

Report to the Future Melbourne Committee

Agenda item 6.1

Planning Permit Application: TP-2020-357 5 Curran Street, North Melbourne

2 March 2021

Presenter: Larry Parsons, Practice Leader Land Use and Development

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a planning permit application seeking approval for demolition; and buildings and works for the construction of a three storey building to contain dwellings and a basement car park at 5 Curran Street, North Melbourne (refer attachment 2 – Locality Plan).
2. The applicant is Tract Consultants, the owner is Mainstone 8 Pty Ltd and the architect is MGS Architects Pty Ltd.
3. The site is located in a General Residential Zone Schedule 1 (GRZ1), Heritage Overlay (HO3, North & West Melbourne Precinct) and Design and Development Overlay Schedule 65 (DDO65, Hospital Helicopter Flight Path Inner Area).
4. The existing dwelling on the site is not identified as being of heritage significance and is proposed to be demolished. The proposed building is three storeys with a basement car park and would contain 12 dwellings with a total of 21 car spaces in the basement level.
5. Public notice (advertising) of the application was undertaken and 40 objections and 12 letters of support were received.

Key issues

6. The key issues for consideration are the response to the heritage precinct and neighbourhood character, urban design and built form, and potential amenity impacts to adjoining properties.
7. The proposed development exhibits an appropriate response to the heritage precinct, Curran Street streetscape and adjoining buildings. The building has been sensitively designed to suitably reduce impacts on the adjoining contributory heritage dwelling at 3 Curran Street. A sloped roof tapering down from the adjoining four-storey building towards the single storey heritage dwelling and an increased street setback at the upper levels of the building's north-east corner to maintain views of the heritage dwelling from the street are an acceptable contextual design response for this site.
8. Materials and finishes are of a high quality and the use of face brick appropriately responds to the heritage setting and will make a positive contribution to the Curran Street streetscape.
9. The development is consistent with all relevant State and Local Planning Policy and achieves a high level of compliance with relevant residential development provisions of Clause 55. An appropriate level of internal amenity will be afforded for future residents and the development will have no unreasonable amenity impacts on adjoining properties.

Recommendation from management

10. That the Future Melbourne Committee resolves to issue a Notice of Decision to Grant a Permit subject to the conditions set out in the delegate report (refer Attachment 4 of the report from management).

Attachments:

1. Supporting Attachment (Page 2 of 70)
2. Locality Plan (Page 3 of 70)
3. Plans (Page 4 of 70)
4. Delegate report (Page 25 of 70)

Supporting Attachment

Legal

1. Division 1 of Part 4 of the *Planning and Environment Act 1987* (Act) sets out requirements in relation to applications for permits pursuant to the relevant planning scheme.
2. As objections have been received, sections 64 and 65 of the Act provide that the Responsible Authority must give the applicant and each objector notice in the prescribed form of its decision to either grant a permit or refuse to grant a permit. The Responsible Authority must not issue a permit until the end of the period in which an objector may apply to VCAT for a review of the decision or, if an application for review is made, until the application is determined by VCAT.

Finance

3. There are no direct financial issues arising from the recommendations contained within this report.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

Health and Safety

5. Relevant planning considerations such as traffic and waste management, potential amenity impacts and potentially contaminated land that could impact on health and safety have been considered within the planning permit application and assessment process.

Stakeholder consultation

6. Public notice of the application has been undertaken to surrounding owners and occupiers, pursuant to Section 52 of the Act.

Relation to Council policy

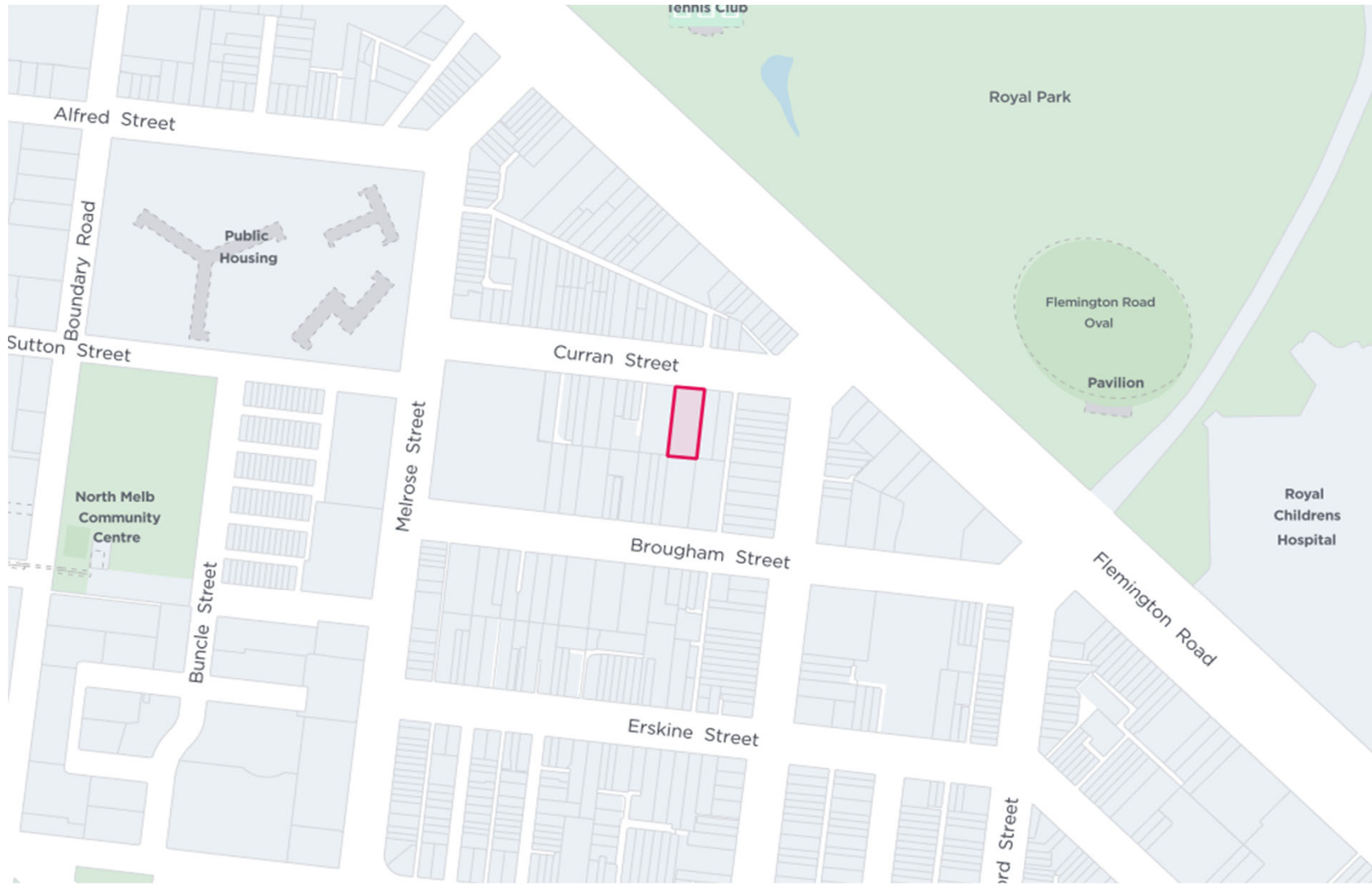
7. Relevant Council policies are discussed in the attached delegate report (refer Attachment 4).

