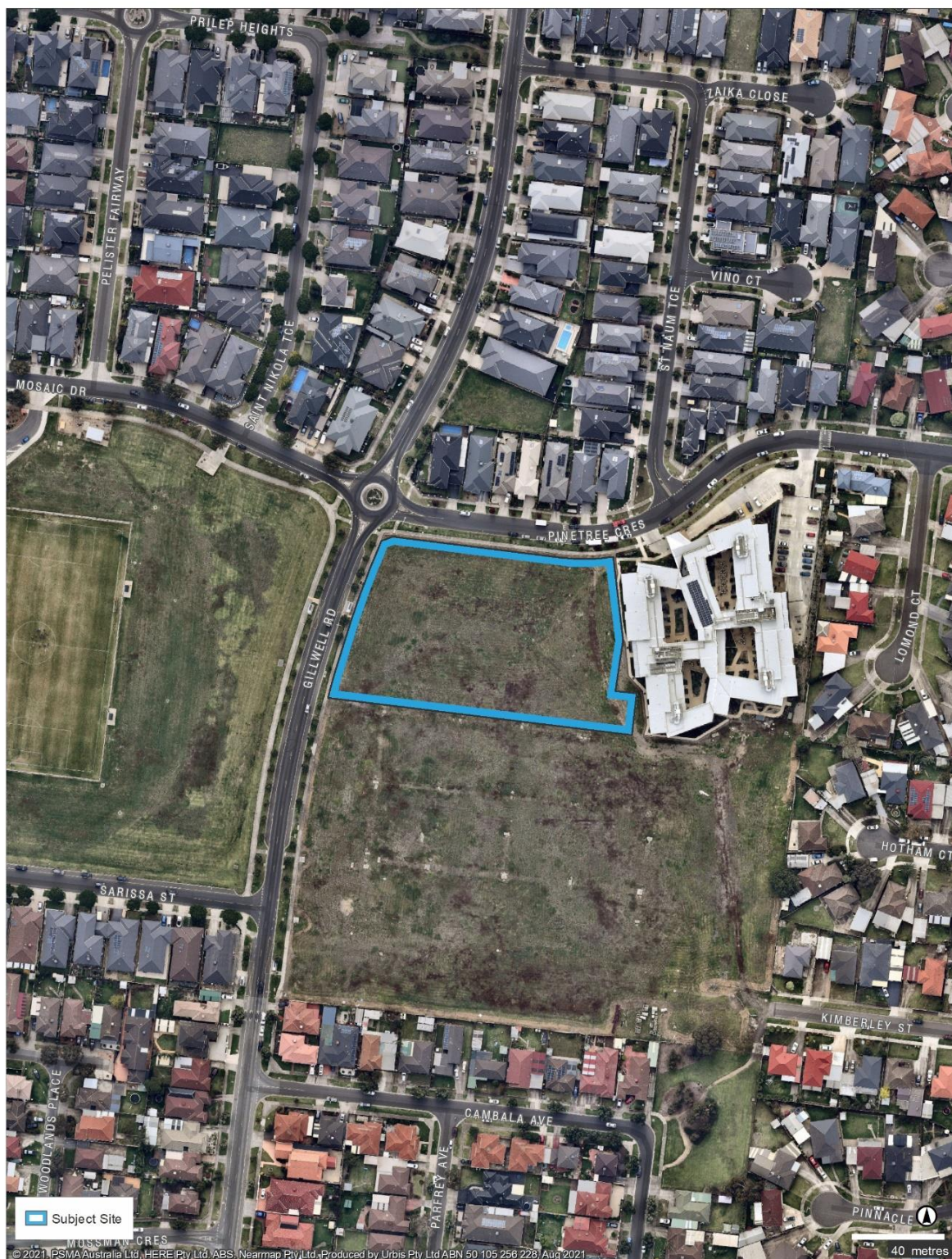
Source: Clarke Hopkins Clarke

2.4. LANDSCAPING

Landscape Plans prepared by FFLA demonstrate planting of new trees, shrubs and greenery across the subject site. Planting is proposed within front and rear setbacks of dwellings, in addition to within nature strips associated with the new access road to create a 'boulevard' feel to the proposal. Street trees along Gillwell Road and Pinetree Crescent are proposed to be retained, and over 50 new trees are proposed to be planted along the internal road. Alongside Gillwell Road and Pinetree Crescent, landscaping is proposed in garden beds adjacent to footpaths, with front fences located behind these planting pockets. This approach seeks to increase landscaping to existing streetscapes and tie in with surrounding landscape character.

2.5. PARKING AND ACCESS

A total of 48 car parking spaces for residents are proposed, as well as 3 on-street visitor parking spaces proposed along the new internal road. The new internal road is proposed to be handed over to the City of Whittlesea for incorporation as a public road. This internal road is 16 metres wide, which includes a 7.3 metre carriageway and 4.5 metre / 4.2 metre verges inclusive of a 1.5 metre footpath on both sides of the road. Target operating speed is 30km/h, suitable for a residential neighbourhood and access to the site is via two new crossovers from Pinetree Crescent. In addition, a 7m internal laneway services the rear of units at the centre of the site, providing access to parking driveways. All roads have been designed to accord with design requirements set out by City of Whittlesea. There is no proposed connectivity from driveways along the southern boundary of the site into the adjoining area. These driveways are proposed to terminate in a rebound wall and landscaped area.



50S GILWELL ROAD, LALOR SITE LOCATION

Picture 4: Aerial view of subject site
 Source: Urbis

3.2. INTERFACES

The subject site has the following immediate interfaces:

3.2.1. Northern Interface

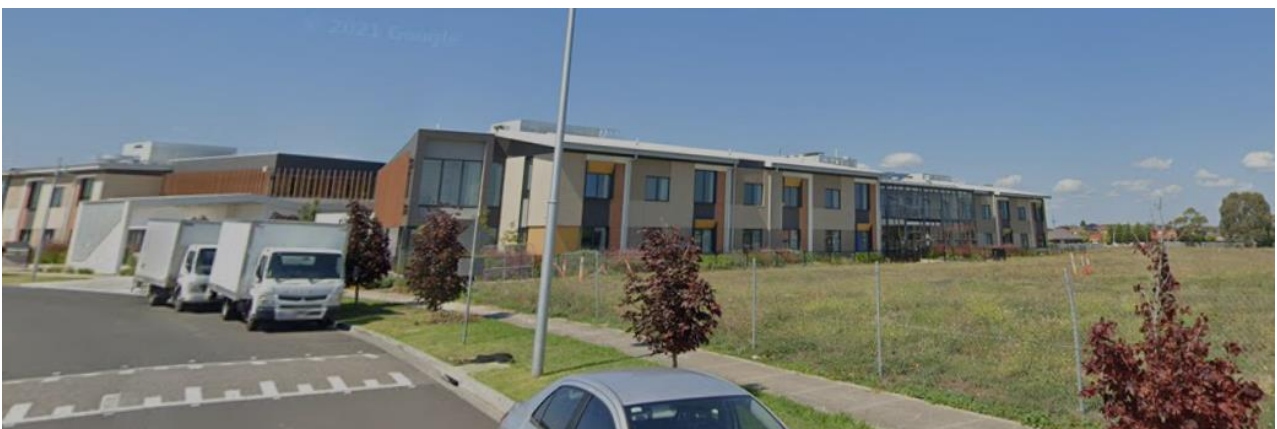
To the north is Pinetree Crescent, with a mixture of single and double storey detached dwellings on lots between 300m² and 600m². Dwellings are predominantly constructed of brick and render with some timber highlights, and feature low-pitch roofs. Front setbacks are limited at approximately 3 – 5m, with low landscaping and some small trees present. Each dwelling features a single or double width crossover to Pinetree Crescent with corresponding garage doors forming a prominent feature of front facades. Most dwellings feature an entry porch which projects into the front setback, and are set on one side boundary with limited side setback to the other side boundary. This detached residential development pattern continues further north, zoned General Residential Zone 1.



