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URBIS

VICTORIA'S BIG HOUSING BUILD

21A Copernicus Way, Keilor
Downs

Prepared for

BAPTCARE AFFORDABLE HOUSING

27 September 2021

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We acknowledge, in each of our offices, the Traditional owners on whose land we stand.

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1. EXECUTIVE SUMMARY

This report has been prepared by Urbis on behalf of Baptistcare Affordable Housing in support of a proposal for the development of 47 new social housing dwellings on land owned by Baptistcare Affordable Housing.

This proposal is part-funded under the Rapid Grants Round of the Social Housing Growth Fund. The application is 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 Brimbank City Council. Following consultation, feedback will be considered and the final application will be lodged with the Department of Environment, Land, Water and Planning (DELWP) for determination on behalf of the Minister for Energy, Environment and Climate Change.

The streamlined planning provisions under **Clause 52.20** include development standards which ensure appropriate design outcomes in relation to site layout, building design, infrastructure, car parking and access, and internal and external amenity. The proposal has achieved a high level of compliance with these standards, as detailed within this report.

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. This program seeks to deliver new homes for Victorians and create new jobs to assist Victoria’s economic recovery from the impacts of the COVID-19 pandemic.

Clause 52.20 removes the need for a planning permit to develop a housing project if funded or partially funded under Victoria’s Big Housing Build and supported by the Director of Housing. 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:

- A total of 47 new high-quality social housing dwellings including one, two and three bedroom layouts to cater to a range of households and to alleviate unmet demand for social housing.
- The proposal – from site layout, to dwelling style, and materials – seeks to sit comfortably in its context.
- A new pocket park and canopy trees are proposed across the site, on previously vacant land.
- Retention of the existing pedestrian link to the Shopping Centre in conjunction with a new east-west pedestrian path along the site’s south boundary, allowing greater permeability from residential areas in line with the Development Plan Overlay.
- A DDA accessible ground floor plane for residents with mobility requirements.
- A sustainable built form designed by renowned architects Clarke Hopkins Clarke, targeting a 5-Star Green Star rating.

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.



Picture 1: Rendering of proposed development

Source: Clarke Hopkins Clarke

2. INTRODUCTION

This application specially relates to the southern portion of the site at 21A Copernicus Way, Keilor Downs, with the proposal comprising the development of 47 new social housing dwellings with a mixture of dwellings throughout 4 different building types.

2.1. APPROVAL PATHWAY

The proposal is eligible for assessment under **Clause 52.20** of the Brimbank 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.

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

- **Clause 34.01-1** (Commercial 1 Zone) to use land for accommodation where the frontage at ground floor level exceeds 2 metres
- **Clause 34.01-4** (Commercial 1 Zone) to construct a building or construct or carry out works.
- **Clause 43.04-2** (Development Plan Overlay) given a permit granted must be generally in accordance with the development plan
- **Clause 52.06** (Car Parking) to reduce the number of car parking spaces required under **Clause 52.06-5**.

Planning Permit No. P637/2018 was issued on 20 March 2019 and allows for removal of native vegetation from the site. The corresponding offsets have been finalised and were purchased on 16 August 2021.

2.2. 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:

1. Architectural Drawings prepared by Clarke Hopkins Clarke
2. Design Principals Statement prepared by Clarke Hopkins Clarke
3. Landscape Plans prepared by Fitzgerald Frisby Landscape Architecture
4. Transport Impact Assessment prepared by One Mile Grid
5. Stormwater Management Report Prepared by FMG Engineering
6. Environmentally Sustainable Design statement prepared by Energy Water Environment
7. Certificate of Title

3. THE PROPOSAL

The proposal involves the development of 47 new social housing dwellings, split up over four different building types, each containing 1-2 units of a variety of sizes and room mixes. Almost all dwellings will have at least one shared wall with a neighbouring dwelling as well as each having a single carparking space. Massing of the building forms has located the double storey buildings towards the centre of the site, with the single storey built form around the perimeter of the site.



Picture 2: Rendering of building Type A

Source: Clarke Hopkins Clarke



Picture 3: Rendering of building Type D

Source: Clarke Hopkins Clarke

3.1. 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 | 9565 m ² |
| Roads | 2320m ² |
| Curbs & Crossovers | 290m ² |
| Dwelling Roof Area | 2600m ² |
| Total Site Coverage | 5210m² (54% of site area) |
| Garden Area | 2698m ² (28% of site area) |
| Permeable Areas | 4355m² (45% of site area) |

3.2. DWELLING MIX

The proposal comprises a mixture of four building types, with each building containing a variety of dwellings amounts, sizes and forms to cater for different households and family needs.

The four building types are:

Type A: A single-storey building containing 1 unit with 1 bedroom. There are 13 buildings of this type.

Type B: A single-storey building containing 1 unit with 2 bedrooms. There are 6 buildings of this type.

Type C: A single-storey building containing 1 unit with 3 bedrooms. There are 4 buildings of this type.

Type D: A two storey walk-up building containing two units, one on the ground floor and another on level 1. The ground floor units have access to 12m² of Private Open Space with the upper level units 9m² & 11m² of Balcony space respectively. Each unit has an additional 6m³ of external storage space and 21m² of communal garden area per two units. There are 12 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 | Private Open Space | Elevation Drawing | # and % of site total |
|----------------------|--|-----------------------------------|------------------------------|---|--|--|
| Single Storey | | | | | | |
| Type A | 1 Unit of 1 Bedroom, 1 Bathroom, Single Garage | 115m ² | 50m ² | Varies between 27 - 96m ² |  | 13 Units (28%) |
| Type B | 1 Unit of 2 Bedrooms, 2 Bathrooms, Single Garage | 131.5m ² | 70m ² | Varies between 25 - 80m ² |  | 6 Units (13%) |
| Type C | 1 Unit of 3 Bedrooms, 2 Bathrooms, Single Garage | 238m ² | 90m ² | Varies between 57 - 62m ² |  | 4 Units (8%) |
| Double Storey | | | | | | |
| Type D | 2 Units of 1 Bedroom, 1 Bathroom, Single Garage | 143m ² (per two units) | 50m ² (each unit) | Varies between 8 - 19m ² , including balconies |  | 12 Buildings with 24 Units Overall (51%) |
| Total | | | | | | 47Units |