Environmental sustainability






8. The Environmentally Sustainable Design (ESD) report submitted with the application confirms the development will achieve the relevant performance measures set out in Clauses 22.19 (Energy, Water and Waste Efficiency) and 22.23 (Stormwater Management) of the Melbourne Planning Scheme.

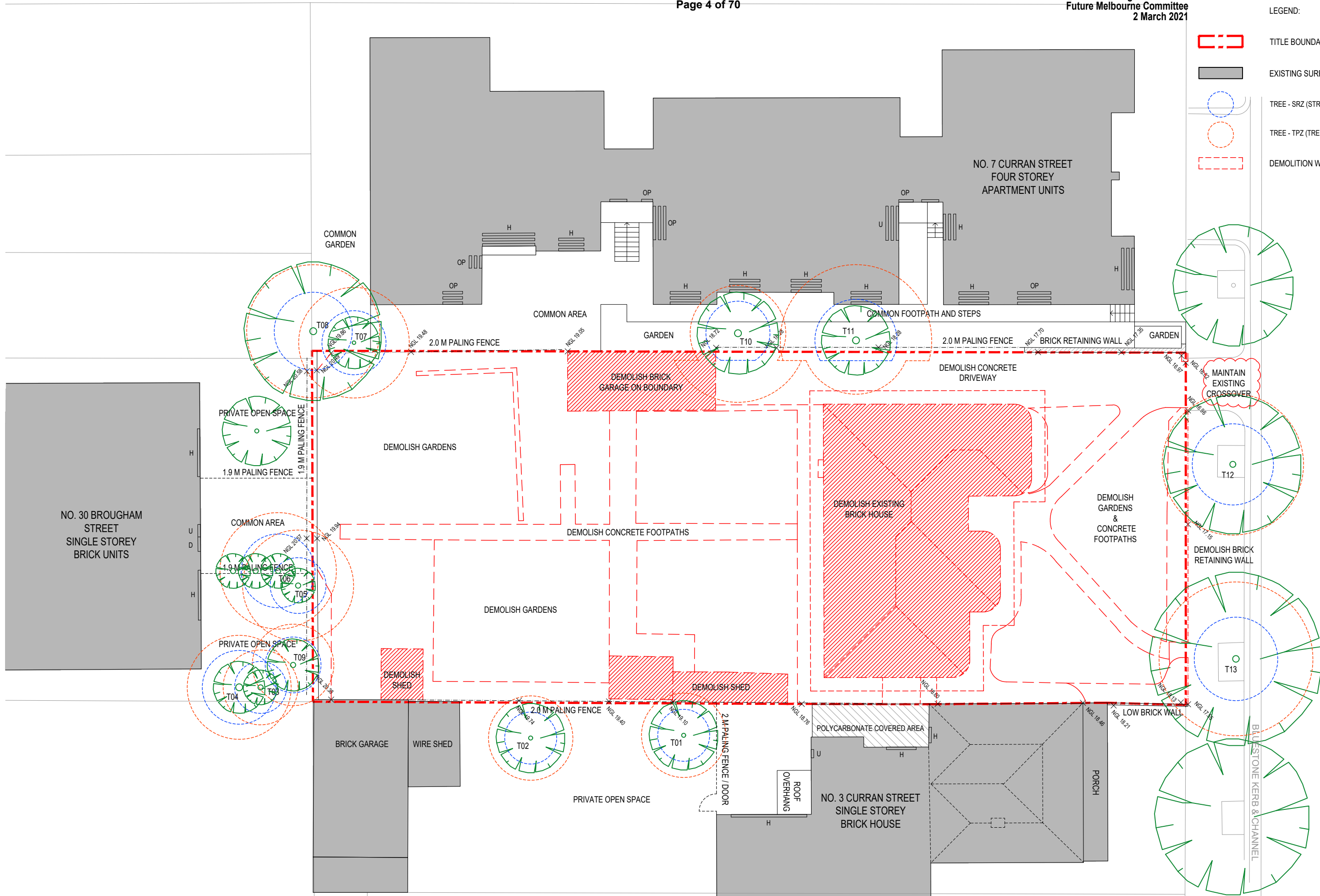
Locality Plan

Attachment 2
Agenda item 6.1
Future Melbourne Committee
2 March 2021



LEGEND:

-  TITLE BOUNDARY
-  EXISTING SURROUNDING BUILDINGS
-  TREE - SRZ (STRUCTURAL ROOT ZONE)
-  TREE - TPZ (TREE PROTECTION ZONE)
-  DEMOLITION WORKS