*Picture 5: Looking north from Pinetree Crescent.
Source: Google Street View*

3.2.2. Eastern Interface

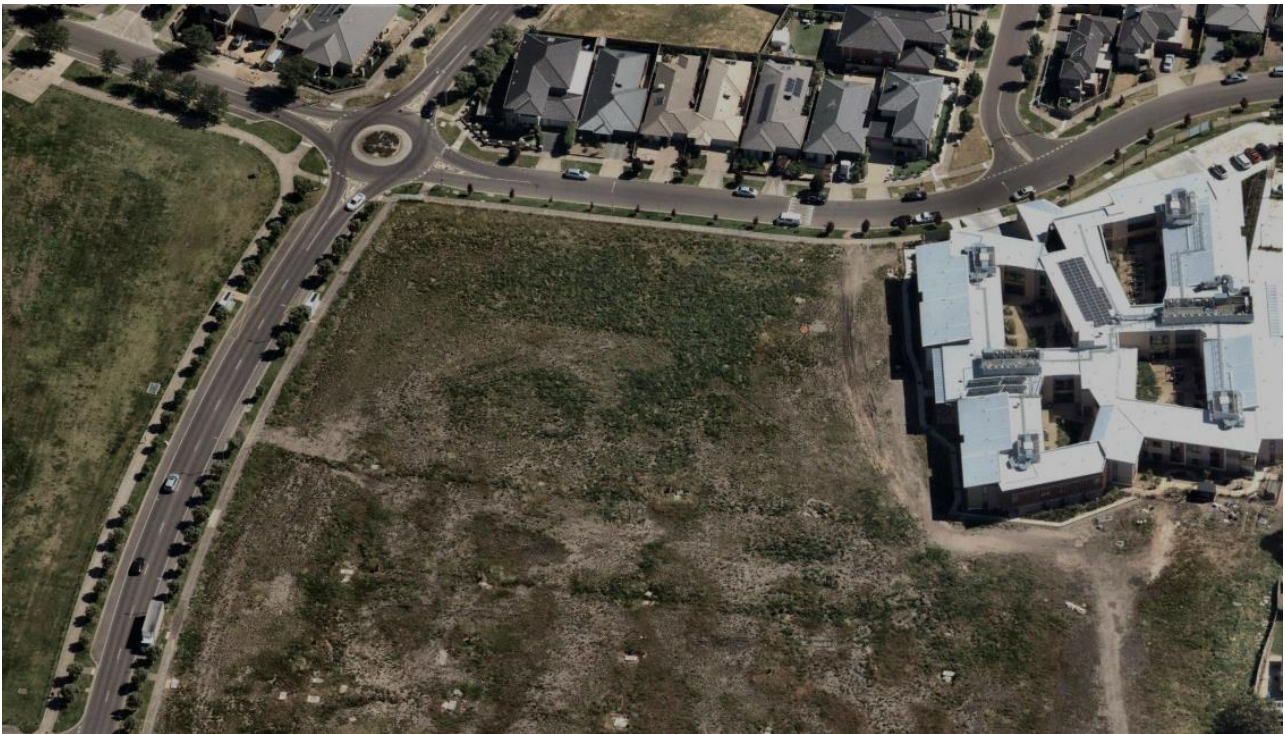
To the east is the existing 120-bedroom double storey Residential Aged Care Facility, the Wattle Grove Community at 51 Pinetree Crescent. The facility has a maximum building height of 6.35m, with the eastern interface setback 3.2m from the boundary of the subject site. To the east of the facility is further residential precinct Zoned General Residential Zone 5.



*Picture 6: Looking East from Pinetree Crescent, subject site to the left of the image.
Source: Google Street View*

3.2.3. Southern Interface

To the south of the subject site is vacant land as part of the 50S Gillwell Road allotment. Further dwellings are located in excess of 100m to the south of where the development is proposed, abutting the boundary of the wider lot.



Picture 7: Oblique aerial view of the subject site, indicating vacant land to the south. The Residential Aged Care facility is to the right.

Source: Nearmaps

3.2.4. Western Interface

To the west is Gillwell Road and Gillwell Park, an approximately 61,000m² public open space zoned Public Park and Recreation Zone. Gillwell Park was recently redeveloped with two new Soccer pitches and a clubhouse at the centre of the park, as well as a carparking area accessible from Pinetree Crescent to the north. A Bus stop on the Route 557 Bus is available along this Gillwell Road interface.



Picture 8: Gillwell Park, looking west from Gillwell Road.

Source: Google Street View

3.3. THE BROADER CONTEXT

The broader context of the subject site is primarily of a newly established residential area in Melbourne's outer northern suburbs. The location benefits from access to various public infrastructure, services, facilities, and amenities, including:

Transport:

- The Route 554 & 557 Bus lines run directly adjacent to the site along Gillwell Road as the Thomastown loop service, providing direct connections to the Lalor and Thomastown Railway stations located on the Mernda Line
- 800m to the east of the site is the route 357 Bus Line along Edgars Road, running a direct service towards the Epping Plaza Shopping Centre
- Major personal transport networks operate close to the site with the Metropolitan Ring Road and the Hume Freeway to the south and west respectively
- The Galada-Tramboore Bike pathway which connects with the city-bound Merri Creek bike trail is accessible 500m to the west of the site along the Hume Freeway

Open Space and Recreation

- Gillwell Park immediately adjacent to the site and the Carlingford Park and playground to the north.
- Further away are the Whittlesea Public Gardens to the west, RC Reserve to the South and the Edgar's Creek parkland to the east
- Several other smaller parks and reserves are located close to the site with Playground Equipment
- Other recreation facilities include the Barry Road Community Activity Centre to the south as well as the Thomastown Public Library and Aquatic & Recreation Centre

Shops, Services and Facilities

- A Neighbourhoods shopping precinct is located to the west of the site on the western boundary of Gillwell Park, providing a small selection of retail
- A smaller General store is also located along Gillwell Road to the south.
- Epping Plaza Shopping Centre is located to the North east, as the major regional shopping precinct.
- Northern Hospital Epping is located adjacent to Epping Plaza

Education

- St Catherine's and Lalor Park Primary Schools provide for primary education in close vicinity of the site
- The closest High Schools are Peter Lalor Secondary College 1.5km to the east, and Thomastown Secondary College 1.5km to the south.
- Also of note are two specialist schools to the east of the site, the Northern School for Autism and the Merriang Special Development School

Built Form

- The predominate built form in the surrounding area is attached and detached-residential dwellings interspersed with parkland.
- Surrounding lots are zoned GRZ1 to the north and west and GRZ5 to the south and east, with stricter setback and POS requirements for dwellings under the GRZ5.
- The Melbourne Airport Environs Overlay (MAEO2) covers sites to the south of 50S Gillwell Road

4. PLANNING POLICY

The site is subject to the provisions of the Whittlesea Planning Scheme. The following summary outlines the key planning strategies, policies and controls that affect the proposal.

4.1. PLAN MELBOURNE

Plan Melbourne is the Metropolitan Planning Strategy which outlines the Victorian Governments vision for the City of 2050. The document provides guidance on the direction of the city's growth and how it should be managed. The strategy includes nine (9) principles, seven (7) outcomes, thirty-two (32) directions and ninety (90) policies. Directions of relevance include:

- *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 2.3 – Increase the supply of social and affordable housing.*
- *Direction 2.5 – Provide greater choice and diversity of housing.*
- *Direction 4.3 – Achieve and promote design excellence.*
- *Direction 5.2 – Create neighbourhoods that support safe communities and healthy lifestyles.*

4.2. MUNICIPAL PLANNING STRATEGY

Clause 2.0 contains the strategic visions for the City of Whittlesea, formerly the Municipal Strategic Statement. The following clauses are relevant to the subject site:

- **Clause 02.02** - "Vision" which articulates the Whittlesea 2030 Strategic Community Plan "Shaping Our Future". Key directions for Land Use and Development are:
 - Places and spaces to connect people.
 - Health and wellbeing.
 - Living sustainably
- **Clause 02.03-5** "Built environment and heritage" highlighting well-designed urban environments in Whittlesea, whereby council aims to:
 - Encourage the provision of attractive and walkable neighbourhoods that use spaces to encourage recreation and social interaction.
 - Supporting development that respects its context and adds to the character of existing urban areas.
 - Encourage development to incorporate environmentally sustainable design principles.
- **Clause 02.03-6** "Housing" with the subject site located within the 'Suburban Residential' Change Area, described as follows:
 - Areas typically not close to public transport and activity centres. Development will be characterised by moderate growth in medium density housing.