Figure 1: Site Overview, indicating Building Type locations



Source: Clarke Hopkins Clarke

3.3. DESIGN AND MATERIALITY

Designed by Clarke Hopkins Clarke, the proposed dwellings

Figure 2: Material Palette



Varied Streetscapes



Proportion and Rhythm



Fine, Simple Detailing



Textural Elements



BR-1
Grey Tone Brick



BR-2
Brown Tone Brick



CL-1
Timber-Look Cladding



CL-2
Eucalypt Green Features



CFC-1
FC Sheet Cladding



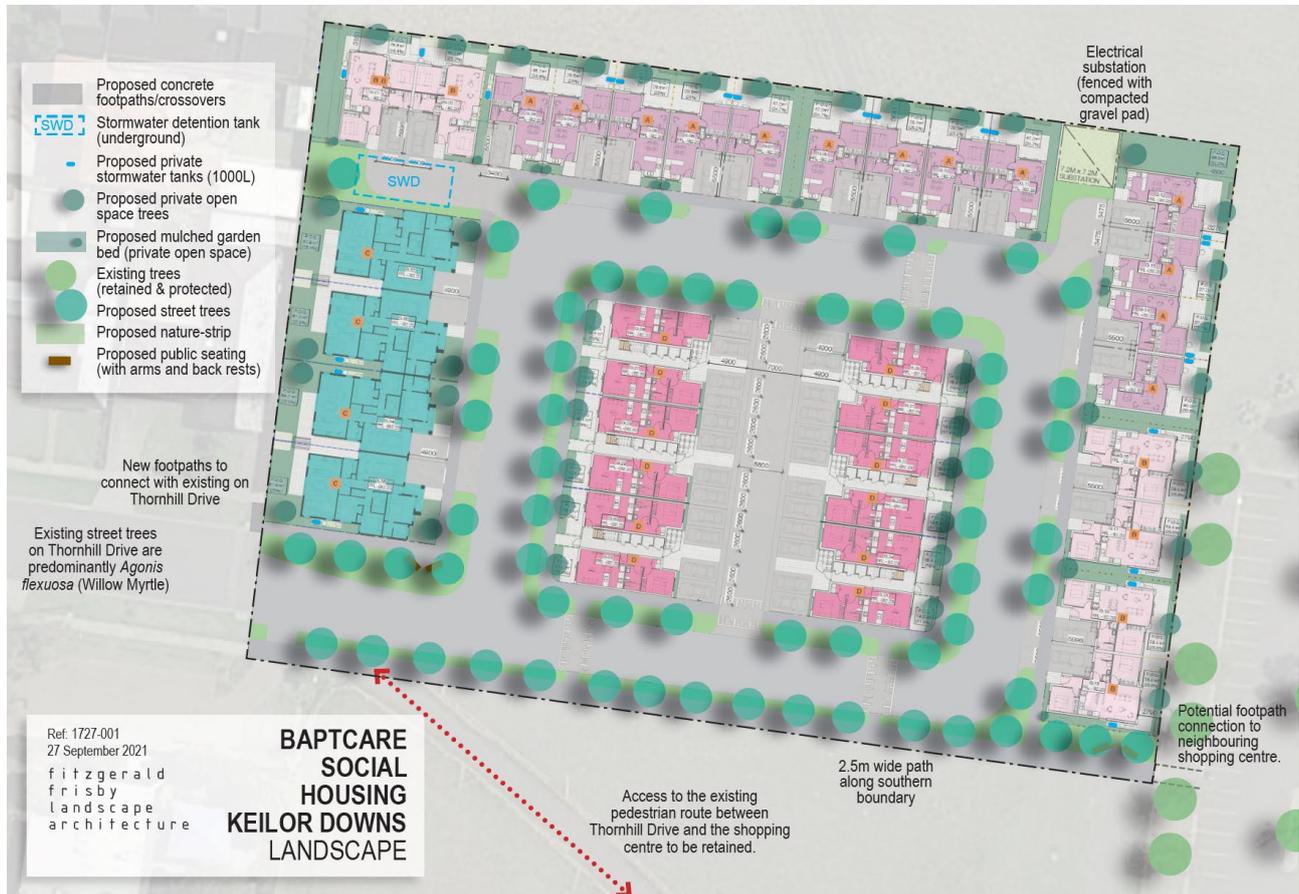
PM-1
Profile Metal Cladding

Source: Clarke Hopkins Clarke

3.4. 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 loop road to create a ‘boulevard’ feel to the proposal. A new pocket park is provided within the south east corner of the site, providing new green space for existing surrounding residents as well as for new residents of the proposal. The landscape approach seeks to tie in with existing landscape character of the area and maximise greenery across the site.

Figure 3 Landscape Plan



Source: FFLA Landscape Plan

3.5. PARKING AND ACCESS

Access to the site is via a new two-way road connection to Thornhill Drive, which transitions from a 17.57m road reserve to a 15m road reserve within the site.

4. SITE & SURROUNDS

4.1. SUBJECT SITE & PERMIT HISTORY

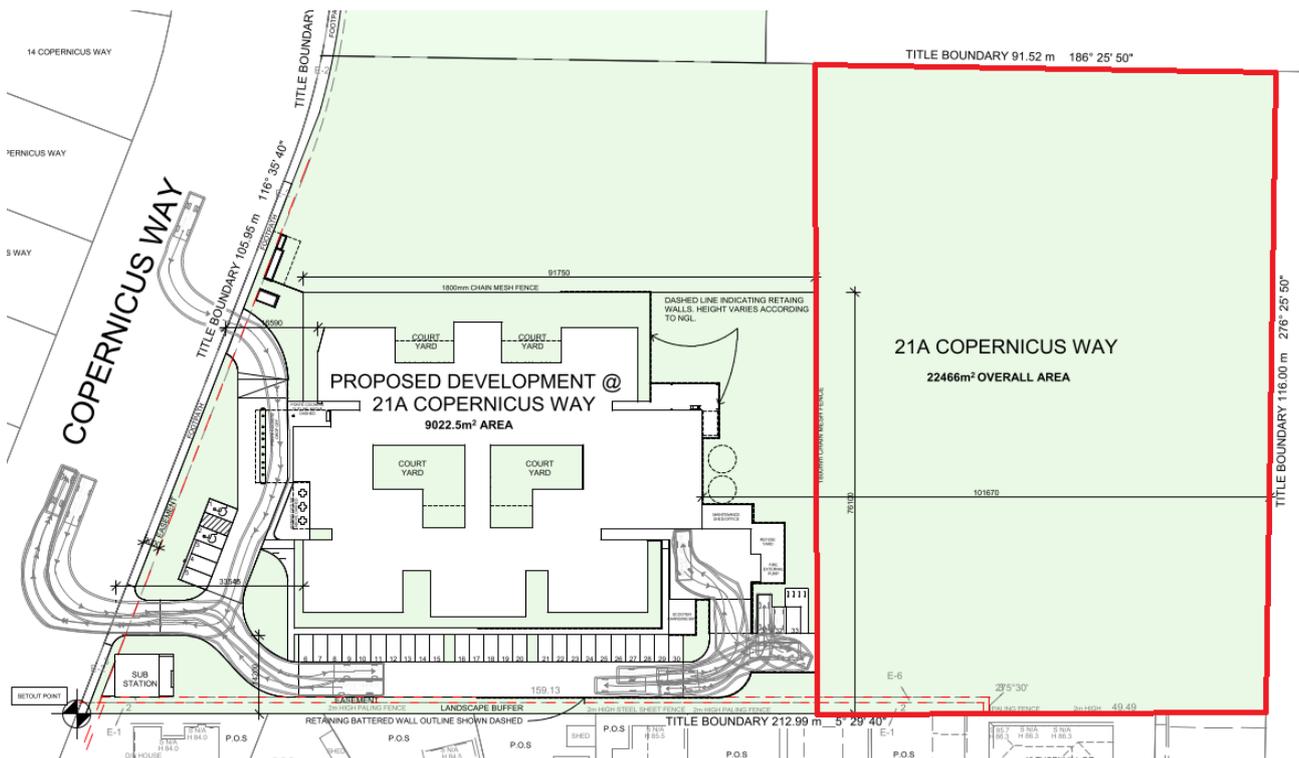
The subject site is located at 21A Copernicus Way, Keilor Downs in the City of Brimbank, approximately 17km to the north-west of the CBD. The subject site is part of larger allotment, known on title as **Lot 1 of PS712707**, an irregular shaped parcel comprising a total area of 2.247 Hectares. The subject site forms a vacant 9,524.69m² southern portion of this allotment, bound by Thornhill Drive and residential dwellings the west, further vacant areas of the allotment to the north, vacant land to the south and carparking for the Keilor Shopping Centre to the east. See the aerial map at Figure 5 for the boundaries of the subject site.

An existing Planning permit for 21A Copernicus Way (P145/2020) issued 19 October 2020 allows for the use and development of the land for a residential aged care facility, that includes a 3 storey development, comprising 108 beds on a portion of the remainder of the vacant land. See Picture 9 and Figure 4 below for a map of the existing permitted development. This application does not seek to amend this existing permit and a concurrent, albeit separate, subdivision application intends to excise the subject site from the overall lot.

The subject land currently has no vehicle access or crossovers in place. There is an existing informal pedestrian walkway that cuts through the site at a diagonal. Drainage and sewerage easements are located along the northern and western site boundaries as detailed in the land title. The site forms part of the Keilor Downs Activity Centre, where it is identified as undeveloped land under the ownership of Bapcare, proximate to Keilor Central Shopping Centre and various community facilities.

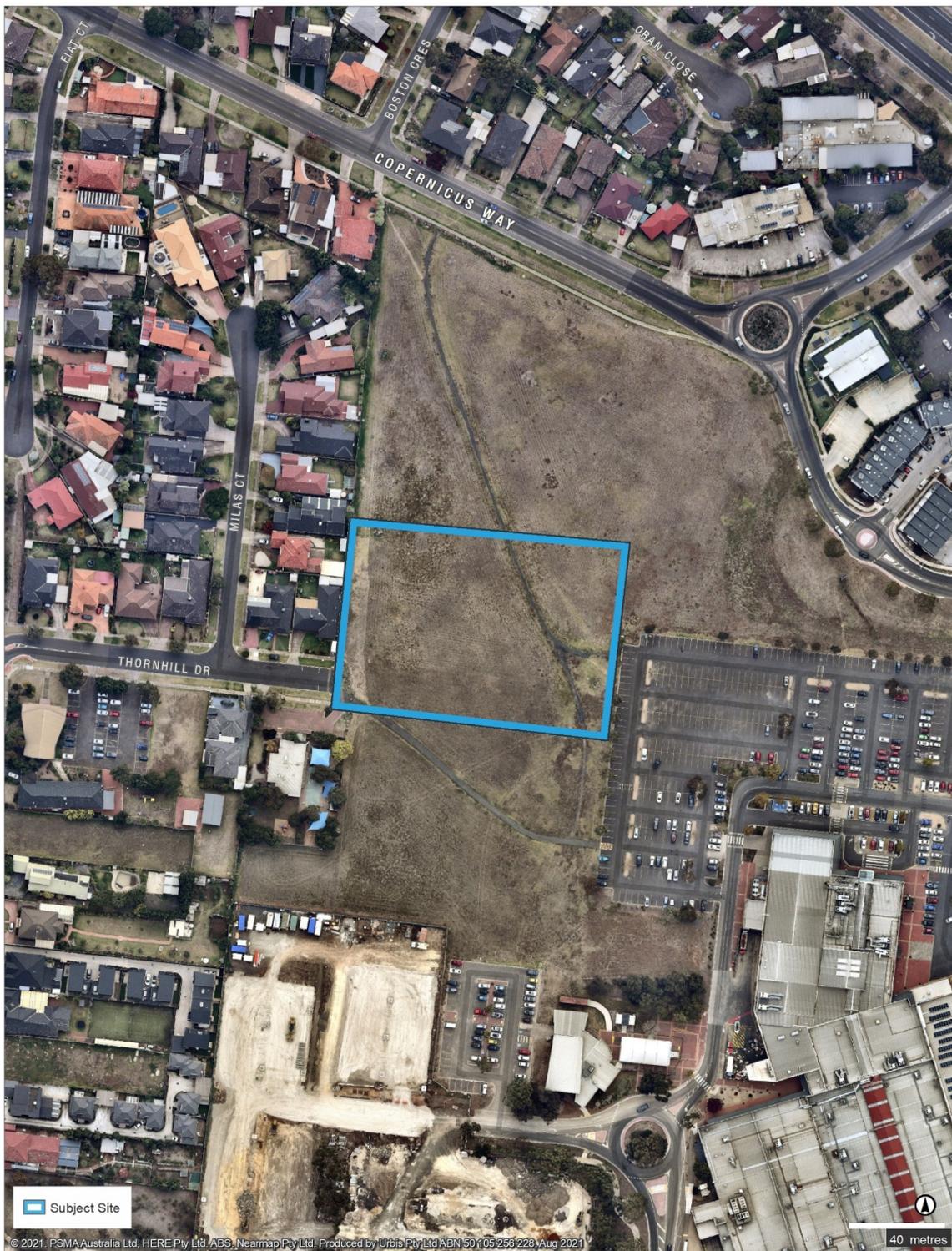
The subject site is currently vacant, with sparse vegetation cover and the topography of the allotment is flat, with only a minor fall to the north east.