CURRAN STREET

REVISIONS			
A	26.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
5 CURRAN STREET
NORTH MELBOURNE

PROJECT NUMBER
19124

CLIENT
MAINSTONE PTY LTD

DRAWING TITLE
SITE PLAN - EXISTING/DEMOLITION

DRAWN BY
MGS

CHECKED BY
EG/CJ

DATE
MAY 2020

SCALE
1:200 @ A3



DRAWING NUMBER
TP01

REVISION
B







TOWN PLANNING

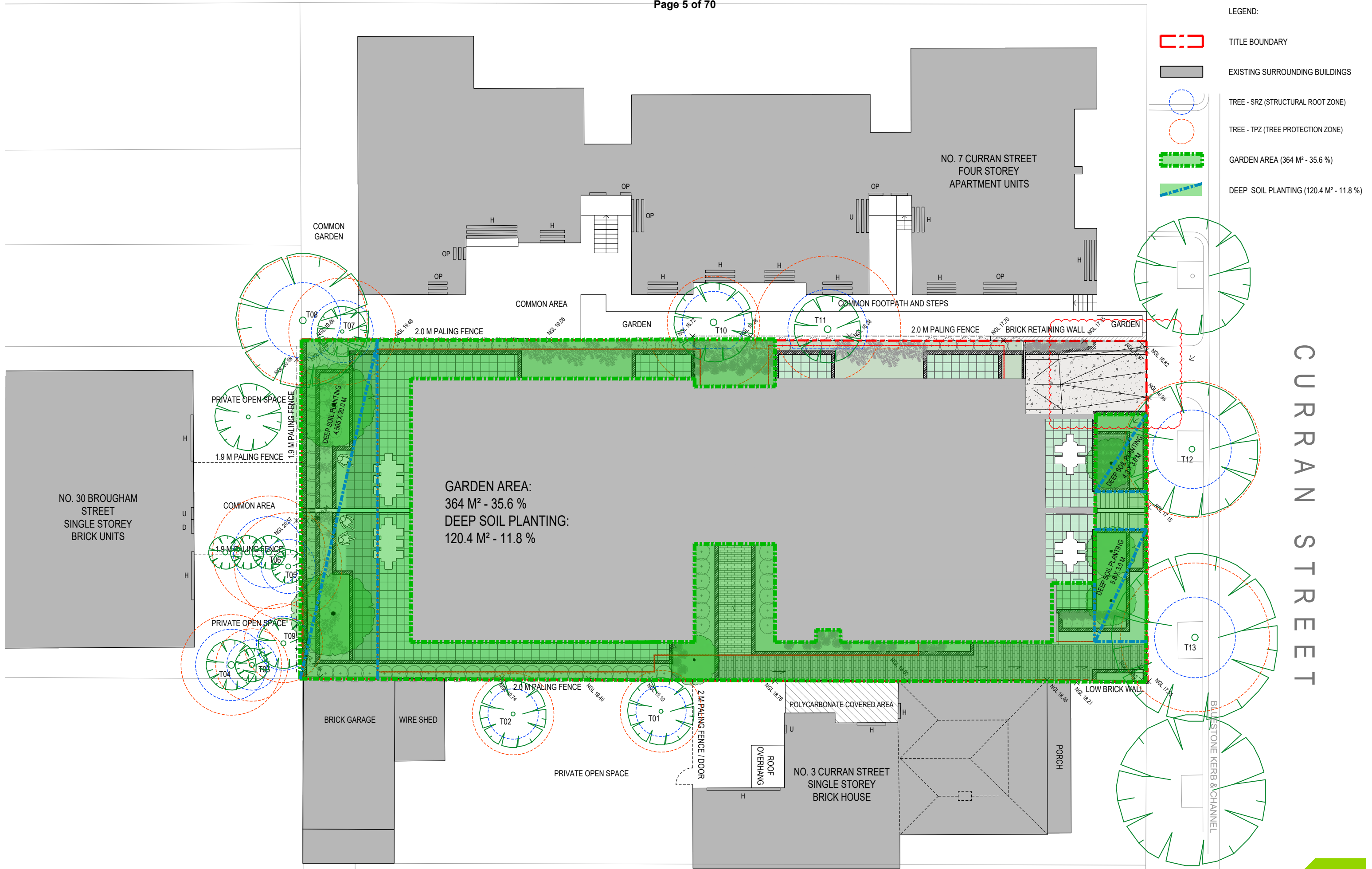
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LEGEND:

-  TITLE BOUNDARY
-  EXISTING SURROUNDING BUILDINGS
-  TREE - SRZ (STRUCTURAL ROOT ZONE)
-  TREE - TPZ (TREE PROTECTION ZONE)
-  GARDEN AREA (364 M² - 35.6 %)
-  DEEP SOIL PLANTING (120.4 M² - 11.8 %)



CURRAN STREET

REVISIONS			
A	26.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
5 CURRAN STREET
NORTH MELBOURNE

PROJECT NUMBER
19124

CLIENT
MAINSTONE PTY LTD

DRAWING TITLE
GARDEN AREA PLAN

DRAWN BY
BK

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EG

DATE
MAY 2020

SCALE
1:200 @ A3



DRAWING NUMBER
TP02

REVISION
B






TOWN PLANNING

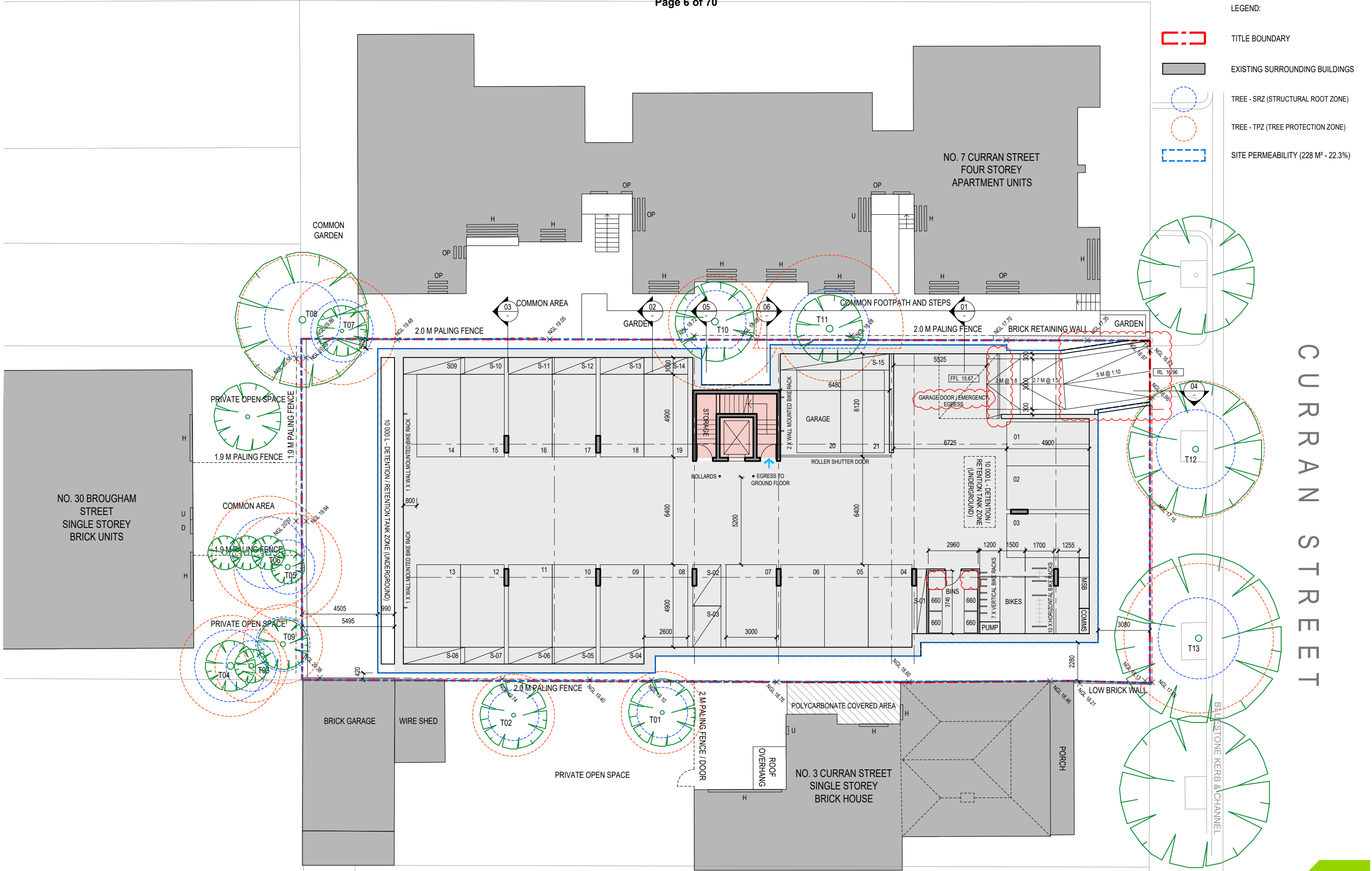
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LEGEND:

-  TITLE BOUNDARY
-  EXISTING SURROUNDING BUILDINGS
-  TREE - SRZ (STRUCTURAL ROOT ZONE)
-  TREE - TPZ (TREE PROTECTION ZONE)
-  SITE PERMEABILITY (228 M² - 22.3%)



CURRAN STREET

REVISIONS			
A	15.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
5 CURRAN STREET
NORTH MELBOURNE

PROJECT NUMBER
19124

CLIENT
MAINSTONE PTY LTD

DRAWING TITLE
BASEMENT FLOOR PLAN

DRAWN BY
MGS

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EG/CJ

DATE
MAY 2020

SCALE
1:200 @ A3

DRAWING NUMBER
TP03

REVISION
B

TOWN PLANNING

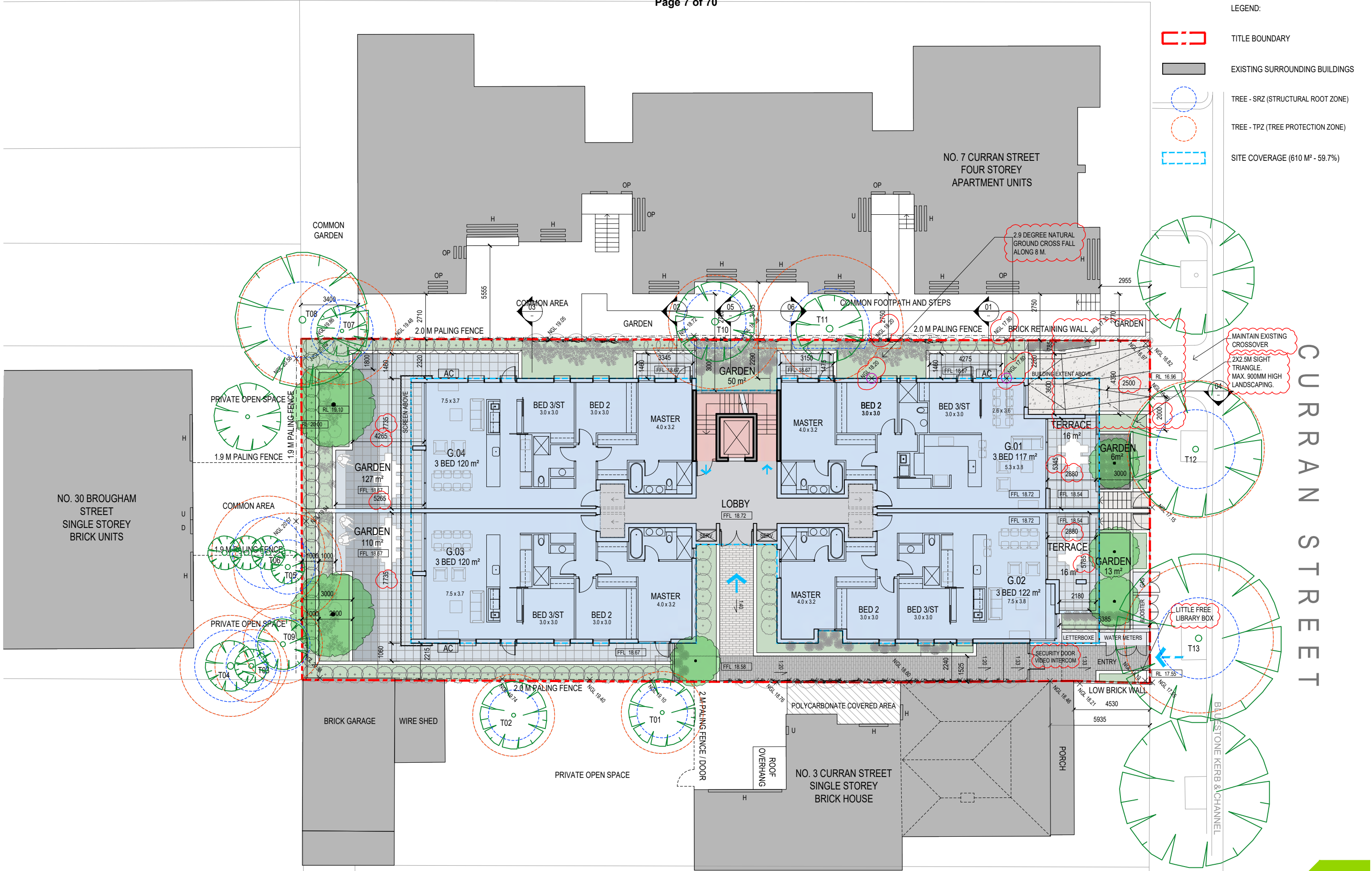
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LEGEND:

- TITLE BOUNDARY
- EXISTING SURROUNDING BUILDINGS
- TREE - SRZ (STRUCTURAL ROOT ZONE)
- TREE - TPZ (TREE PROTECTION ZONE)
- SITE COVERAGE (610 M² - 59.7%)