This Clause seeks to:

- Encourage greater housing choice in terms of size, type, and style to meet the needs of a diverse and changing population.
- Encourage housing that contributes positively to local character and sense of place
- Support the provision of more affordable housing including social housing
- This clause also contains policy on Housing Diversity and Affordability, with Council aims to :

- Encourage greater housing choice in terms of size, type, and style to meet the needs of a diverse and changing population.
- Support the provision of more affordable housing including social housing.
- Encourage a diverse range of housing types that can assist in influencing greater housing affordability

4.3. PLANNING POLICY FRAMEWORK

Amendment VC148 of the Planning Scheme, the Planning Policy Framework translation, has been enacted with the Whittlesea Planning Scheme, with the translation now Gazetted and Clause 10 of the Planning Scheme Ordinance now containing State and Local Policy.

Relevant sections of the Planning Policy Framework (PPF) are:

- **Clause 11** 'Settlement' states that planning is to anticipate and respond to the needs of existing and future communities through the provision of zones and serviced land for housing and community facilities. The policy also seeks to facilitate sustainable development that takes full advantage of existing settlement patterns.
- **Clause 11.02** 'Managing Growth' seeks to ensure that sufficient land and supporting infrastructure is available to meet forecast demand and support sustainable urban development.
- **Clause 15** 'Built Environment and Heritage' states that planning should ensure all new land use and development appropriately responds to its landscape, built form and cultural context.
- **Clause 15.01-1S** 'Urban Design' aims to create urban environments that are safe, healthy, functional, and enjoyable and that contribute to a sense of place and cultural identity. The policy asks for building design outcomes that contribute positively to the local context and enhance the public realm.
- **Clause 15.02-1L** 'Environmentally Sustainable Development' seeks to facilitate development that minimises environmental impacts by encouraging land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions. General strategies encourage environmentally sustainable development that:
 - Is consistent with the type and scale of the development.
 - Responds to site opportunities and constraints.
 - Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.
- **Clause 16.01-1S** 'Housing Supply' which seeks to ensure that an appropriate quantity, quality and type of housing is provided, including social housing
- **Clause 16.01-1L** 'Integrated Housing' with local policy to support the provision of social housing in established suburbs.
- **Clause 16.01-2S** 'Housing Affordability' which seeks to increase the supply of affordable housing, including social housing, in suburbs, activity centres and urban renewal precincts.
- **Clause 16.01-2L** 'Housing Affordability' with social housing policy specific to Whittlesea which aims to facilitate the development of 500 additional social housing dwellings with government and non-government housing providers to be constructed in areas with public transport. The subject site is identified in the following region:
 - Established West (excluding Epping North): 200 dwellings.

4.3.1. Social and Affordable Housing Strategy

Adopted in 2012, the City of Whittlesea's Social and Affordable Housing Strategy, which identifies increasing disadvantage and the lack of social housing stock within Victoria. The goal of the strategy is to encourage and facilitate the growth of affordable, accessible and appropriate housing for very low, low and moderate income households across the municipality.

The following objectives are relevant to the proposal:

- Objective 1: That for households who are homeless or in crisis that timely access to housing information and referral, housing support, short-term accommodation and long-term housing be available
- Objective 2: That for households in receipt of low and very low incomes, particularly those receiving Centrelink payments, reasonable access to a range of social housing options be available

Strategic Action 2 relates to Social Housing, with Council intent to Increase the supply of social housing with the following actions:

- 2.1: Council set a long-term target for the provision of social housing in the municipality of 3% of all dwellings by 2026.
- 2.2: Council identify potential social housing development opportunities
- 2.3: Council support social housing providers
- 2.4: Council promote the creation of community, private and public sector partnerships for social housing

4.4. PLANNING CONTROLS

The site is located within the General Residential Zone – Schedule 1 and is affected by the following overlays:

- Development Plan Overlay – Schedule 20

The site is not in an area of Aboriginal Cultural Heritage Sensitivity. Please refer to maps at **Appendix A** where these controls have been detailed.

The following Particular, General and Operational Provisions are also relevant to the subject site:

- **Clause 52.20** – Victoria's Big Housing Build
- **Clause 52.06** - Parking
- **Clause 66** – Referral and Notice Provisions
- **Clause 72** – Administration and Enforcement of this Scheme

4.5. CLAUSE 52.20 VICTORIA'S BIG HOUSING BUILD

Clause 52.20 of the Particular Provisions "Victoria's Big Housing Build" applies to the subject site. This clause applies to applications for the use or development of land that are:

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

Pursuant to **Clause 52.20-2**, a proposed development which meets the requirements of Clause 52.20 can be exempt from:

- Obtaining a planning permit
- Any provision of the Whittlesea planning scheme that prohibits the use or development of land, requires the use or development of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body.

Additionally, the provisions of Clause 52.20 prevail over any inconsistency in the Whittlesea Planning Scheme. A report detailing how the proposed development responds to the development standards of **Clauses 52.20-6** and **52.20-7** to the satisfaction of the Responsible Authority, is required. This is provided in the appendix this report. No exemptions are relevant to the site under **Clause 52.20-2**.

Written confirmation from the Department of Health and Human Services or the Director of Housing that the application is funded, either wholly or partly, under Victoria's Big Housing Build program will be provided in a letter.

5. RESPONSE TO ZONE, OVERLAYS AND PARTICULAR PROVISIONS

Under **Clause 52.20**, a response must be provided as to how the proposed use or development responds to the purposes, objectives, or statements of significance or risk of any zone, overlay, or other provision that would apply to the use or development were it not for the exemptions in **Clause 52.20-2**.

Under the Whittlesea Planning Scheme, the proposal would normally have required assessment under the following permit triggers:

- **Clause 32.08-6** (GRZ1) to construct two or more dwellings on a lot.
- **Clause 52.06** (Car Parking) to reduce (including reduce to zero) the number of car parking spaces required under **Clause 52.06-5**.
- Development Plan Overlay – Schedule 20 relates to the Lalor Development Plan. The Lalor Development Plan, was approved on 4 July 2008 and further amended 15 September 2015. Ordinarily, any permit granted must be generally in accordance with the approved development plan. The Development Plan identifies the site for use as a Retirement Village. See extract of Development Plan approval below (subject site in purple on bottom right).

Figure 4: Approved Development Plan



5.1. GENERAL RESIDENTIAL ZONE SCHEDULE 1:

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The subject site is located within Schedule 1 “WHITTLESEA GENERAL RESIDENTIAL AREAS”, see Zone map at **Appendix A**, and contains no further objectives and no variations to ResCode requirements.

5.1.1. Response

The proposal appropriately facilitates the use and development of the land in accordance with the purposes and objectives of the zone, with the following outcomes achieved:

- The proposal is in line with the Municipal Planning Strategy and the Planning Policy Framework, covered in Section 6.1 of this report.
- The proposal encourages a diversity of housing types through the provision of new social housing dwellings of a variety of sizes and forms.
- The proposal is located in an area with reasonable access to services and transport.
- The proposal respects the neighbourhood character of the area with low-density residential built forms which utilise design elements typical to the area including massing, height, setbacks and siting, roof profile and associated landscape response. Double-storey buildings are predominantly located along Gillwell Road to avoid more sensitive interfaces to the east and south.