Figure 4: Plan of Permit # P145/2020. Subject site is highlighted in red



Source: Clarke Hopkins Clarke

Figure 5: Aerial Map of Subject Site



21A COPERNICUS WAY, KEILOR DOWNS

SITE LOCATION

Source: Urbis

4.2. INTERFACES

The subject site has the following immediate interfaces:

Northern Interface

To the north is further vacant land within the allotment that fronts Copernicus Way, a two-way road with on-street car parking located in front of the allotment and the opposite side. A roundabout on Copernicus Way comprising three exits is located north-east. Fronting lot, outside the title boundary to the north, is a 9-metre-wide (approximate) nature strip with no significant vegetation.

There are six single and double storey detached dwellings that front the subject land north of Copernicus Way. These dwellings are constructed of brick and feature generous front setbacks with landscaping and various fence styles. The dwellings to the north are located in the General Residential Zone 1. East of the dwelling at No. 14 Copernicus Way is a strip of retail shops within the Commercial 1 Zone, including a medical centre and chemist, located at 8-12 Copernicus Way.



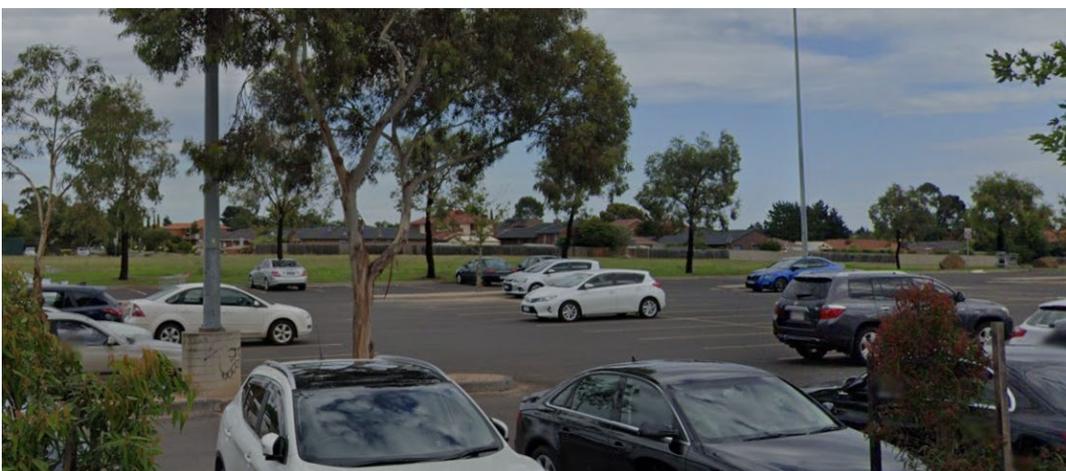
Picture 4: Looking south towards the site from Copernicus Way.

Development area for permit number P145/2020 is in the foreground.

Source: Google Street View

Eastern Interface

Abutting the subject site to the east is vacant land and carparking for the Keilor Shopping Centre.



Picture 5: Looking west from the Shopping Centre Carparking towards the subject site in the distance.

Source: Google Street View

Southern Interface

The land to the south of the subject site is vacant Council land. Thornhill Drive to the west is currently connected by an informal pedestrian path to the Keilor Central Shopping Centre to the south-east. The car park belonging to the Keilor Central Shopping Centre is located south-east of the subject site.

Further south is a community centre, the St Albans Leisure Centre, currently under construction, which is bound by Taylors Road, an arterial road, to the south.



Picture 6: Pathway leading to Thornhill Drive, looking NW



Picture 7: Car park at Keilor Central Shopping Centre

Western Interface

To the west is land located within the General Residential Zone (Schedule 1). The residential land is occupied by single detached dwellings on each lot and the rear private open space of the dwellings which front Milas Court directly abut the subject site. The western title boundary features timber paling and corrugated iron fencing. Thornhill Drive currently ends in a no-through road, with informal pathways across the site towards the shopping centre.



Picture 8: Looking east towards the subject site from the end of Thornhill Drive.

Source: Google Street View

4.3. THE BROADER CONTEXT

The site is located in close proximity to the following services and amenities located in the Keilor Downs Activity Centre, within a 500-metre radius:

- Bus Route Nos. 418, 421 traversing Copernicus Way towards Keilor Central shopping Centre
- Bus Route No. 419 traversing Sunshine Avenue
- Keilor Central Shopping Centre
- St Albans Leisure Centre
- Community Centre
- Packard Street Skate Park
- Medical clinic and chemist
- Story House Early Learning Centre
- Keilor Downs Police Station
- Estia Health Keilor
- Keilor Downs Dental
- Keilor Downs Medical Clinic



Picture 9: Rendering of approved Aged Care Facility to the north of the subject site (P145/2020)

Source: CHT Architects

5. PLANNING POLICY

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

5.1. 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.

5.2. PLANNING POLICY FRAMEWORK

At a high level, the PPF seeks to ensure that the planning system is facilitating land use and built form outcomes that satisfy the current and future needs of Victoria's population.

The development of social housing on the subject site strongly aligns with general directions and objectives of the PPF which is established through the following policies:

Clause 11.01-1S – Settlement:

Clause 11.01-1S sets out the objective to promote sustainable growth and development of Victoria through a network of settlements that deliver choice and opportunity to all residents. The policy contains a range of strategies to achieve the objective including directing growth into existing settlements and capitalising on opportunities for urban renewal and infill redevelopment

Clause 15.01-1S – Urban Design

Clause 15.01-1S supports architectural and urban design outcomes that respond and contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties. The policy seeks to ensure *'development provides landscaping that supports the amenity, attractiveness and safety of the public realm'* and that *'development...minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.'*

Clause 15.01-2S – Building Design

Clause 15.01-2S ensures that building design responds to the site's local context and positively contributes to the public realm. It is required to provide a comprehensive site analysis demonstrating that the scale, form and appearance of the building design responds and contributes to the site's context. The clause includes policy to ensure *'development provides safe access and egress for pedestrians, cyclists and vehicles.'*

Clause 15.02-1S – Energy and Resource Efficiency

Clause 15.02-1S promotes land use and development to be energy and resource efficient, including strategies that promote consolidation of urban development and integration of land use and transport. The policy also encourages environmentally sustainable development that uses energy efficient design and includes planting of new vegetation as part of development proposals.

Clause 16.01-1S - Housing Supply

Clause 16.01-1S seeks to ensure that an appropriate quantity, quality and type of housing is provided, including Social Housing

Clause 16.01-2S - Housing Affordability

Clause 16.01-2S seeks to increase the supply of affordable housing, including social housing, in suburbs, activity centres and urban renewal precincts.

5.3. LOCAL PLANNING POLICY FRAMEWORK

The Local Planning Policy Framework (LPPF) comprises the Municipal Strategic Statement (MSS) and Local Planning Policies applicable to Brimbank City Council. The relevant sections of the MSS and LPPF are summarised below.

Clause 21.02 – Key Land Use Issues

Clause 21.02 identifies Activity Centres, such as the Keilor Downs Activity Centre where the subject site is situated, as *'community and economic hubs that provide opportunities for future housing and commercial development.'*

This clause acknowledges that Brimbank has a disconnected public transport system and Council will advocate for more sustainable transport options to reduce reliance on private vehicles.

It also encourages improvement of the public realm and well-designed development that will contribute to the desired neighbourhood character and community's sense and pride of place.

The natural environment within Brimbank is described as affected by *'poor soils, strong winds and low levels of rainfall [which] create considerable challenges in establishing a sustainable natural landscape setting.'*

Clause 21.04 – Strategic Land Use Vision

Clause 21.04 identified the site location as part of the Keilor Downs Major Activity Centre. It proposes to increase residential density in activity centres and encourages high quality sustainable urban design principles for developments within activity centres.

Clause 21.06 – Built Environment

Clause 21.06-4 places high value on the contribution of landscaping to the character and appearance of properties, streets and districts. It encourages integration of permeable surfaces, landscaping design that complements the landscape treatments of adjoining public realm areas, integration of landscaping in new developments, and the incorporation of indigenous, drought tolerant species contained within the *Brimbank Landscape Guidelines, July 2001*.