REVISIONS			
A	25.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
5 CURRAN STREET
NORTH MELBOURNE

PROJECT NUMBER
19124

CLIENT
MAINSTONE PTY LTD

DRAWING TITLE
GROUND FLOOR PLAN

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DATE
MAY 2020

SCALE
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TP04

REVISION
B

TOWN PLANNING

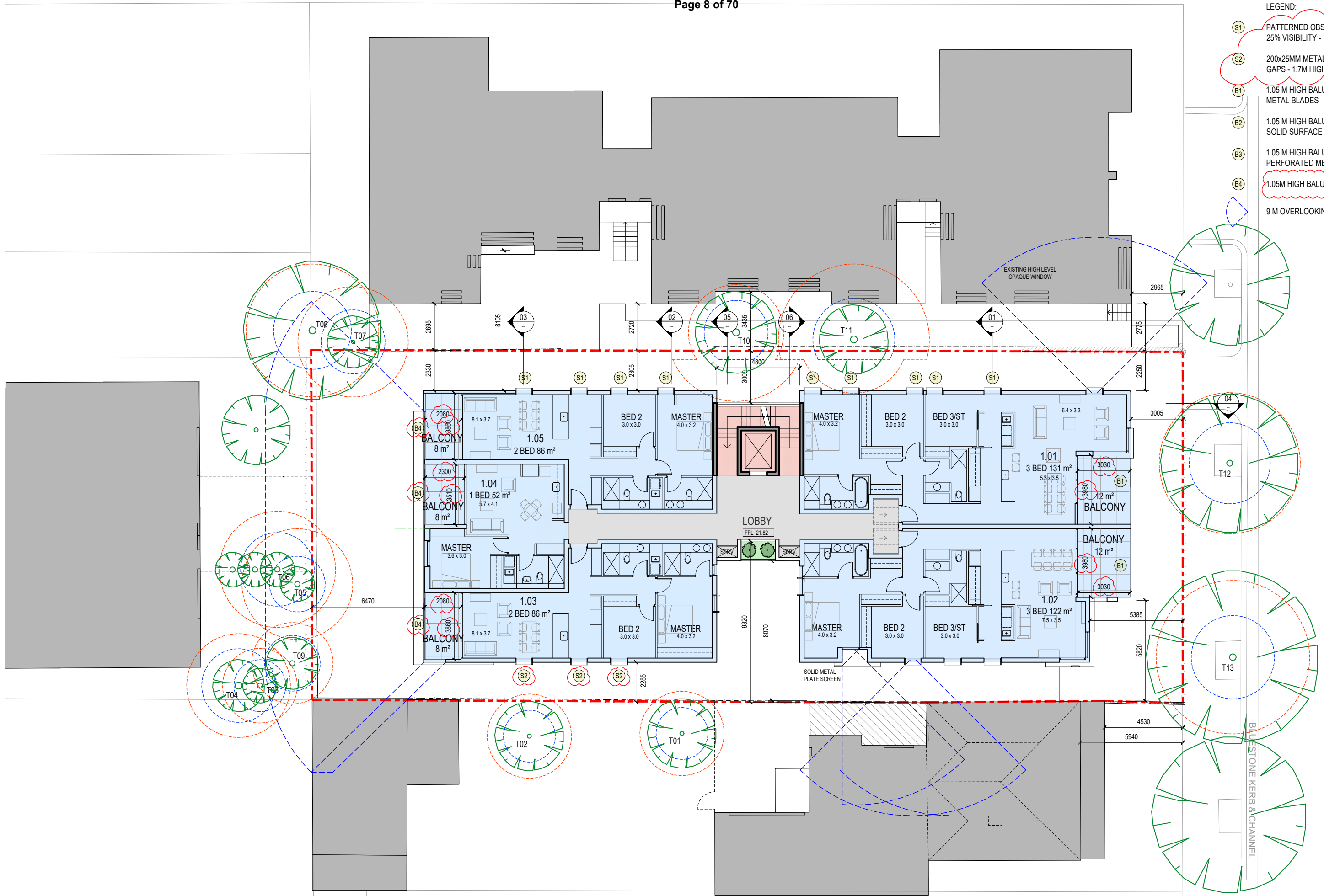
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LEGEND:

- (S1) PATTERNED OBSCURE GLASS
25% VISIBILITY - 1.7 M HIGH
- (S2) 200x25MM METAL LOUVRES - 80MM
GAPS - 1.7M HIGH
- (B1) 1.05 M HIGH BALUSTRADE -
METAL BLADES
- (B2) 1.05 M HIGH BALUSTRADE -
SOLID SURFACE - TOP RAILS
- (B3) 1.05 M HIGH BALUSTRADE -
PERFORATED METAL - 25% OPEN
- (B4) 1.05M HIGH BALUSTRADE - GLASS
- 9 M OVERLOOKING



REVISIONS			
A	15.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
5 CURRAN STREET
NORTH MELBOURNE

PROJECT NUMBER
19124

CLIENT
MAINSTONE PTY LTD

DRAWING TITLE
LEVEL 1 FLOOR PLAN

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DATE
MAY 2020

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TP05

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B

TOWN PLANNING

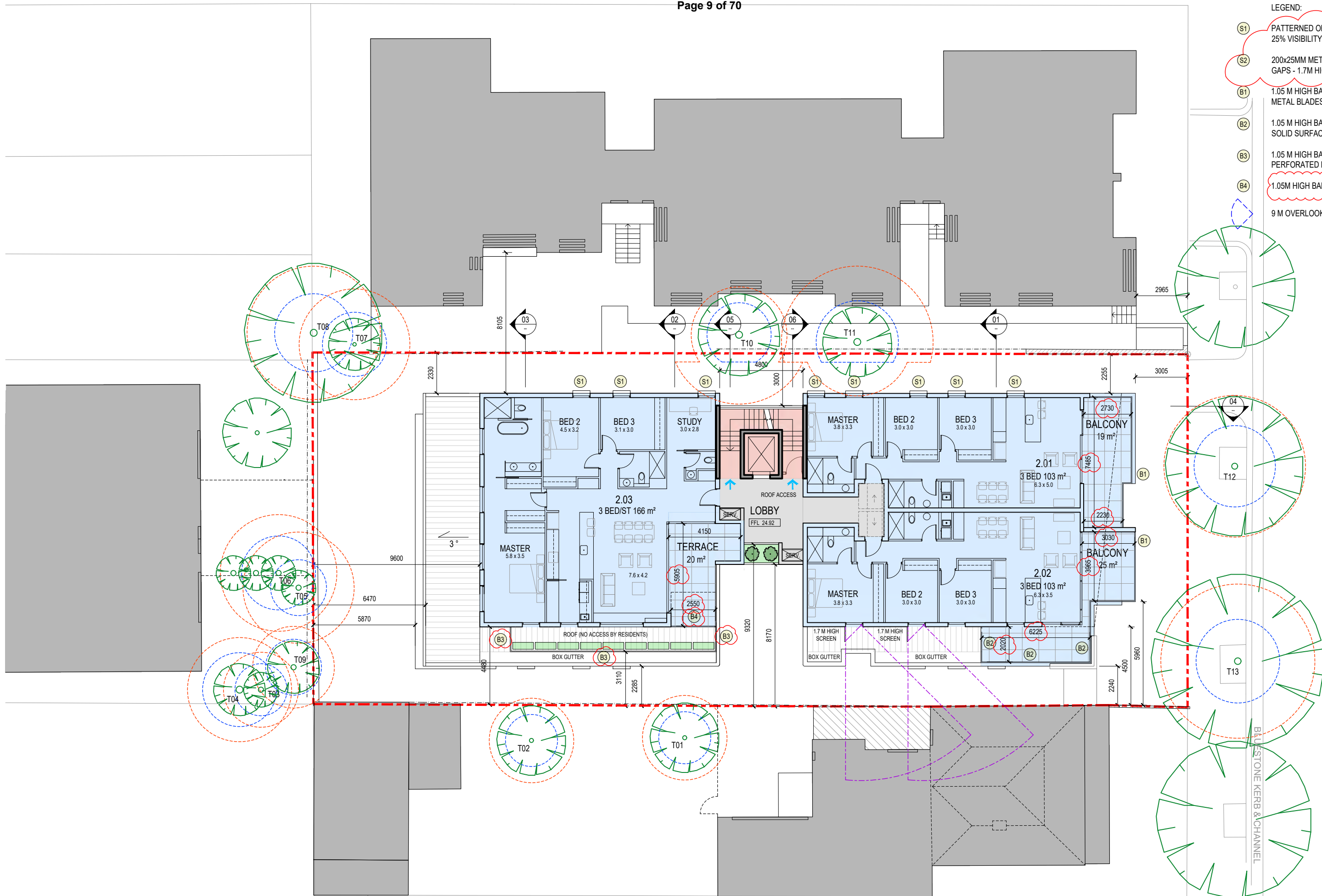
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LEGEND:

- (S1) PATTERNED OBSCURE GLASS
25% VISIBILITY - 1.7 M HIGH
- (S2) 200x25MM METAL LOUVRES - 80MM GAPS - 1.7M HIGH
- (B1) 1.05 M HIGH BALUSTRADE - METAL BLADES
- (B2) 1.05 M HIGH BALUSTRADE - SOLID SURFACE - TOP RAILS
- (B3) 1.05 M HIGH BALUSTRADE - PERFORATED METAL - 25% OPEN
- (B4) 1.05M HIGH BALUSTRADE - GLASS
- 9 M OVERLOOKING



REVISIONS			
A	26.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
5 CURRAN STREET
NORTH MELBOURNE

PROJECT NUMBER
19124

CLIENT
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DRAWING TITLE
LEVEL 2 FLOOR PLAN

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MAY 2020

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TP06

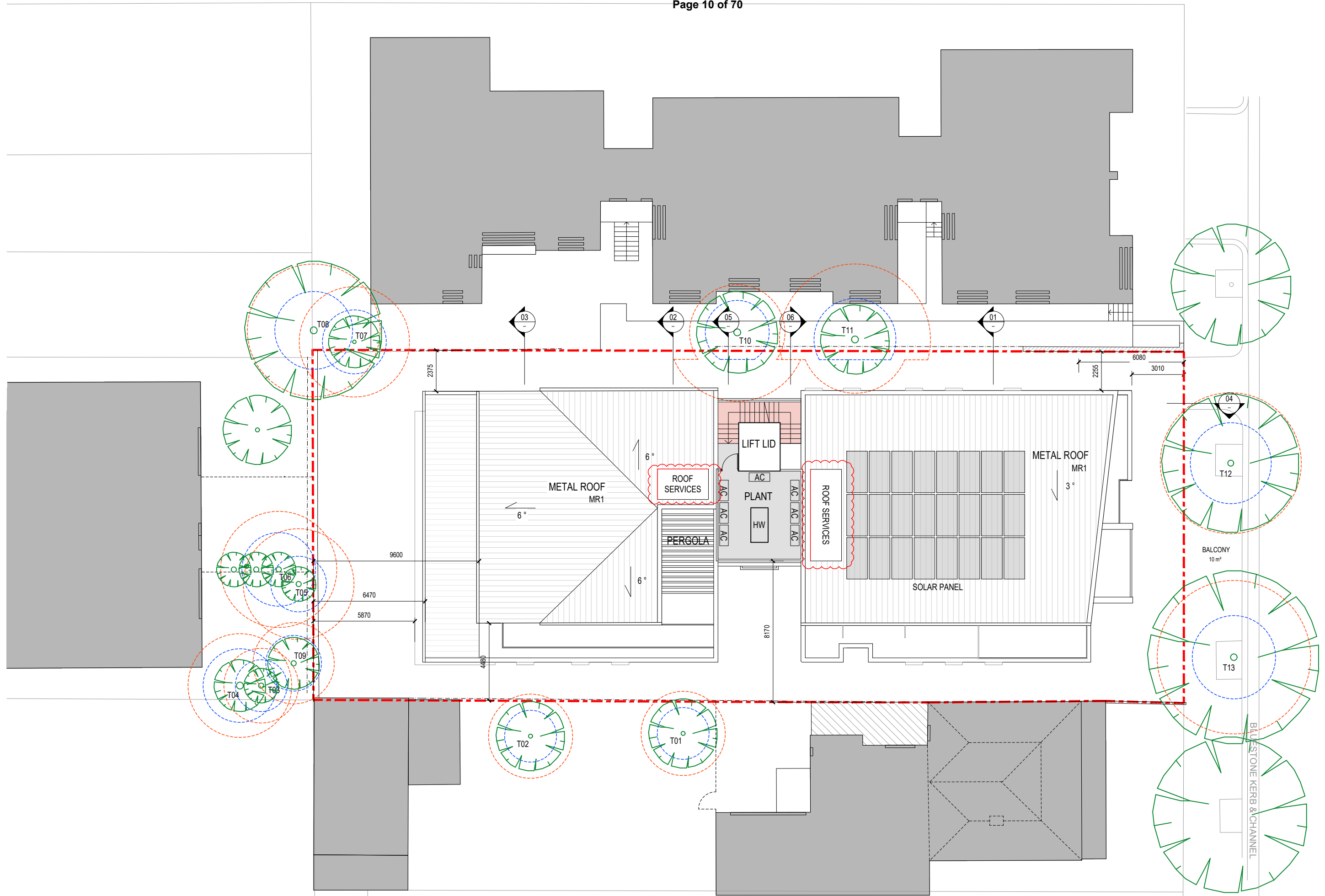
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REVISIONS			
A	26.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
5 CURRAN STREET
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PROJECT NUMBER
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LEVEL 2 FLOOR PLAN

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SCALE
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TP07