5.2. CLAUSE 52.06 – CAR PARKING

The purpose of the particular provision at **Clause 52.06** is:

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

5.2.1. Response

Under **Clause 52.06** the following rates of parking apply would ordinarily apply to the proposal:

- 1 space to each one or two bedroom dwelling
- 2 spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)
- 1 space for visitors to every 5 dwellings for developments of 5 or more dwellings

The site is not identified as being within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps(State Government of Victoria, August 2018). Application of these rates to the proposal are described in Table 3 below:

Table 3: **Clause 52.06** Parking Rates

Parking Variable	Amount of dwellings	Parking Required
1 & 2 Bedroom Dwelling	44	44
3 & 4 Bedroom Dwelling	4	8
Visitors	-	9.6
Total		62

The proposal would thus ordinarily require 62 carparking spaces, with the supplied 51 spaces (48 per dwelling and 3 visitor) a shortfall of 11 spaces.

The proposal will continue to facilitate an appropriate provision of car parking spaces for the despite the minor reduction being sought, in that:

- The proposal exceeds the carparking requirements that apply under **Clause 52.20-6.7** (see section 6.6)
- Given the social housing use and associated car ownership and use patterns, the proposal provides car parking in line with expected demand.
- The majority of the shortfall is contained in the visitor carparking requirement which is less critical than parking to dwellings.
- The proposal supports sustainable alternatives to the motor car, in that the site has access to suitable public transportation networks, with a Bus Stop located immediately adjacent to the site on Gillwell road.
- It is considered that an additional 11 parking spaces, primarily for visitors, would adversely affect the amenity of the development, by encroaching into areas set aside for green open space and gardens.

Swept path analysis prepared by One Mild Grid indicates that the internal road network allows appropriate circulation for personal vehicles, circulation for waste collection trucks by the City of Whittlesea and for Fire Rescue Vehicles.

For further details on Traffic and Parking, please see the report prepared by One Mile Grid, dated 3 September 2021

6. PLANNING ASSESSMENT

This Section provides an assessment of the proposal against the relevant planning policy objectives, and addresses the following key planning considerations:

- Does the proposal comply with **Clause 52.20**?
- Does the proposal have clear strategic support for Social Housing?
- Do the proposed uses comply with the purpose of the Zone?
- Does the proposal align with the Development Plan Overlay?
- Will the proposal provide sustainable built form and stormwater management?
- Does the proposal provide high quality landscaping?

This Section demonstrates that the proposal adequately responds to each of the above considerations.

6.1. STRATEGIC ASSESSMENT

There is clear support for the proposal found in the Whittlesea Planning Policy Framework, with a strong desire in policy to facilitate the development of new social housing.

The following demonstrates that the proposal is consistent with these overarching objectives:

- The proposal is consistent with the Municipal Strategic Strategy at **Clause 02.02** in that the proposal is in context and adds character to the existing local area, achieves a high standard of ESD Design principles and is an attractive and walkable urban realm that uses spaces to encourage social interaction.
- The proposal is consistent with **Clause 02.03-6** in that it provides for and increases the supply of social housing over a range of dwellings sizes and types within the proposal. The proposal provides for a modest growth in medium density housing, consistent with the character of the "suburban residential" Change area.
- The proposal takes advantage of the existing development pattern of Melbourne and aids in meeting forecast demand for social infrastructure (including Social Housing) under **Clause 11**.
- The proposal is wholly consistent with local and state policies for the provision of new social housing under **Clause 16.01-1L**, **Clause 16.01-1S** and **Clause 16.01-2S**.
- All dwellings have been designed to achieve a minimum individual compliance of 7.5 stars under the NaTHERS scheme and incorporate Green Star Homes measure to ensure healthy, liveable and efficient homes. Dwellings utilise water efficient fixtures and WSUD measures are incorporated across the site in accordance with outcomes sought at **Clause 15.02-1L**.
- The proposal will allow Council to support the provision of Social Housing through Baptcare Affordable Housing as a social housing provider and will assist in reaching Council's Social Housing Targets. (Social and Affordable Housing Strategy 2012)
- The proposal responds appropriately to the surrounding character of the area with the design and scale of development consistent with the single and double storey housing in the area in alignment with **Clause 15.01-1S**.
- The design of the proposal including building heights and setbacks, landscape outcomes, traffic, access and car parking arrangements have sought to appropriately respond to external amenity outcomes, in line with **Clause 15.01-1S**. This is demonstrated by the high level of compliance with external amenity design standards within Clause 52.20, as demonstrated in the tabulated assessment contained at Appendix B of this report

6.2. LAND USE

Use of the land for dwellings is a Section 1 use under the General Residential Zone, and as such does not require a planning permit. The proposed land use as dwellings is consistent with the zone and its purpose, providing for a diversity of housing in an area with good access to services and transport.

The proposed land uses are not expected to generate any undue effects on the site and surrounding land and land uses. Effects from sources such as from noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation are proposed to be mitigated or are normal to the use of dwellings in residential zones.

6.3. RESPONSE TO DEVELOPMENT PLAN OVERLAY

Under **Clause 52.20**, a response must be provided for the proposed use or development as to how it responds to the purposes, objectives, or statements of significance or risk of any zone, overlay, or other provision that would apply to the use or development were it not for the exemptions in **Clause 52.20-2**.

In addition to the permit triggers discussed in Section 5.0, a Development Plan Overlay (Schedule 20) at **Clause 43.04** also applies to the subject site.

The purpose of the Development Plan Overlay (DPO) is:

- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

The subject site is covered by Schedule 20 to the Development Plan Overlay, which refers to “Lalor Development Plan”, approved in September 2015. The subject site is identified in an area earmarked for ‘Integrated Residential Age in Place’.

Despite the exemptions granted under **Clause 52.20** to any requirement to meet the controls of the Development Plan, the proposal is broadly in accordance with the Development Plan, and broad compliance with the built form and design requirements is discussed below:

- The social housing units will continue to cater for many elderly residents at disadvantage through the social housing system.
- The change of use of the land from retirement to Social housing is not unreasonable and continues to retain the purpose of the land as being set aside to cater to specific housing needs of a particular demographic, whereby the land is not intended to be sold for private residential ownership.

6.4. VEGETATION

Canopy tree planting opportunities are provided across the site including within street setbacks, front and rear yards, and alongside new roads to create a ‘boulevard’ feel to the interior of the site. Two ‘pocket parks’ including one fronting Pinetree Crescent provide green spaces to be enjoyed by the existing surrounding community as well as new residents of the development. The landscape response has sought to align with and enhance existing landscape character, in alignment with **Clauses 15.01-5S** and **02.02**.

The location and types of planting have been cognisant of safety considerations and have sought to ensure that streets and accessways have good visibility and low planting and lighting where required. The pedestrian connection to Gillwell Road therefore utilises low planting to the edge of the pathway only to maximise viewlines, and provides lighting.

Figure 5: Landscape Plan



Source: FFLA

6.5. CLAUSE 52.20-6

An application to construct a dwelling should meet the standards in **Clause 52.20-6**. This clause applies to the proposed single storey dwellings, including Type A, B and C dwellings. A full tabulated assessment of the proposal against the provisions of this clause is provided in **Appendix B**. In summary, **Clause 52.20-6** contains a number of development standards broadly relating to infrastructure, site design, building design, external amenity and internal amenity. The proposal is consistent with the development standards at **Clause 52.20-6**, given the following:

- Site design has accounted for services with power, water, sewerage and communications infrastructure provided to each dwelling in compliance with **Clause 52.20-6-1 - Infrastructure**
- Whilst a variation to front setback requirements is proposed, the front setbacks and associated front setback treatments – which include open areas, low walls, visually permeable elements, clear access to dwellings, and landscaping – are in keeping with surrounding character, in alignment with **Clause 52.20-6.6 – Street Setback**
- The proposal achieves permeability of 35%, significantly in excess of the minimum 20% required at **Clause 52.20-6.3 - Permeability**, and thereby aligning with the open character of the area and allowing for meaningful landscaping across the development site
- All dwelling entrances are oriented to the street with good visibility, sense of address, and passive surveillance, in compliance with **Clause 52.20-6.4 – Safety**
- A new internal loop road provides vehicle access to each dwelling. This road caters to all vehicles including waste, delivery and emergency services vehicles, in compliance with **Clause 52.20-6.5 – Access**
- One car space is provided to each dwelling, with three additional visitor spaces provided, in compliance with **Clauses 52.20-6.6 – Parking Location** and **52.20-6.7 – Car Parking Provision**. Car parking spaces have been integrated into front setbacks with landscaping alongside. No car parking spaces are proposed to be access from Gillwell Road or Pinetree Crescent, with all access via the new internal loop road which is proposed within the development site
- All single storey dwellings are compliant with **Clause 52.20-6.8 – Side and Rear Setbacks** and no wall on boundary development is proposed adjoining site boundaries, in compliance with **Clause 52.20-6.9 –**