Clause 21.06-5 encourages developments to achieve best practice in environmentally sustainable development from design through to the construction and operation stages.

Clause 21.07 – Housing

Clause 21.07-2 seeks to ensure a range of housing types are available to meet the diverse needs of residents.

Clause 21.08 – Retailing and Activity Centres

Clause 21.08 identifies the potential for the Keilor Downs Major Activity Centre to accommodate higher density residential development where there is access to a strong mix of commercial and retail activity and have good access to public transport.

Clause 22.02 Environmentally Sustainable Development

Clause 22.02 supports and builds on the sustainability objectives and strategies expressed in Clause 21.06-5 relating to sustainable design and development. The overarching objective of this policy is to ensure development achieves best practice in ESD initiatives from the design stage through to construction and operation.

5.4. KEILOR DOWNS URBAN DESIGN FRAMEWORK

The Keilor Downs Urban Design Framework (KDUDF) builds on the Brimbank Activity Centre Strategy (2018) to develop an integrated program of future work within the Keilor Downs Activity Centre (KDAC). It identifies the subject site as currently undeveloped land under the ownership of BapCare located in the KDAC.

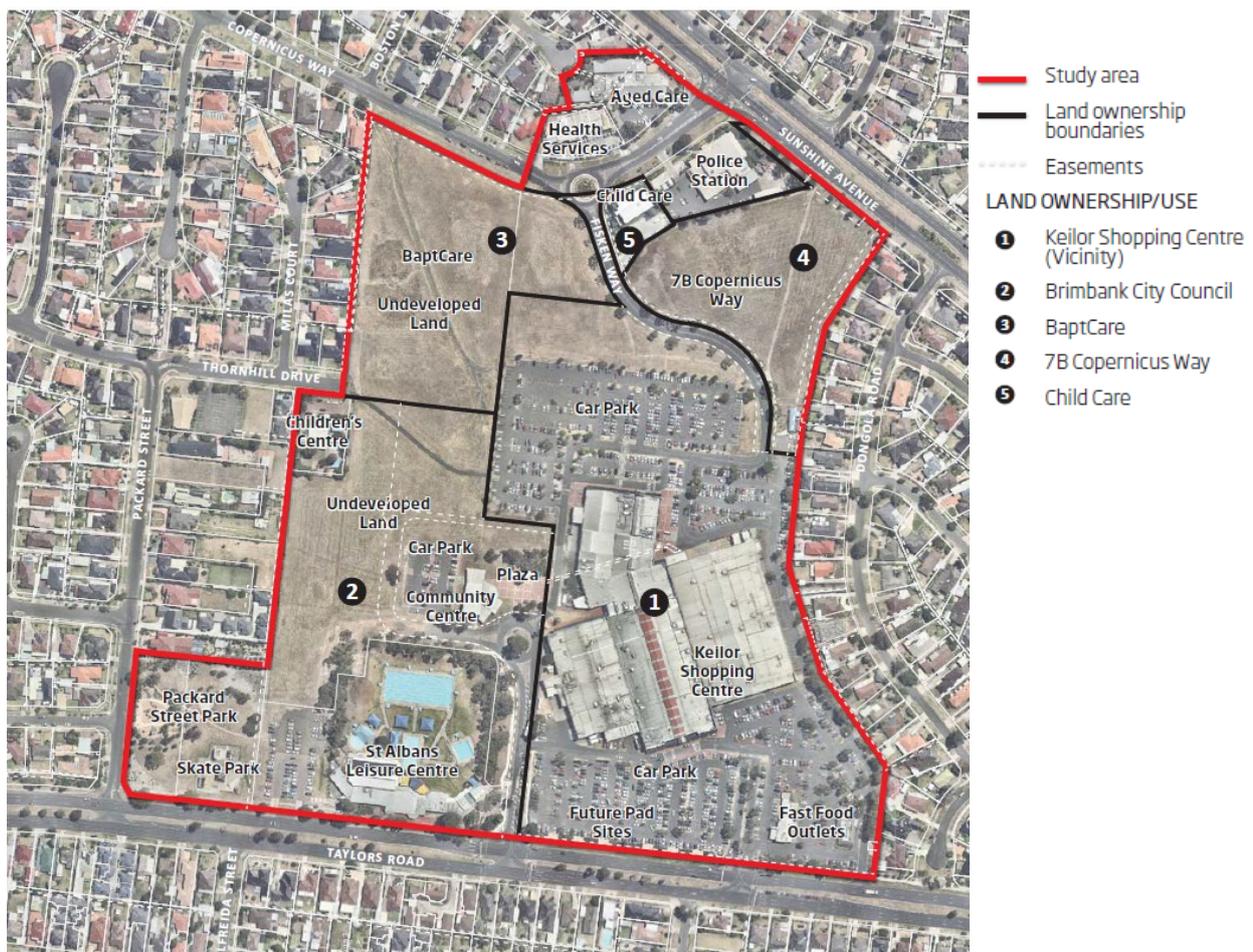
The KDAC is well served by retail and commercial uses south-east of the subject site, community facilities to the south and north-east and health services and aged care to the north-east. Surrounding the KDAC is residential zoned land.

In regard to access, the KDUDF proposes pedestrian permeability to be maintained through the BapCare site. High priority pedestrian connections along the southern boundary of the subject site, between Thornhill Drive and Keilor Shopping Centre (indicative only), are proposed to be maintained.

The KDUDF proposes a landscaped buffer between existing residential properties and future development on the BapCare site, to minimise impacts to residential amenity. Design measures such as providing a transitional scale of building heights, considered location of plant and service area, and site specific design responses, are also suggested to reduce potential impacts to sensitive uses. Additionally, car parking should not dominate the street frontage of new developments.

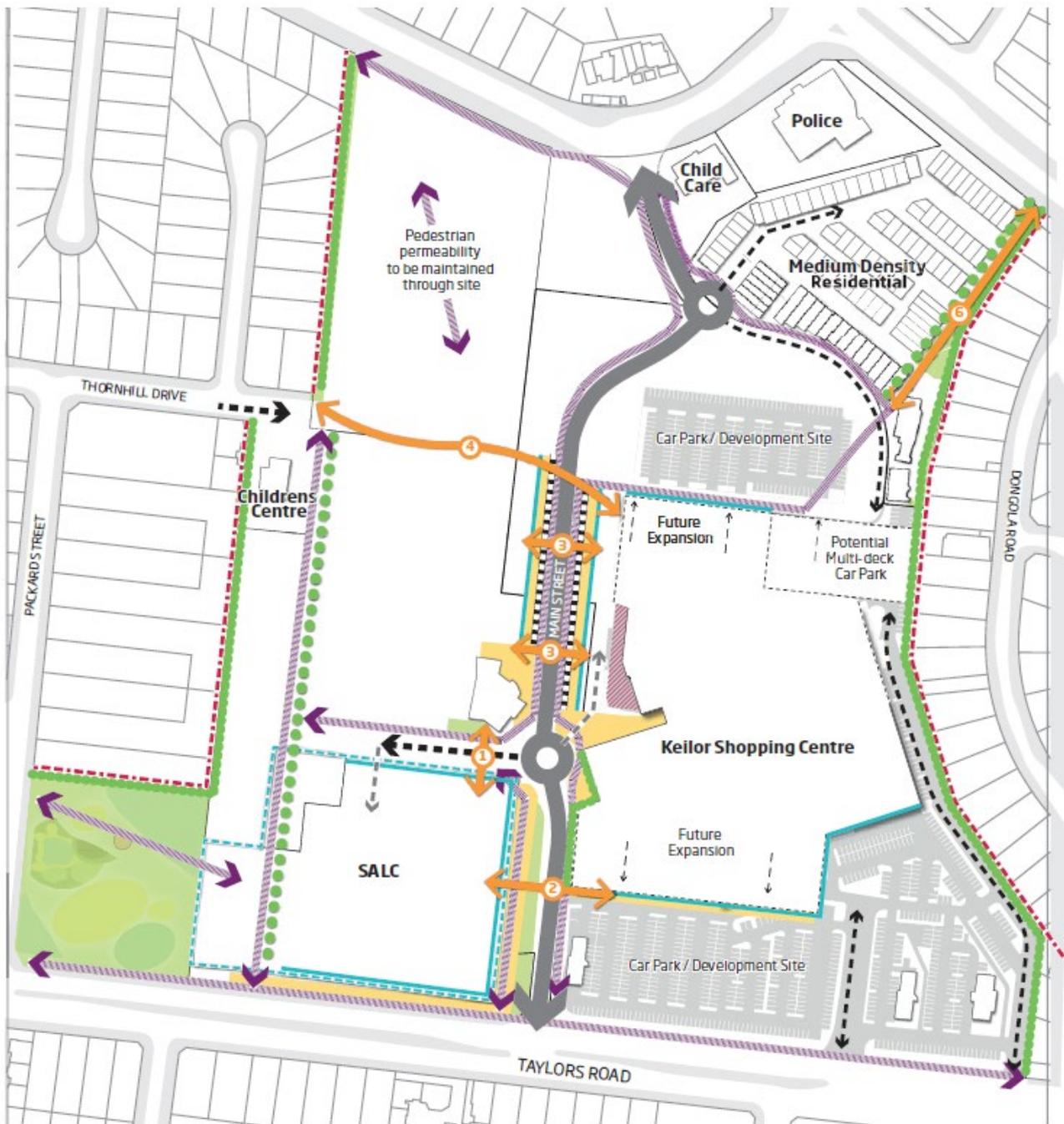
Overall, the KDUDF seeks to improve the KDAC to achieve a high-quality built form and public realm with increased activation and sustainable design initiatives.