REVISION
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TOWN PLANNING

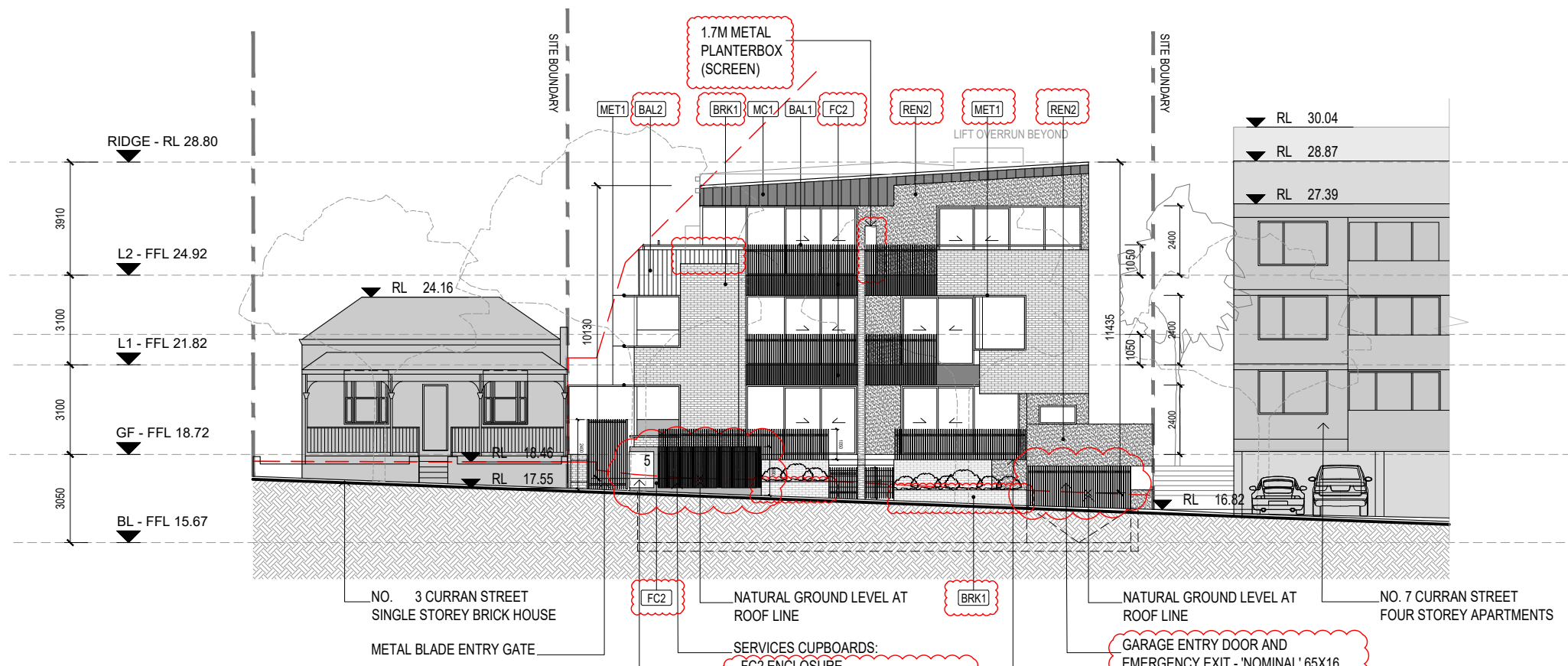
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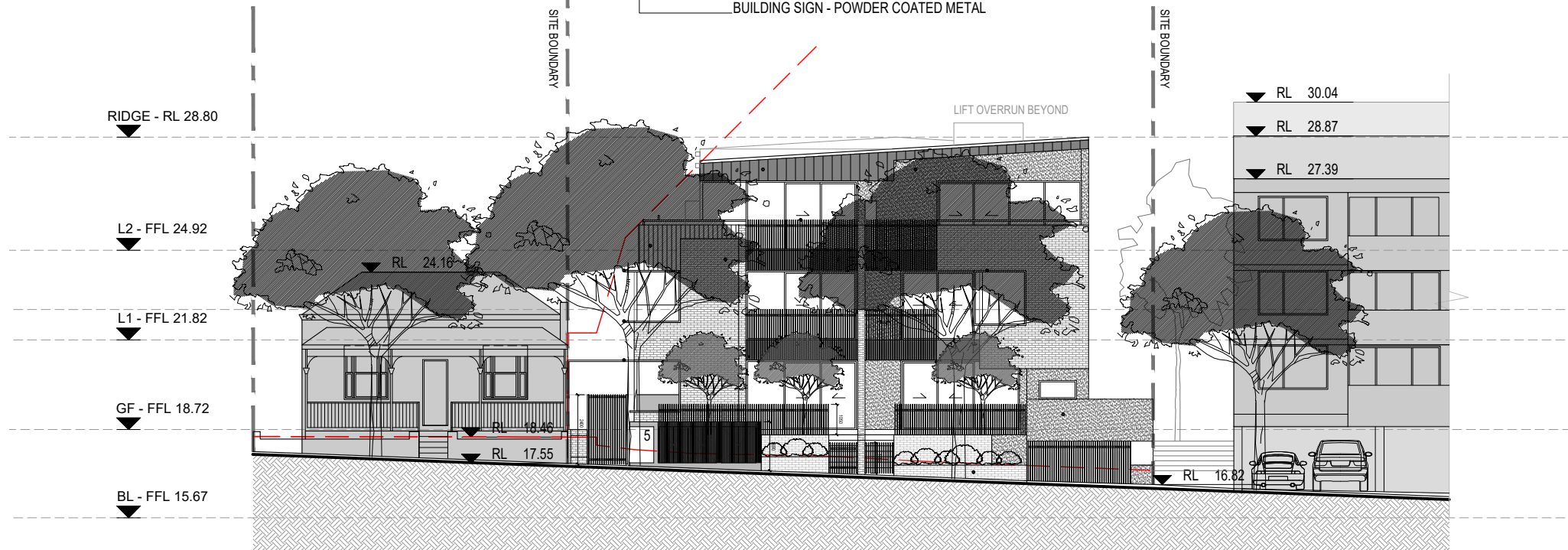


FINISHES LEGEND

- BAL1: BALUSTRADE TYPE 1 - 1.05 M HIGH ALUMINIUM BLADES - POWDER COATED COLOUR: BLACK
- BAL2: BALUSTRADE TYPE 2 - 1.05 M HIGH SOLID SURFACE TO MATCH FC1 WITH HORIZONTAL RAIL
- BAL3: BALUSTRADE TYPE 3 - 1.05 M HIGH PERFORATED METAL - 25% OPEN COLOUR: BLACK
- BAL4: 1.05M HIGH BALUSTRADE - GLASS
- BRK1: BRICKWORK COLOUR: RED
- FC1: CLADDING WITH VERTICAL SEAM COLOUR: WOODLAND GREY
- FC2: PLAIN COMPRESSED FIBRE CEMENT SHEET COLOUR: MONUMENT
- MC1: METAL CLADDING - EXPRESSED RIBS COLOUR: MONUMENT
- MET1: METAL EXTRUSIONS - FLAT PLATE POWDER COATED COLOUR: BLACK
- MR1: METAL ROOFING - EXPRESSED RIBS COLOUR: SHALE GREY
- REN1: ACRYLIC RENDER WITH SAND TEXTURE FINISH COLOUR: SHALE GREY
- REN2: ACRYLIC RENDER WITH SAND TEXTURE FINISH COLOUR: WOODLAND GREY
- PATTERNED OBSCURE GLASS 25% VISIBILITY - 1.7 M HIGH
- 200x25MM METAL LOUVRES - 80MM GAPS - 1.7M HIGH
- 9 M OVERLOOKING



NORTH ELEVATION



NORTH ELEVATION (STREET TREES SHOWN)

REVISIONS	PROJECT	PROJECT NUMBER	CLIENT	DRAWING TITLE	DRAWN BY	CHECKED BY	DATE	SCALE	DRAWING NUMBER	REVISION
A 26.05.20 TOWN PLANNING BK	5 CURRAN STREET NORTH MELBOURNE	19124	MAINSTONE PTY LTD	NORTH ELEVATIONS	MGS	EG/CJ	MAY 2020	1:200 @ A3	TP10	B
B 04.08.20 TOWN PLANNING BK										