Walls on Boundaries. These factors ensure the proposal's built form is in alignment with surrounding character and will not result in unreasonable amenity outcomes by way of visual bulk

- The setbacks of the proposal are fully compliant with **Clause 52.20-6.10 – Daylight to Existing Windows**, and ensure the adjoining Residential Aged Care Facility will continue to achieve adequate daylight to existing windows within that development
- The proposal is compliant with **Clause 52.20-6.11 – North-facing Windows**, given there are no north facing habitable room windows within 3m of the site boundary
- The proposal is compliant with **Clause 52.20-6.12 – Overshadowing Open Space**, given the development site does not abut any existing private open space areas
- The proposal is compliant with **Clause 52.20-6.13 – Overlooking**, given the proposal does not abut any existing private open space areas, and given no first floor windows are located or oriented south or east
- The proposal is compliant with **Clause 52.20-6.14 – Noise Impacts**, with air conditioning units associated with the single storey dwellings located within rear yards
- The proposal is compliant with **Clause 52.20-6.15 – Daylight to New Windows**, with primary windows to each habitable room located to face outdoor spaces clear to the sky
- A variety of private open space configurations are provided to the single storey dwellings, ranging in size from 19.5 – 105sqm, with the majority at least 20sqm. Whilst a variation to **Clause 52.20-6.16 – Private Open Space** is required, the private open space areas are suitable to the needs of different residents and include some compact, low maintenance options.
- The site layout has sought to maximise the number of dwellings with private open space areas with northern or east/west aspect whilst still making efficient use of the site. A variation to **Clause 52.20-6.17- Solar Access to Open Space** is required for some single storey dwellings which will receive good solar access to open space areas.
- The proposal is compliant with **Clause 52.20-6.18 – Storage**, with each dwelling accommodating 6 cubic metres of storage space
- The proposal is compliant with **Clause 52.20-6.19 - Front Fence**, offering a range of different front fence treatments including open areas, low walls, landscaped areas and some fencing up to 1.5m
- The proposal is compliant with **Clause 52.20-6.20 – Common Property**, with public and private areas across the site clearly identifiable
- The proposal is compliant with **Clause 52.20-6.21 – Site Services**, with each dwelling lot a sufficient size to accommodate bins, services and a mailbox

6.6. CLAUSE 52.20-7

An application to construct a dwelling in or forming part of a residential building, should meet the standards in **Clause 52.20-7**. Within the proposal, this clause applies to 'walk-up' dwellings contained within double-storey built forms including Type D and E dwellings. A full tabulated assessment of the proposal against the provisions of this clause is provided in **Appendix B**. In summary, **Clause 52.20-7** contains a number of development standards broadly relating to energy efficiency, site design, landscaping, internal and external amenity. The proposal is consistent with the development standards at **Clause 52.20-7**, given the following:

- The site design has sought to orient walk-up dwellings north or east-west to maximise energy efficiency and solar access, and all dwellings have been designed to achieve a minimum of 7.5 stars under the NaTHERS scheme, in compliance with **Clause 52.20-7.1 – Energy Efficiency**
- Canopy tree planting opportunities are provided throughout the development in alignment with **Clause 52.20-7.4 – Deep Soil Areas and Canopy Trees**
- Walk-up dwellings have been designed and laid out to ensure good daylight provision and outlook and the need for window screens avoided via layout, in compliance with **Clause 52.20-7.6 – Building Setback**

- Air conditioning units have been located to avoid noise conflicts in compliance with **Clause 52.20-7.7 – Noise Impacts**
- All ground floor dwellings within Dwelling Types D and E have been designed to achieve accessibility requirements in order to cater to residents with specific mobility needs, in compliance with **Clause 52.20-7.8 - Accessibility**
- Entry to walk-up dwellings is clearly demarcated through design, and provides a central entry lobby with weather protection, in compliance with **Clause 52.20-7.9 – Building Entry and Circulation**
- Type D ground floor walk-up dwellings have a private open space areas ranging between 13.5 – 56.69sqm, with some therefore requiring a variation to **Clause 52.20-7.10 – Private Open Space**. The range of private open space sizes is considered appropriate to meet the different needs of future occupants.
- All walk-up dwellings are provided with internal and external storage volumes to comply with **Clause 52.20-7.11 – Storage**
- A shared enclosed bin area is provided for each set of four walk-up dwellings, and is conveniently located alongside car parking spaces, in compliance with **Clause 52.20-7.12 – Waste and Recycling**
- All living areas within walk-up dwellings are a minimum of 10sqm and a minimum width of 3.3m, and all main and secondary bedrooms are dimensioned to comply with requirements at **Clause 52.20-7.13 – Functional Layout**.
- All single aspect habitable rooms do not exceed a depth of 5.6m in compliance with **Clause 52.20-7.14 – Room Depth**
- All habitable rooms have a primary window in an external wall of the building in compliance with **Clause 52.20-7.15 - Windows**
- A total of 100% of walk-up dwellings achieve a breeze path in line with requirements, in excess of the minimum requirement of 40% of dwellings as per **Clause 52.20-7.16 – Natural Ventilation**
- Walk up dwellings are oriented to Gillwell Road and Pinetree Crescent, with car parking located at the rear to maintain appropriate streetscape outcomes, in compliance with **Clause 52.20-7.17**. Some front fencing of 1.8m height is required to private open space areas which front these streets

We note that given 24 dwellings are proposed within double storey built forms, the requirements of **Clause 52.20-7.2 – Communal Open Space** and **52.20-7.3 – Solar Access to Communal Open Space** do not apply.

6.7. ENVIRONMENTALLY SUSTAINABLE DESIGN

A Sustainability Management Plan has been prepared by Energy Water and Environment (EWE), demonstrating compliance with ESD requirements and meeting Industry Benchmarks, in particular:

- All dwellings have been designed to achieve a minimum individual compliance of 7.5 Stars under the National House Energy Rating Scheme (NatHERS), implementing high-performance glazing and insulation measures.
- All dwellings will meet the Green Star Homes (Self Certification) standards.
- All dwellings will be installed with water resilient appliances, achieving minimum WELS ratings.
- A Minimum 5.5kW (total) solar PV system will be installed per dwelling.
- Daylight targets of 1% daylight factor are achieved for over 99% of the room area for 86% of living areas.

For further details on proposed sustainability measures, please refer to the report prepared by Energy Water and Environment (EWE), dated 16 September 2021.

6.8. STORMWATER MANAGEMENT

A Stormwater Management plan has been prepared by FMG Engineering which details proposed stormwater measures for the subject site and achieves compliance with Water Sensitive Urban Design (WUSD) principles under **Clause 19.03-3L** of the City of Whittlesea Planning Scheme. The proposal is also consistent with Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 2006).

The proposal has a total catchment area of 8640m² and on-site detention is proposed to restrict to pre-development conditions for stormwater flows. MUSIC results indicate the proposal exceeds pollution reduction targets across all identified pollutant rates.

For further detail on proposed WSUD management, please refer to the report prepared by FMG Engineering dated 17 September 2021,

6.9. CONSULTATION REQUIREMENT

Pursuant to **Clause 52.20-4**, before the use or development commences:

- *Public consultation, and consultation with Whittlesea Council must be undertaken.*
- *A report that summarises the consultation undertaken, feedback received and explains how the feedback has been considered and responded to must be prepared to the satisfaction of the responsible authority.*

These consultation requirements must be undertaken to the satisfaction of the responsible authority and may be varied or waived by the responsible authority.