Figure 6: Keilor Downs Activity Centre Study Area



Source: Brimbank City Council

Figure 7: Keilor Downs Access and Interface Concept



LEGEND

- ← Primary road access ("Main Road")
- ← Secondary road access
- ← Laneway & loading access
- Share User "Green Links"
- ① High priority pedestrian connections

- ↔ Other pedestrian & cycle routes
- Improved bus stop facilities
- Pedestrian plaza & streetscapes
- ▨ Shopping centre loading bay
- ▭ Indicative SALC development area*

Interfaces

- Landscape buffers/setbacks
- - - Sensitive residential interfaces
- Active interfaces
- Zero Setbacks

Source: Brimbank City Council

5.5. PLANNING CONTROLS

The site is located within the Commercial 1 Zone and is affected by the following overlays:

- Development Contributions Plan Overlay – Schedule 20
- Development Plan Overlay – Schedule 2

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 66** – Referral and Notice Provisions
- **Clause 72** – Administration and Enforcement of this Scheme

5.6. 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 Brimbank 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 Brimbank 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 is to be provided prior to lodgement of the application with DELWP, following the conclusion of the consultation phase.

6. RESPONSE TO ZONE, OVERLAYS AND PARTICULAR PROVISIONS

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**.

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

- **Clause 34.01-1** (C1Z) to use land for accommodation where the frontage at ground floor level exceeds 2 metres
- **Clause 34.01-4** (C1Z) to construct a building or construct or carry out works.
- **Clause 52.06** (Car Parking) to reduce (including reduce to zero) the number of car parking spaces required under **Clause 52.06-5**.

6.1. COMMERCIAL ZONE SCHEDULE 1:

The purpose of the Commercial 1 Zone is:

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

The subject site is located within Schedule 1 with no further controls or objectives. See Zone map at **Appendix A**

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 implements the Municipal Planning Strategy and Planning Policy Framework, as detailed in Section 6.1 of this report.
- The residential use of the proposal is appropriate in the context of the Keilor Central Shopping Centre and is consistent with an extension of the surrounding detached dwellings towards the Shopping Centre land. The density of dwellings proposed is complementary to the scale of the commercial area as a larger shopping precinct in the area. The residential use is consistent with the Development Plan which applies to the site.
- The increased residential population immediately adjacent the Shopping Centre will positively contribute to the vibrancy and viability of the centre.
- The proposal will improve the existing connection between the Shopping Centre and residential area to the west via passive surveillance from the new dwellings and from the extended section of Thornhill Drive

6.2. DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY SCHEDULE 2

The site is affected by the Development Contributions Plan Overlay Schedule 2, which nominates the site within DPCO Charge Area 5 – Keilor Downs. A total infrastructure levy – comprised of development and community infrastructure – applies, which totals \$1052 per dwelling.

6.3. SPECIAL BUILDING OVERLAY

The SBO applies to the northern edge of the site immediately adjacent Copernicus Way, and does not apply to the portion of the site where the Baptistcare Affordable Housing development is proposed. As a result, the proposal would not trigger any planning approval under the Special Building Overlay.

6.4. DEVELOPMENT PLAN OVERLAY SCHEDULE 2

The Development Plan Overlay Schedule 2 – Keilor Downs Plaza Shopping Centre applies to the site. This DPO contemplates residential and mixed use development of between three – six storeys (9 – 18m) on the portion of the site where the proposal is located, serviced by a court bowl road network which does not connect to the shopping centre car park. A detailed assessment against the requirements of the DPO is provided at Section 7.3, below.

6.5. 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.*

Response

Please see Section 6.8 of this report for how the proposal responds to the purposes of this provision.

7. 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**?
- Do the proposed uses comply with the purpose of the Zone?
- Will the proposal provide sustainable built form and stormwater management?
- Is the proposed traffic generation acceptable for the area?
- Does the proposal provide high quality landscaping?

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

7.1. STRATEGIC ASSESSMENT

There is clear support for the proposal found in the Brimbank Planning Policy Framework, with a strong desire in policy to facilitate the development of new social housing and a higher density built form in appropriate areas.

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

- The proposal increases the supply of social and affordable housing and provides greater choice and diversity of housing (Plan Melbourne Direction 2.3 & 2.5).
- The proposal takes advantage of the existing development pattern of Melbourne and aids in meeting forecast demand for social infrastructure (including Social Housing) under **Clauses 11 & 21.07**
- The proposal takes advantage of existing surrounding infrastructure and services including within the adjacent Keilor Downs Activity Centre, as sought at **Clauses 21.04 & 21.07**
- The proposal responds appropriately to the surrounding character of the area with the design, siting, scale, material palette and landscape response of the proposal consistent with the single and double storey housing character in the area in alignment with **Clause 15.01-1S and 21.07-3**. The higher density walk-up dwellings are provided centrally upon the site, while more traditional single storey semi-detached dwellings are provided around the periphery of the site including where it abuts existing residential development to the west, in order to align with this character
- The proposal increases the supply of new social housing, increasing housing diversity and quality of housing for the community – in particular given the trend towards smaller household sizes and the increasing prevalence of single and aging households in alignment with **Clause 16.01** and within Objectives at **Clause 21.07-2**
- The proposal will enhance the public realm with a new 'boulevard style' pedestrian connection running alongside the south boundary of the site, providing a high-quality urban environment that is safe, liveable and attractive. (**Clause 15.01-1S & Keilor Downs Urban Design Framework**)
- The proposal provides increased housing density in an appropriate development context in alignment with **Clauses 21.04 & 21.08** whilst utilising a site layout which includes site coverage, permeability, building spacing and landscape outcomes akin to that within the wider area
- The proposed dwellings are energy and resource efficient and achieve best practice in ESD in alignment with **Clauses 15.02 & 22.02**
- 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

7.2. LAND USE

Use of the land for dwellings is a Section 2 use under the Commercial 1 Zone, as the frontage at ground level exceeds 2m. The proposed dwelling use is consistent with the purpose of the zone to provide for a higher density residential area that is complementary to the Keilor Downs Shopping Centre. The stepping-up in built form from the single-storey dwellings along the site edge towards the two-storey unit buildings at the centre of the site masks and sets back the higher density built form from the low density areas to the west. Further, approved townhouses to the north-east of the site along Kavanagh Crescent sit at 3-storeys, indicating an emergent character of higher density built form surrounding the Keilor Downs Shopping Centre

The proposed land use is 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.

7.3. 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 2) 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 2 to the Development Plan Overlay, which refers to “Keilor Downs Plaza Shopping Centre” prepared by Urbis for Colonial First State (P586/2013), with specific guidance for a Development Plan on the Keilor Downs Plaza commercial precinct. The site is identified in an area of Future Residential/Mixed Use, with heights up to 9m on the western portion of the site and up to 18m on the eastern portion.

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:

- Use of the land for Social Housing complies with the identified land use of ‘residential’ as proposed within the Development Plan
- The proposed dwellings do not exceed either of the height requirements identified for the site within the Development Plan
- Vehicular access off Thornhill Drive is proposed to be a public road and terminates in a court bowl which does not provide access to the commercial carpark, as sought within the Development Plan
- The proposal makes a provision for a shared pathway link “A” between Thornhill Drive and the Carpark area, whilst maintaining the existing link as desired by the shopping centre, given the existing access point within the shopping centre car park
- Higher fencing to the west boundary as indicated in the Development Plan is not required, given the single storey nature of dwellings proposed adjacent this boundary. The higher fencing is contemplated in the Development Plan to mitigate the impacts of 9m / three storey development, which is not proposed under this proposal.
- The proposal is in alignment with the landscape edge proposed along the west boundary under the Development Plan, given all dwellings are offset from this boundary and landscaping including canopy trees are proposed along this site boundary. The provision of single storey dwellings adjacent this boundary under the proposal reduces the need for the landscape buffer contemplated in the

Development Plan, given more robust built form up to 9m / three storeys was expected to this site boundary under the Development Plan.

- A shared pathway between Thornhill Drive and the Keilor Downs Shopping Centre as indicated in the Development Plan is not appropriate given the lack of connection to shared pathways at either end within Thornhill Drive and the shopping centre car park.

7.4. 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. A new 'pocket park' is provided in the south east corner of the site, providing green space 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 21.07-3**.

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.

Planning Permit P637/2018 was issued on 20 March 2019 and allowed for the removal of Native Vegetation in accordance with the Endorsed Plans. An extension of time to this permit was granted on 26 March 2021 with a new date to complete removal of native vegetation by 20 March 2024.

7.5. CLAUSE 52.20-6 – VICTORIA'S BIG HOUSING BUILD

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 total of 23 single storey dwellings are proposed, including 13x Type A, 6x Type B, and 4x Type C. 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**
- There are no dwellings which front existing streets, with all dwellings fronting the new internal loop road within the site. Therefore, the proposal seeks to create a respectful front setback character within the site given it is connected to but removed from the existing street layout and associated front setback character of the wider area. 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 front setbacks proposed also make efficient use of the site, allowing for the provision of 47 affordable dwellings.
- The proposal achieves permeability of 45% or 4,355sqm, 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, 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. All vehicle access via the new internal loop road which connects to Thornhill Drive
- A minor variation is required regarding Accessway design under **Clause 52.20-6.6**, regarding the shared driveway access provided to dwellings G.01, G.02 and G.03 in the site's north west corner, and dwellings G.12 and G.13 in the site's north east corner. This arrangement is considered appropriate given the low number of dwellings serviced by the shared driveway, and given the provision of a double width driveway would lessen the degree of landscaping and increase hard surfaces.

- 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 adjoining dwellings 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. Should the lot to the south be developed for residential uses, the proposal will continue to comply given site layout and setbacks provided.
- The proposal is compliant with **Clause 52.20-6.12 – Overshadowing Open Space**, given the single storey forms and setbacks proposed adjacent existing private open space areas to the west, and given the level of shadow cast by existing boundary fences.
- The proposal is compliant with **Clause 52.20-6.13 – Overlooking**, given the proposal does not abut any given no first floor windows are located or oriented to existing private open spaces areas to the west.
- The proposal is compliant with **Clause 52.20-6.14 – Noise Impacts**, with air conditioning units associated with the single storey dwellings generally located against the side or rear wall of dwellings.
- 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.
- All single storey dwellings have private open space areas which exceeds 25sqm, which is located in the rear setback of each dwelling in compliance with **Clause 52.20-6.16 – Private Open Space**. The majority of private open space areas achieve a minimum width of 3m, however dwellings G.16 – 19 require a minor variation given the minimum dimension is 2.79m. This is considered appropriate given the minimum area of 25sqm is exceeded in each instance, and these dwellings will enjoy a usable private open space area located to the rear of each dwelling.
- The site layout has sought to maximise the number of dwellings with private open space areas with northern or east/west aspect, with no south facing private open spaces proposed, in compliance with **Clause 52.20-6.17- Solar Access to Open Space**
- The proposal is compliant with **Clause 52.20-6.18 – Storage** in relation to Type B and C dwellings, with each dwelling accommodating 6 cubic metres of storage space (refer detailed layout plans TP9 – TP11). A minor variation is required for Type A dwellings given 4 cubic metres of storage space is provided, which is likely to adequately cater to the storage needs of these compact one-bedroom dwelling typologies.
- 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 associated with the walk-up dwellings.
- 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.

An assessment of the proposal against the provisions of this clause is provided in **Appendix B**.

7.6. 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 (Type D dwellings). A total of 24 dwellings in this format are proposed. 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**. Some screens are provided to upper level balconies in order to prevent downward views to the private open space of dwellings below
- Air conditioning units have been located within the private open space of each dwelling to avoid noise conflicts in compliance with **Clause 52.20-7.7 – Noise Impacts**
- All ground floor dwellings within Dwelling Type D 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 front entry lobby with weather protection, and convenient rear access to car parking spaces, in compliance with **Clause 52.20-7.9 – Building Entry and Circulation**
- All upper floor Type D dwellings provide a balcony of 8.5 – 9sqm in compliance with **Clause 52.20-7.10 – Private Open Space**. Type D ground floor walk-up dwellings have a private open space areas ranging between 13 – 16.5sqm, requiring a variation to **Clause 52.20-7.10 – Private Open Space**. The private open space sizes are considered appropriate to meet the needs of future occupants.
- All walk-up dwellings are provided with internal and external storage volumes which exceed the requirements of **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 bedrooms are 3.4 x 3m to comply with requirements at **Clause 52.20-7.13 – Functional Layout**.
- All single aspect habitable rooms do not exceed a depth of 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 the main internal loop road, with car parking located at the rear to maintain appropriate streetscape outcomes, in compliance with **Clause 52.20-7.17**.

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.

An assessment of the proposal against the provisions of this clause is provided in **Appendix B**.

7.7. 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 80% of living areas.

For further details on proposed sustainability measures, please refer to the report prepared by Energy Water and Environment (EWE), dated 22 September 2021.

7.8. TRAFFIC AND PARKING

The proposed car parking and access arrangements are considered appropriate and in alignment with the outcomes sought at Clause 52.06, given the following:

- The provision of one car parking space per dwelling is expected to adequately cater to the demand generated by the use, and is in compliance with requirements at Clause 52.20-6.6 and the relevant purpose at Clause 52.06
- The location of the proposal adjacent the Keilor Downs Shopping Centre supports sustainable transport alternatives to the private car such as walking and cycling
- Car parking across the proposal is grouped to each dwelling pair in order to limit the extent of car parking areas and allow space for landscaping
- Car parking spaces are integrated into front setbacks of single dwellings and flanked with landscaping, whilst car parking spaces for the walk-up dwellings is provided via a rear access lane in order that the main frontage to the internal loop road is given over to landscaping and active frontages

Refer to the Transport Impact Assessment prepared by One Mile Grid.

7.9. 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 (WSUD) strategies under **Clause 19.03-3S & 22.02**. The proposal is also consistent with Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 2006).

The site has a total catchment area of approximately 9,543sqm 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 22 September 2021.

7.10. CONSULTATION REQUIREMENT

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

- *Public consultation, and consultation with Brimbank City 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.

8. 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 Keilor Downs Commercial precinct. The proposal is consistent with the objectives of Planning Policy and will offer the following benefits:

- *The proposal will provide much needed public housing*
- *A high-quality built form, designed by Clarke Hopkins Clarke Architects that that will make a positive contribution to the existing surrounding built form and landscape character*
- *The proposal is generally consistent with the Development Plan Overlay that applies to the site*
- *The provision of new social housing homes in line with state and local policy to increase the provision of social housing.*
- *No unreasonable external amenity impact on adjoining properties by way of visual bulk, overshadowing, or overlooking.*
- *Provision of a high level of internal amenity for future occupants and accessibility throughout the site.*
- *Enhanced landscaping throughout the site, including the planting of new trees for the benefit of future residents and the local community.*
- *A pedestrian connection through to the shopping centre to the east.*
- *A sustainable built form, with a 5-Star Green Star rating and 7-star average NatHERS rating achieved with a variety of ESD measures such as rooftop solar panels.*

On balance, it is submitted that the proposed development represents a well-resolved planning and design outcome for the site and surrounding area.

9. DISCLAIMER

This report is dated 27 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 Baptistcare (**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.

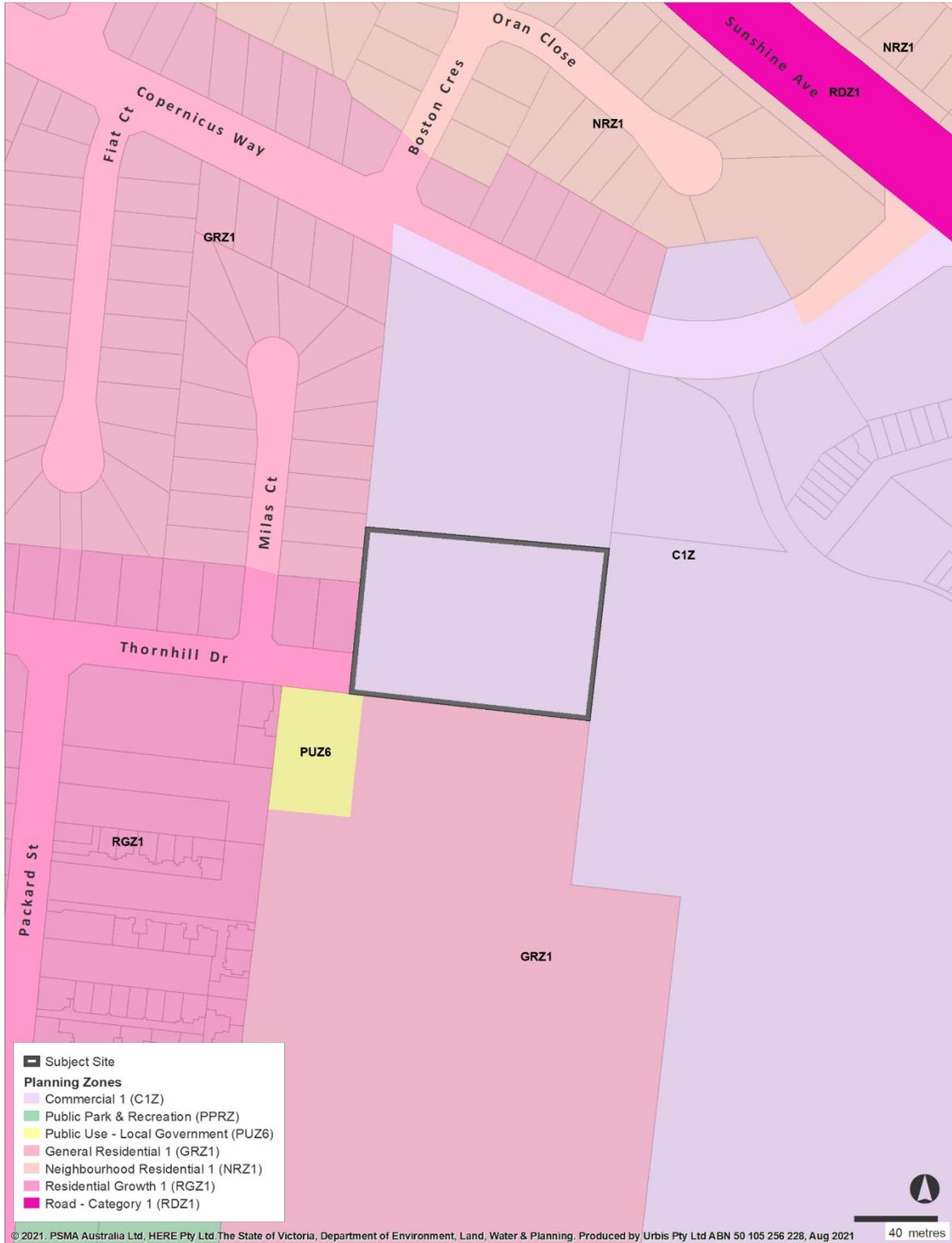
All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will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