A consultation report will be prepared at the conclusion of the consultation period, which will outline the consultation carried out with Council and the local community as part of the current planning process, and documents how key issues raised through this consultation have been addressed by the application.

7. CONCLUSION

In summary, it is considered that the proposal presents an innovative and well-designed development for the subject site, which will contribute to the provision of Social Housing under Victoria's Big Housing Build. The proposal is consistent with the objectives of Planning Policy and will offer the following benefits:

- The proposal will provide much needed social housing within an area with access to existing facilities, amenities, services, and public transport.
- The provision of 48 new social housing homes in line with state and local policy to increase the provision of social and affordable housing.
- No unreasonable external amenity impact on adjoining properties by way of visual bulk, overshadowing, overlooking while affording equitable development opportunities.
- Provision of a high level of internal amenity for future occupants and improved accessibility throughout the site for people with disabilities.
- Enhanced landscaping throughout the site, including the planting of new trees for the benefit of future residents and the local community.
- A sustainable built form, with a 7-star average NatHERS rating achieved.

On balance, it is submitted that the proposed development represents an excellent planning and design outcome for the site and surrounding area and should therefore be supported.

DISCLAIMER

This report is dated 20 September 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Baptcare (**Instructing Party**) for the purpose of Town Planning (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

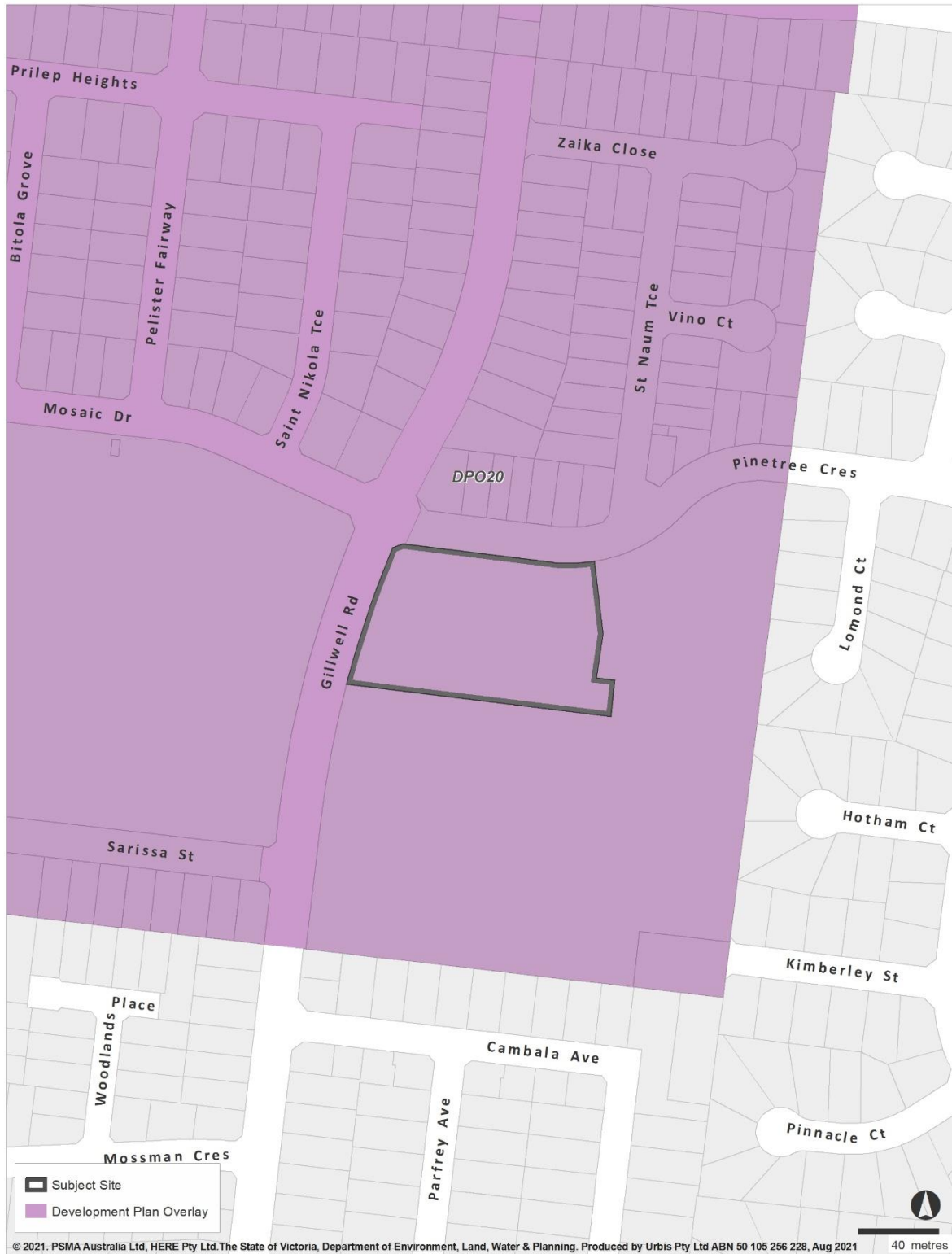
APPENDIX A

ZONE & OVERLAY MAPS



50S GILWELL ROAD, LALOR

PLANNING ZONES



50S GILWELL ROAD, LALOR

DEVELOPMENT PLAN OVERLAY (DPO20)

APPENDIX B

CLAUSE 52.20 ASSESSMENT

Table 4 Clause 52.20 Assessment Table – Lalor

Clause	Response
52.20-6 Development Standards for Dwellings and Buildings	
<p>52.20-6.1 Infrastructure</p> <p>Development should be connected to reticulated services, should not exceed capacity, and should upgrade capacity where it is limited.</p>	<p>Complies</p> <p>The design and layout of the site allows for connection to reticulated services, and upgrades where required. Power, water, sewerage and communications infrastructure has been accounted for, and will be provided to each dwelling.</p>
<p>52.20-6.2 Street Setback</p> <p>Walls of buildings should be set back from streets at least the distance specified in Table 1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p> <p>Existing buildings on abutting allotments facing the same street – min. 7m or existing setback of the buildings OR the same distance as the setback of the existing abutting building</p> <p>No existing buildings on abutting allotments – min. 6m, (RDZ1) or min. 4m (other streets)</p> <p>Corner site</p> <ul style="list-style-type: none"> ▪ Front street: min. 7m where has abutting existing building OR min. 6m, (RDZ1) or min. 4m (other streets) where has no existing abutting building ▪ Side Street: minimum same as adjoining or 3m, whichever is lesser for front walls. Minimum same as adjoining or 2m, whichever is lesser for side walls ▪ OR the same distance as the setback of the existing abutting building 	<p>Variation Required</p> <p>The layout of the proposal to Pinetree Crescent and Gillwell Road seeks to align with existing setback character through provision of a variety of front setbacks ranging between approximately 2.01 – 6.6m. A range of setback treatments are proposed - including open areas, low walls, landscaping, visually permeable elements, and clear dwelling access points – which ensure the front setbacks are appropriate and activated. These proposed front setbacks facilitate the efficient use of the site for the provision of a total of 48 dwellings.</p> <p>Within the site, away from existing front setback character, the proposal seeks to create a more compact internal character, with setbacks ranging between approximately 0.6 – 6m. Within the site, generous boulevard-style road reserves coupled with open areas, low walls, landscaping and clear dwelling entrances again ensure a high quality and pedestrian-friendly front setback outcome.</p>
<p>52.20-6.3 Permeability</p> <p>The site area covered by the pervious surfaces should be at least 20 percent of the site.</p>	<p>Complies</p> <p>The proposal achieves permeability of 35%, or 3068sqm.</p>
<p>52.20-6.4 Safety</p> <ul style="list-style-type: none"> ▪ Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and 	<p>Complies</p>