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

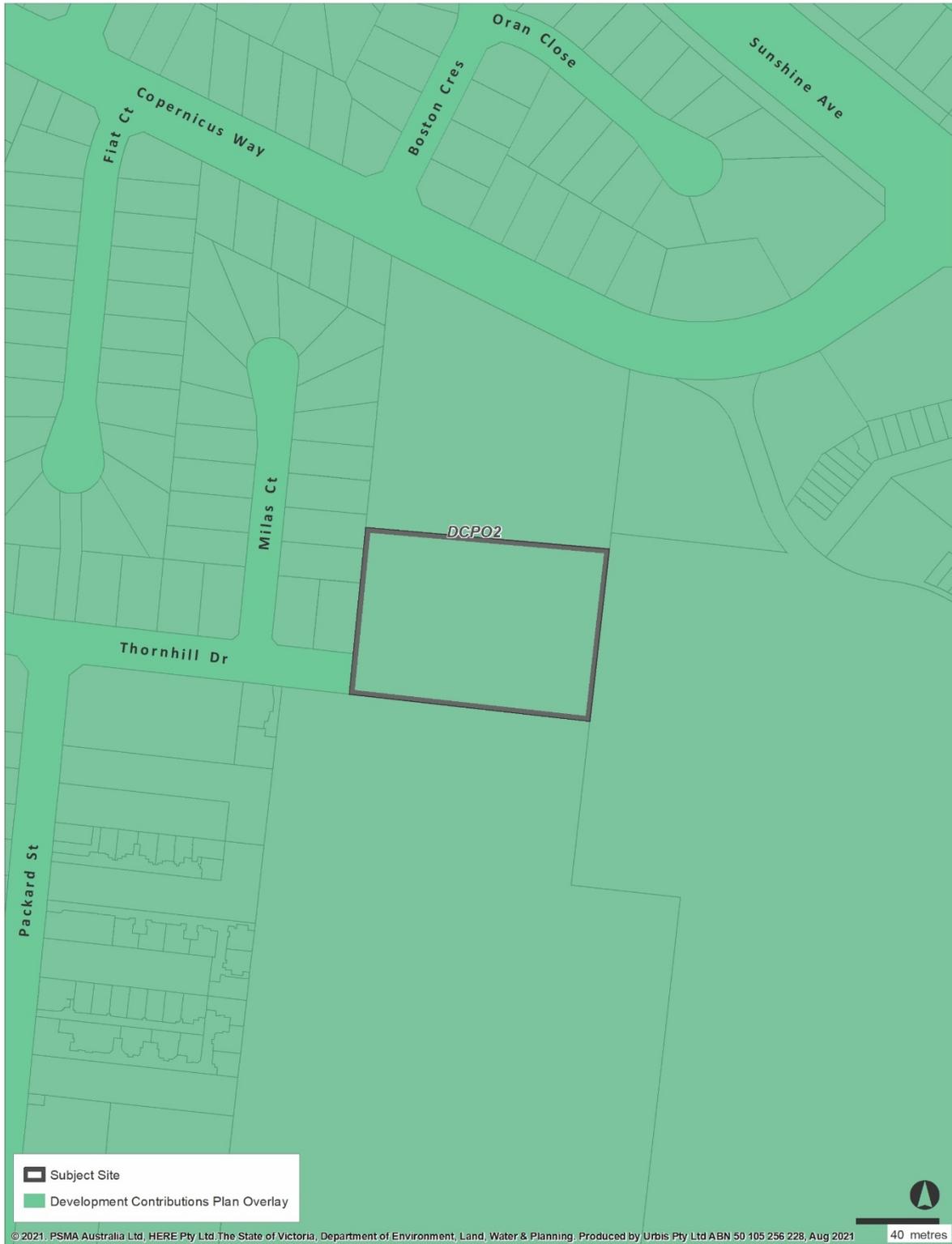
Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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.

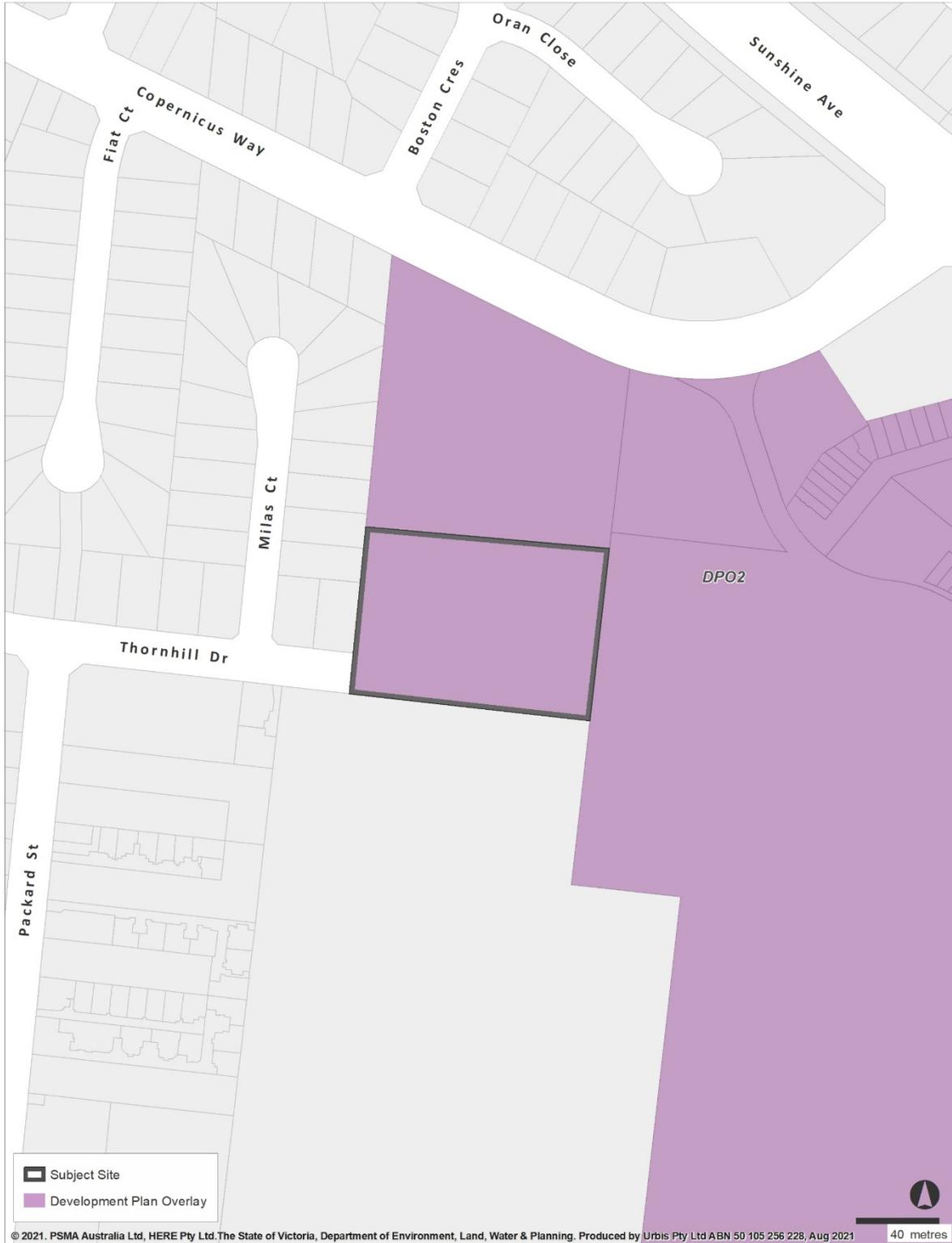
ZONE & OVERLAY MAPS



21A COPERNICUS WAY, KEILOR DOWNS PLANNING ZONES



21A COPERNICUS WAY, KEILOR DOWNS DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO2)



21A COPERNICUS WAY, KEILOR DOWNS DEVELOPMENT PLAN OVERLAY (DPO2)