Clause	Response
<p>accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>All dwelling entrances are oriented to the street with good visibility, sense of address, and passive surveillance. Private open space is clearly separated from common areas and accessways. Landscaping is tailored to ensure it does not result in unsafe spaces along streets and accessways.</p>
<p>52.20-6.5 Access</p> <p>The width of the accessway to existing streets should not exceed:</p> <ul style="list-style-type: none"> Max. 33% of street frontage OR max. 40% where the frontage is less than 20m wide No more than one single driveway for each dwelling fronting a street. Crossover location should maximise on-street parking. Provision of emergency access. 	<p>Complies</p> <p>Vehicle access to each dwelling is provided internal to the site, via a new internal loop road. This road connects to Pinetree Crescent at two locations, and is comfortably beneath the frontage width requirements. The new loop road and road reserve has been designed to accommodate Council requirements and service emergency, waste and deliver vehicles.</p>
<p>52.20-6.6 Parking Location</p> <ul style="list-style-type: none"> Parking should be close, convenient, secure, well ventilated if enclosed. Min. 1.5m from the habitable windows OR min. 1m where there is a screening fence of min. 1.5m high or window sills of min. 1.4m above the accessway. 	<p>Complies</p> <p>Car parking is convenient to each dwelling, being located within the front setback or within the rear car accessways.</p> <p>No shared car parking is provided within 1.5m of a habitable window.</p>
<p>52.20-6.7 Car Parking Provision</p> <p>A minimum of 0.6 car parking spaces should be provided to each dwelling</p>	<p>Complies</p> <p>Each dwelling is provided with 1 car parking space.</p>
<p>Accessway Design</p> <p>Accessways must be 3m wide with an internal radius of 4m at changes of direction, provide 2.1m of headroom, and designed for cars can exit the site in a forward direction if servicing more than four car spaces. Passing areas of 6.1 x 7m should be provided if the accessway services ten or more car spaces. A corner splay should extend 2 x 2.5m along the frontage and exist lane respectively.</p>	<p>Complies</p> <p>All two-way accessways are in excess of 3m wide with internal radius of 4m at changes of direction, allowing vehicles to pass.</p> <p>Please refer to the Transport Impact Assessment including swept path assessments prepared by One Mile Grid.</p>
<p>Car Parking Spaces</p> <p>Car parking spaces should meet minimum dimensions as per Table 2.</p>	<p>Complies</p>

Clause	Response
	Car parking layouts have been designed in accordance with requirements as per Table 2, with 90 degree car space widths a minimum of 2.6m, and accessways a minimum of 6.4m.
Gradients Accessway grades should be no more than 1:10 within 5m of the frontage for pedestrian and vehicle safety.	Complies The site will be generally level prior to works commencing.
Mechanical Parking Mechanical parking can be used to meet car parking provision requirements if 25% of mechanical parks can accommodate vehicles of 1.8m, and is not allocated to visitors, and the design is to the satisfaction of the responsible authority.	Complies No mechanical parking is proposed.
Urban Design <ul style="list-style-type: none"> ▪ Ground level car parking, garage doors and accessways must not visually dominate public space. ▪ Car parking within buildings must be screened or obscured where possible through tenancies, landscaping, architectural treatments, artwork. ▪ Design of carparks must take into account their use as entry points. ▪ Design of new internal streets must maximise onstreet parking. 	Complies Car parking has been integrated into front setbacks with landscaping alongside. Dwellings located central to the site benefit from an access lane to the rear, ensuring primary frontages to Pinetree Crescent and to the main internal loop road are clear of car parking, where possible.
Safety Car parking must be well lit, clearly signed, convenient for pedestrians, and with clearly delineated pedestrian routes separated from traffic in high activity parking areas.	Complies Car parking is conveniently located to each dwelling, and clearly delineated from pedestrian areas. Car parking will be appropriately lit, subject to future detail at the detailed design stage.
Landscaping Car parking layout should allow for WSUD and landscaping, with trees and landscaping to provide shade and shelter and soften the appearance of car parking and aid in the identification of pedestrian paths. Trees should have flushed grilles and sufficient spacing for expected mature sizes.	Complies Streetscape and front setback landscaping within the site alternates with car parking within front setbacks, to provide shelter and shade and soften the appearance of car parking. Raingardens are proposed around the site with exact design and location

Clause	Response
	to be determined based on detailed site level and drainage requirements at the detailed design stage.
<p>52.20-6.8 Side and rear setbacks</p> <p>A new building not on or within 200mm of a boundary to a residential zone should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Some 0.5m encroachments are allowable, including verandas, eaves, fascias, gutters, pipes, water tanks, heating or cooling equipment, stair landings of 2sqm.</p>	<p>Variation Required</p> <p>The single storey dwellings are compliant with side and rear setback requirements. One variation is required in relation to Unit G.10 - the Type D walk-up building immediately adjacent the south boundary, fronting Gillwell Road. This building provides a side setback of 2.19m to the proposed south boundary, requiring a minor variation of approximately 1.10m to a portion of the upper floor wall. This is considered appropriate due to the adjoining land falling under Baptcare ownership.</p>
<p>52.20-6.9 Walls on Boundaries</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater. 	<p>Complies</p> <p>No wall on boundary development is proposed to site boundaries.</p>
<p>52.20-6.10 Daylight to Existing Windows</p> <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p>	<p>Complies</p> <p>Dwellings are sufficiently setback from the adjoining Residential Aged Care Facility to ensure compliance. Setbacks are also sufficient to ensure any future residential development on the vacant lot to the south will achieve compliance.</p>
<p>52.20-6.11 North-facing Windows</p>	<p>Complies</p> <p>There are no existing north facing habitable windows within 3m of the site boundary.</p>

Clause	Response
<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	
<p>52.20-6.12 Overshadowing Open Space</p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>Complies</p> <p>The proposal does not abut any existing private open space areas.</p>
<p>52.20-6.13 Overlooking</p> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) or:</p> <ul style="list-style-type: none"> ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	<p>Complies</p> <p>The proposal does not abut any existing private open space areas.</p>
<p>2.20-6.14 Noise Impacts</p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p>	<p>Complies</p> <p>Noise sources including air conditioning units are not located near existing dwellings. The proposal is not close to any notable noise sources.</p>

Clause	Response
<p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	
<p>52.20-6.15 Daylight to New Windows</p> <p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter 	<p>Complies</p> <p>New dwelling windows are located and oriented to meet requirements.</p> <p>A secondary window provided to the living area of ground floor Type E walk-ups is oriented into a common stair. This window is a secondary window supplementing the primary living area windows oriented to the private open space area, and is compliant with relevant requirements at Clause 52.20-7.15.</p>
<p>52.20-6.16 Private Open Space</p> <p>A dwelling (other than an apartment) should have POS consisting of:</p> <ul style="list-style-type: none"> ▪ SPOS with min. area of 25 sqm and min. dimension of 3m OR ▪ A balcony of 8sqm with min. 1.6m wide OR ▪ A rooftop area of 10sqm with min. 2m wide ▪ AND convenient access from a living room <p>SPOS located in front setback: max. 30% of street frontage.</p>	<p>Variation Required</p> <p>A variety of private open space configurations are provided to the single storey dwellings, ranging in size from 19.5 – 105sqm, with the majority at least 20sqm. Whilst a variation is required, the private open space areas are suitable to the needs of different residents and include some compact, low maintenance options.</p> <p>Private open space of the walk-up dwellings is subject to 52.20-7.10.</p>
<p>52.20-6.17 Solar Access to Open Space</p> <p>The private open space should be located on the north side of the dwelling if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p>	<p>Variation Required</p> <p>The site layout has sought to maximise the number of dwellings with private open space areas with northern or east/west aspect whilst still making efficient use of the site.</p> <p>A minor variation of 0.88m is required in relation to dwellings G.11 – G.18 and G.31 – G36, given the depth of the private open space between the dwelling and the south boundary fence. However these are single storey dwellings which will receive</p>

Clause	Response
	a good level of solar access to open space areas whilst making efficient use of the site.
52.20-6.18 Storage Minimum 6 cubic metres of externally accessible, secure storage space	Complies Each dwelling lot accommodates 6 cubic metres of storage space. Note the storage allocation to walk-up dwellings is considered at Clause 52.20-7-11.
52.20-6.19 Front Fence <ul style="list-style-type: none"> Max. 2m (RDZ1) OR Max. 1.5m (other streets or front-setback SPOS) OR Max. 1.8m for ≤ 30% of the boundary length 	Complies A combination of treatments are proposed to the existing streets. These include open areas, low walls, landscaped areas, and some higher fencing (1.5m) around private open space areas. The walk-up dwellings are subject to 52.20-7.17.
52.20-6.20 Common Property Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management	Complies Public and private space is clearly delineated.
52.20-6.21 Site Services Design should allow sufficient space for services, bins and recycling enclosures, secure mailboxes with convenient access.	Complies Each dwelling lot is of sufficient size to accommodate bins, services and a mailbox. The overall site layout has been designed to accommodate all service requirements including power, water, sewerage and communications infrastructure.
52.20-7 Development Standards for Apartments	
52.20-7.1 Energy Efficiency Buildings should 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. 	Complies Walk-up dwellings are oriented north or east-west to maximise energy efficiency and solar access. All dwellings have been designed to achieve a minimum individual compliance of 7.5 stars under the NaTHERS scheme. There are no existing adjoining dwellings.

Clause	Response
<ul style="list-style-type: none"> Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified in Table 4 should not exceed the maximum NatHERS annual cooling load. 	
<p>52.20-7.2 Communal Open Space</p> <p>Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser. The space should provide passive surveillance, outlook for dwellings, avoid overlooking, minimise noise impacts, maximise landscaping and protect any natural features.</p>	<p>Not Applicable</p> <p>A total of 24 walk-up dwellings are proposed.</p>
<p>52.20-7.3 Solar Access to Communal Outdoor Open Space</p> <p>The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</p>	<p>Not Applicable</p> <p>A total of 24 walk-up dwellings are proposed.</p>
<p>52.20-7.4 Deep Soil Areas and Canopy Trees</p> <p>Landscape layout and design should respond to the site context, reduce heat absorption, maximise deep soil areas for canopy trees, integrate water management. Areas should be provided in line with Table 5 at 52.20-7-4</p>	<p>Complies</p> <p>Canopy tree planting opportunities are provided throughout the development and we are satisfied that the proposal can achieve the requirements of Clause 52.20-7.4.</p>
<p>52.20-7.5 Integrated Water and Stormwater Management</p>	<p>Complies</p> <p>Reticulated water supply and stormwater management systems will be resolved to future detail.</p>

Clause	Response
Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. Stormwater management systems should use best practice design and maximise stormwater infiltration.	
52.20-7.6 Building Setback <p>Built form should respect the existing urban context, and be setback from side/rear boundaries and other buildings within the site to:</p> <ul style="list-style-type: none"> ▪ Adequate daylight into habitable windows ▪ Avoid direct views into habitable windows and POS of new and existing dwellings ▪ Avoid screening device to reduce direct views ▪ Provide an outlook for reasonable visual connection to the external environment 	Complies <p>Walk-up dwellings have been designed and laid out to ensure good daylight provision and outlook, with reliance on minimal screening.</p>
52.20-7.7 Noise Impacts <p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings. The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms(such as living areas and bedrooms)should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p>	Complies <p>Air conditioning units are appropriately located, to avoid noise conflicts.</p>
52.20-7.8 Accessibility <p>At least 50 per cent of dwellings should 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 7. 	Complies <p>All ground floor walk-up units (total 12 of 24, or 50%) have been designed to achieve accessibility requirements.</p>

Clause	Response												
<p>52.20-7.9 Building Entry and Circulation</p> <p>Entry to dwellings should be visible and easily identifiable, provide shelter and a sense of address, and a transitional entry space.</p>	<p>Complies</p> <p>Entry to walk-up dwellings is clearly demarcated through design, and provides a central entry lobby with weather protection.</p>												
<p>52.20-7.10 Private Open Space</p> <p>A dwelling should have POS consisting of:</p> <ul style="list-style-type: none">▪ 25 sqm with a minimum dimension of 3m at NGL, or▪ 15 sqm with a minimum dimension of 3m at podium level, or▪ A balcony as per Table 8 <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum dimension</th></tr><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></table> <p>OR</p> <ul style="list-style-type: none">▪ A rooftop area of 10 sqm with min. 2m wide▪ AND convenient access from a living room▪ AND additional 1.5 sqm for A/C unit on balcony	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>Variation Required</p> <p>Type D ground floor walk-up dwellings have a private open space areas ranging between 13.5 – 56.69sqm, with some therefore requiring a variation. The range of private open space sizes is considered appropriate to meet the different needs of future occupants.</p>
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>52.20-7.11 Storage</p> <p>Dwellings should have usable and convenient internal and external storage space, as per the requirements of Table 9.</p>	<p>Complies</p> <p>Walk-up dwellings with one bedroom have 6 cubic metres of internal storage and 4 cubic metres of external storage, and dwellings with two bedrooms have 9 cubic metres of internal storage and 5 cubic metres of external storage, to comply with requirements at Table 9.</p>												
<p>52.20-7.12 Waste and Recycling</p> <p>Dwellings should include dedicated waste areas for waste and recycling which are adequate size, waterproof, integrated into the development, ventilated, and accessible to people with limited mobility.</p>	<p>Complies</p> <p>A shared enclosed bin area is provided alongside the car parking to walk-up dwellings. Each shared bin area services four dwellings.</p>												

Clause	Response
<p>52.20-7.13 Functional Layout</p> <ul style="list-style-type: none"> ▪ Main bedrooms should be 3 x 3.4m, and other bedrooms 3 x 3m, in addition to a wardrobe. ▪ Living areas should have a minimum width of 3.3m and minimum size of 10sqm for studio and one bedroom dwellings, and a minimum width of 3.6m and minimum size of 12sqm for two or more bedroom dwellings. 	<p>Complies</p> <p>All living areas within walk-up dwellings are a minimum of 3.3m and 10sqm.</p> <p>All main bedrooms are 3 x 3.4m, and secondary bedrooms are 3 x 3m plus built in robe, to comply.</p>
<p>52.20-7.14 Room Depth</p> <p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</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. ▪ 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 should be measured from the external surface of the habitable room window to the rear wall of the room.</p>	<p>Complies</p> <p>All Type E open-plan living / dining / kitchen areas are dual aspect, whilst Type D living / dining / kitchen areas do not exceed 5.684m in depth. All bedrooms do not exceed a depth of 4m.</p>
<p>52.20-7.15 Windows</p> <p>Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be:</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 at least one window which meets requirements. Some also have a secondary window, to supplement the primary window.</p>
<p>52.20-7.16 Natural Ventilation</p> <p>At least 40% of dwellings should provide a breeze path of between 5 – 18m with ventilation openings of approximately the same area on different orientations of the dwelling.</p>	<p>Complies</p> <p>A total of 100% of walk-up dwellings achieve a compliant breeze path.</p>

Clause	Response
<p>52.20-7.17 Integration with the Street</p> <ul style="list-style-type: none"> ▪ Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. ▪ Development should be oriented to front existing and proposed streets. ▪ High fencing in front of dwellings should be avoided if practicable. ▪ Development next to existing public open space should be laid out to complement the open space. 	<p>Complies</p> <p>Walk-up dwellings are oriented to Pinetree Crescent and Gilwell Road, with car parking located to the rear. Some front fencing of 1.8m is required to private open space. A mid-block pedestrian link is provided to Gillwell Road.</p>
<p>52.20-8 Native Vegetation Requirements</p> <p>Before the removal, destruction or lopping of native vegetation outside the levy area:</p> <ul style="list-style-type: none"> ▪ Information about the native vegetation in accordance with the application requirements 1, 5 and 9 in Table 4 of the Guidelines for removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, December 2017) must be provided to the satisfaction of the Secretary to the Department Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). ▪ The biodiversity impacts from the native vegetation must be offset in accordance with the Guidelines for removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, December 2017). ▪ Evidence that the required offset has been secured must be provided to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning. 	<p>Not applicable</p> <p>No native vegetation is present on the site.</p>