CLAUSE 52.20 ASSESSMENT

Clause 52.20 Assessment

| 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>There are no dwellings proposed which front existing streets. The sideage of dwelling G. 35 adjoins the new section of Thornhill Drive, with all dwellings fronting the new proposed loop road internal to the site. Therefore, the proposal seeks to create a respectful front setback character on a site which is connected to but removed from the existing street layout and from the existing front setback character of the wider area. The proposal also seeks to implement an efficient site layout providing a total of 47 affordable dwellings. In order to achieve this, front setbacks across the proposal vary between approximately 0.6 – 1.9m.</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 45% or 4355sqm.</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 accessways should be avoided. • Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. | <p>Complies</p> <p>All dwelling entrances are oriented to the street with good visibility and passive surveillance. Private open space is clearly separated from common areas and accessways. Landscaping will be tailored to ensure it does not result in unsafe spaces along streets and accessways.</p> |

| Clause | Response |
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| <ul style="list-style-type: none"> Private spaces within developments should be protected from inappropriate use as public thoroughfares. | |
| <p>52.20-6.5 Access</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. The new loop road and road reserve has been designed to accommodate Council requirements and service emergency, waste and delivery vehicles.</p> <p>Car parking for the central walk-up dwellings is provided within a dedicated rear car accessway, ensuring main frontages can provide landscaping and visual connection to / from the street.</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 accessway for the walk-up dwellings.</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>Min. 0.6 each dwelling OR Min. 1 each 4BR</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 so that cars can exit the site in a forward direction if servicing more than four car spaces.</p> <p>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>The internal loop road provides two-way access and is in excess of 3m wide with internal radius of 4m at changes of direction, allowing vehicles to pass.</p> <p>The crossovers providing access to dwellings in the north west (G.01, G.02, G.03) and north east (G.12, G.13) corners of the site are single width at the connection point to the internal loop road. This is considered appropriate given they service three and two dwellings respectively, and given the widths proposed result in increased landscape-able areas.</p> |
| | |
| <p>Car Parking Spaces</p> <p>Car parking spaces should meet minimum dimensions as per Table 2.</p> | <p>Complies</p> <p>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 7m.</p> |
| <p>Gradients</p> | <p>Complies</p> |

| Clause | Response |
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| <p>Accessway grades should be no more than 1:10 within 5m of the frontage for pedestrian and vehicle safety.</p> | <p>The site will be generally level prior to works commencing.</p> |
| <p>Mechanical Parking</p> <p>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.</p> | <p>Complies</p> <p>No mechanical parking is proposed.</p> |
| <p>Urban Design</p> <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. | <p>Complies</p> <p>Car parking has been integrated into front setbacks with landscaping alongside or located within a dedicated rear accessway for the centrally located walk-up dwellings. Where possible, car parking is accessed via a rear lane, ensuring primary frontages are clear of car parking and can maximise landscaping – both within the nature strips and front yard areas.</p> |
| <p>Safety</p> <p>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.</p> | <p>Complies</p> <p>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.</p> |
| <p>Landscaping</p> <p>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.</p> | <p>Complies</p> <p>Streetscape and front setback landscaping alternates with car parking within front setbacks, to provide shelter and shade and soften the appearance of car parking. WSUD and tree grilles will be incorporated at the detailed design stage.</p> |
| <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>Complies</p> <p>The single storey dwellings are compliant with side and rear setback requirements to all site boundaries. The central walk-up dwellings are subject to 52.20-7-6, below.</p> |

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| <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 on the boundaries of the broader site. Where wall on boundary development is proposed internal to the site, it meets the length requirements or abuts a simultaneously constructed length of wall on boundary of the same length.</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 within the proposal are sufficiently setback from existing dwellings beyond the site to the west.</p> |
| <p>52.20-6.11 North-facing Windows</p> <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>Complies</p> <p>There are no existing north facing habitable windows within 3m of the site boundary.</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>Given the size of existing adjoining private open space areas, and the level of shadow cast by existing boundary fences, compliance is achieved.</p> <p>The single storey height of perimeter dwellings, and the proposed setbacks of dwellings to existing adjoining private open space areas ensures no additional shadow is cast by proposed dwellings to surrounding open space areas beyond that already cast by the boundary fences.</p> |
| <p>52.20-6.13 Overlooking</p> | <p>Complies</p> |

| Clause | Response |
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| <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>No double storey dwellings are proposed alongside site boundaries to existing dwellings, ensuring no overlooking will occur.</p> |
| <p>52.20-6.14 Noise Impacts</p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>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>Complies</p> <p>Noise sources including air conditioning units are not located near existing dwellings, but generally against the rear building wall of each proposed dwelling. The proposal is not close to any notable noise sources.</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 windows are located and oriented to meet requirements.</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>Complies</p> <p>All single storey dwellings have private open space areas which exceeds 25sqm, which is located in the rear setback of each dwelling.</p> <p>Private open space of the walk-up dwellings is subject to 52.20-7.10, below.</p> |

| Clause | Response |
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| SPOS located in front setback: max. 30% of street frontage. | |
| <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>Complies.</p> <p>No south facing private open space areas are proposed.</p> |
| <p>52.20-6.18 Storage</p> <p>Minimum 6 cubic metres of externally accessible, secure storage space</p> | <p>Variation Required</p> <p>Each Type B and C dwelling lot accommodates 6 cubic metres of storage space.</p> <p>A variation is required in relation to the Type A dwellings given 4 cubic metres of external storage space is provided. This is considered appropriate given the compact one-bedroom nature of these dwellings and the likely storage needs of the occupant.</p> <p>Note the storage allocation to walk-up dwellings is considered at Clause 52.20-7-11.</p> |
| <p>52.20-6.19 Front Fence</p> <ul style="list-style-type: none"> • Max. 2m (RDZ1) OR • Max. 1.5m (other streets or front-setback SPOS) OR • Max. 1.8m for $\leq 30\%$ of the boundary length | <p>Complies</p> <p>A combination of treatments are proposed to the street. These include open areas, low walls, landscaped areas.</p> <p>The walk-up dwellings are subject to 52.20-7.17.</p> |
| <p>52.20-6.20 Common Property</p> <p>Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management</p> | <p>Complies</p> <p>Public and private space is clearly delineated.</p> |
| <p>52.20-6.21 Site Services</p> <p>Design should allow sufficient space for services, bins and recycling enclosures, secure mailboxes with convenient access.</p> | <p>Complies</p> <p>Each dwelling lot is of sufficient size to accommodate bins, services and a mailbox. The site layout has been designed to accommodate all service requirements including power, water, sewerage and communications infrastructure.</p> |
| <p>52.20-7 Development Standards for Apartments</p> | |
| <p>52.20-7.1 Energy Efficiency</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. | <p>Complies</p> <p>Walk-up dwellings are oriented east-west to maximise energy efficiency and solar access. All dwellings have been designed to achieve a minimum</p> |

| Clause | Response |
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| <ul style="list-style-type: none"> • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. • Living areas and private open space should be located on the north side of the development, if practicable. • Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified in Table 4 should not exceed the maximum NatHERS annual cooling load. | <p>individual compliance of 7.5 Star NaTHERS score. The proposal will not impact energy efficiency of existing surrounding dwellings.</p> |
| <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 dwellings in the walk-up configuration 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 dwellings in the walk-up configuration 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> |

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| <p>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.</p> | <p>Reticulated water supply and stormwater management systems will be resolved to future detail.</p> |
| <p>52.20-7.6 Building Setback</p> <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 | <p>Complies</p> <p>Dwellings have been designed and laid out to ensure good daylight provision and outlook. No screened windows are proposed, however some screens are utilised along balcony edges to prevent downward views to the private open space of dwellings below.</p> |
| <p>52.20-7.7 Noise Impacts</p> <p>Noise sources, such as mechanical plant 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> | <p>Complies</p> <p>Air conditioning units are appropriately located to minimise noise impacts.</p> |
| <p>52.20-7.8 Accessibility</p> <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. | <p>Complies</p> <p>All ground floor walk-up units (total 12 of 24, or 50%) have been designed to achieve accessibility requirements.</p> |
| <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> |

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| <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 border="1" data-bbox="181 517 738 640"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table> <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 walk up dwellings have a private open space provision of between 13 – 19.4sqm at ground floor level, requiring a variation. This size private open space is considered appropriate to meet the needs of future occupants, noting these are single bedroom dwellings. First floor balconies are at least 8sqm to comply.</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 dwelling are provided with 6 cubic metre of internal storage and 4 cubic metres of external storage within a secure enclosure in the shared lobby / stair area.</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 each set of four walk-up dwellings.</p> | | | | | | | | | | | | |
| <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>Variation Required</p> <p>All living areas within the walk-up dwellings have a minimum dimension of 3.2m, however all achieve at least 13sqm overall, in excess of space requirements. The slightly reduced depth of living areas is considered appropriate given the generous widths, overall size, and given Type D dwellings are a compact, single bedroom typology.</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. | <p>Complies</p> <p>Single aspect habitable rooms do not exceed 6m in depth.</p> | | | | | | | | | | | | |

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| <ul style="list-style-type: none"> The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room</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 windows meet requirements. No windows from smaller secondary areas are proposed.</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>All dwellings achieve a compliant breeze path.</p> |
| <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 the front street – the main internal loop road, with car parking located to the rear via lane access. Some front fencing of 1.8m is required to private open space.</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 | <p>Complies</p> <p>Planning Permit No. P637/2018 was issued on 20 March 2019 and allows for removal of native vegetation from the site. The corresponding offsets have been finalised and were purchased on 16 August 2021.</p> |

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| <p>constituted under Part 2 of the Conservation, Forests and Lands Act 1987).</p> <ul style="list-style-type: none"> • 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. | |