TOWN PLANNING

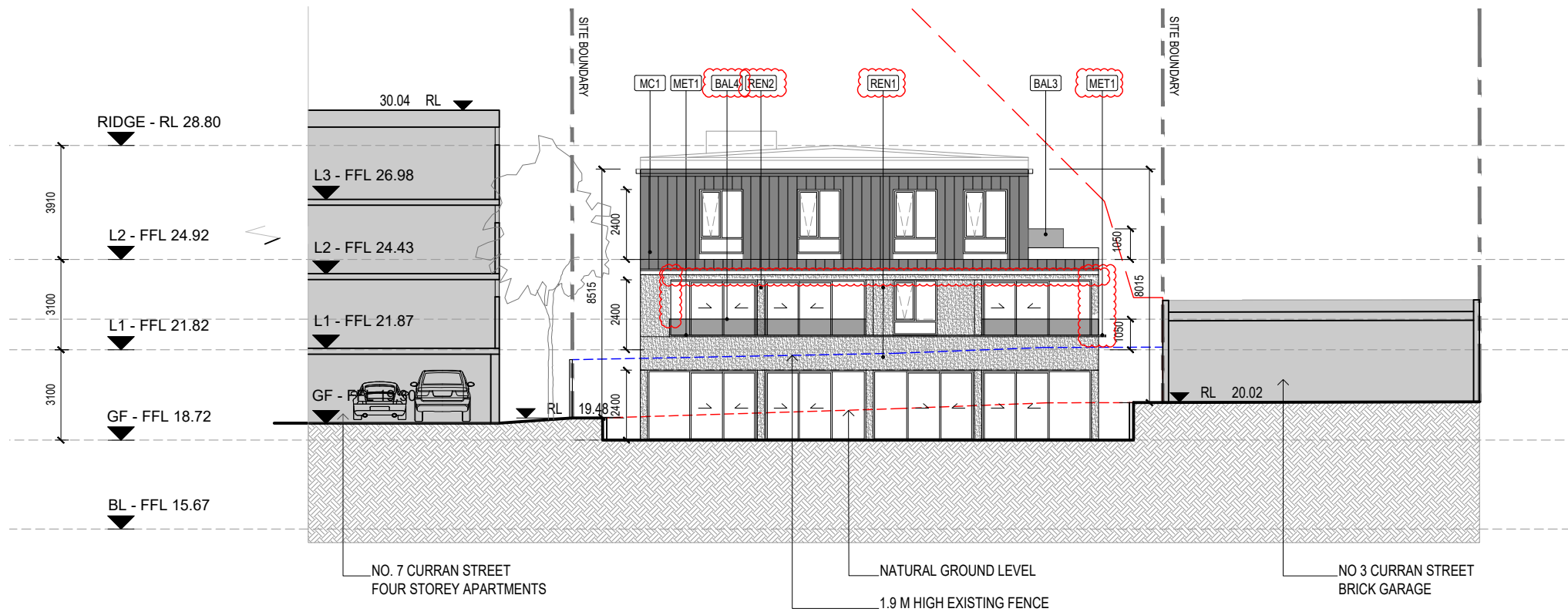
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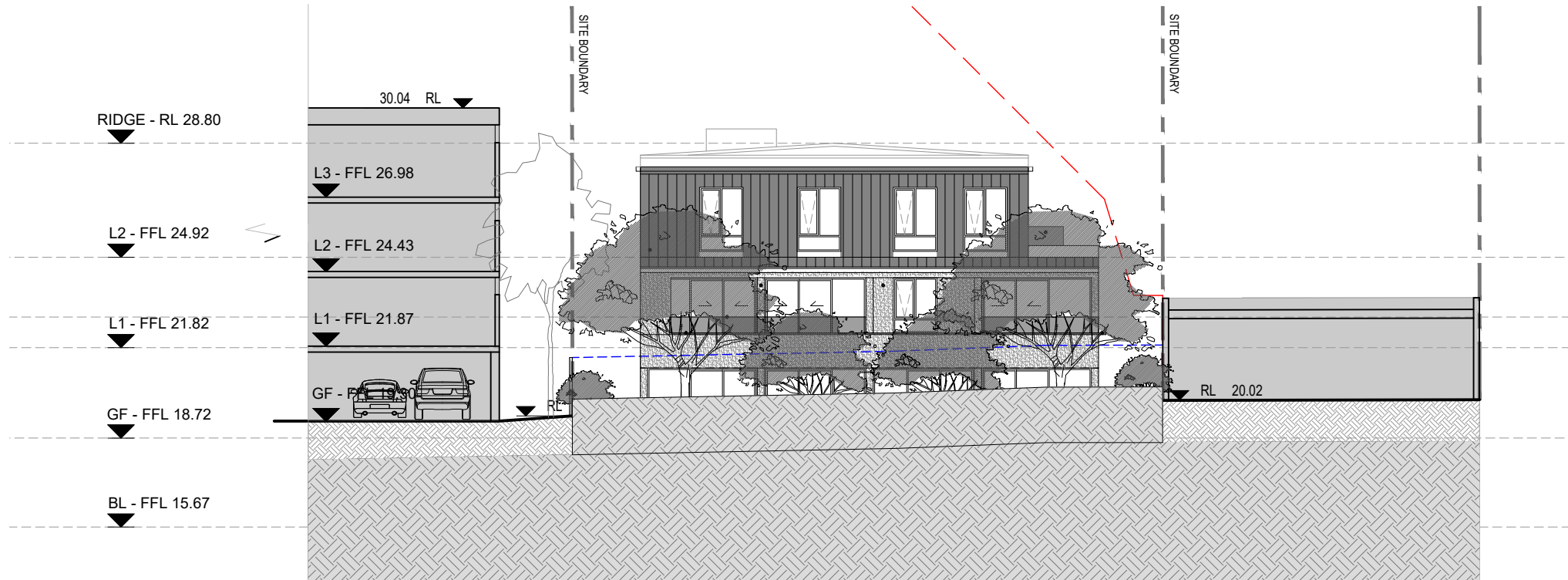


FINISHES LEGEND

- BAL1: BALUSTRADE TYPE 1 - 1.05 M HIGH ALUMINIUM BLADES - POWDER COATED COLOUR: BLACK
- BAL2: BALUSTRADE TYPE 2 - 1.05 M HIGH SOLID SURFACE TO MATCH FC1 WITH HORIZONTAL RAIL
- BAL3: BALUSTRADE TYPE 3 - 1.05 M HIGH PERFORATED METAL - 25% OPEN COLOUR: BLACK
- BAL4: 1.05M HIGH BALUSTRADE - GLASS
- BRK1: BRICKWORK COLOUR: RED
- FC1: CLADDING WITH VERTICAL SEAM COLOUR: WOODLAND GREY
- FC2: PLAIN COMPRESSED FIBRE CEMENT SHEET COLOUR: MONUMENT
- MC1: METAL CLADDING - EXPRESSED RIBS COLOUR: MONUMENT
- MET1: METAL EXTRUSIONS - FLAT PLATE POWDER COATED COLOUR: BLACK
- MR1: METAL ROOFING - EXPRESSED RIBS COLOUR: SHALE GREY
- REN1: ACRYLIC RENDER WITH SAND TEXTURE FINISH COLOUR: SHALE GREY
- REN2: ACRYLIC RENDER WITH SAND TEXTURE FINISH COLOUR: WOODLAND GREY
- PATTERNED OBSCURE GLASS 25% VISIBILITY - 1.7 M HIGH
- 200x25MM METAL LOUVRES - 80MM GAPS - 1.7M HIGH
- 9 M OVERLOOKING



SOUTH ELEVATION



SOUTH ELEVATION

VIEW FROM NO. 30 BROUGHAM ST

REVISIONS		
A	26.05.20	TOWN PLANNING BK
B	04.08.20	TOWN PLANNING BK

PROJECT
5 CURRAN STREET
NORTH MELBOURNE

PROJECT NUMBER
19124

CLIENT
MAINSTONE PTY LTD

DRAWING TITLE
SOUTH ELEVATIONS

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DATE
MAY 2020

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TP11

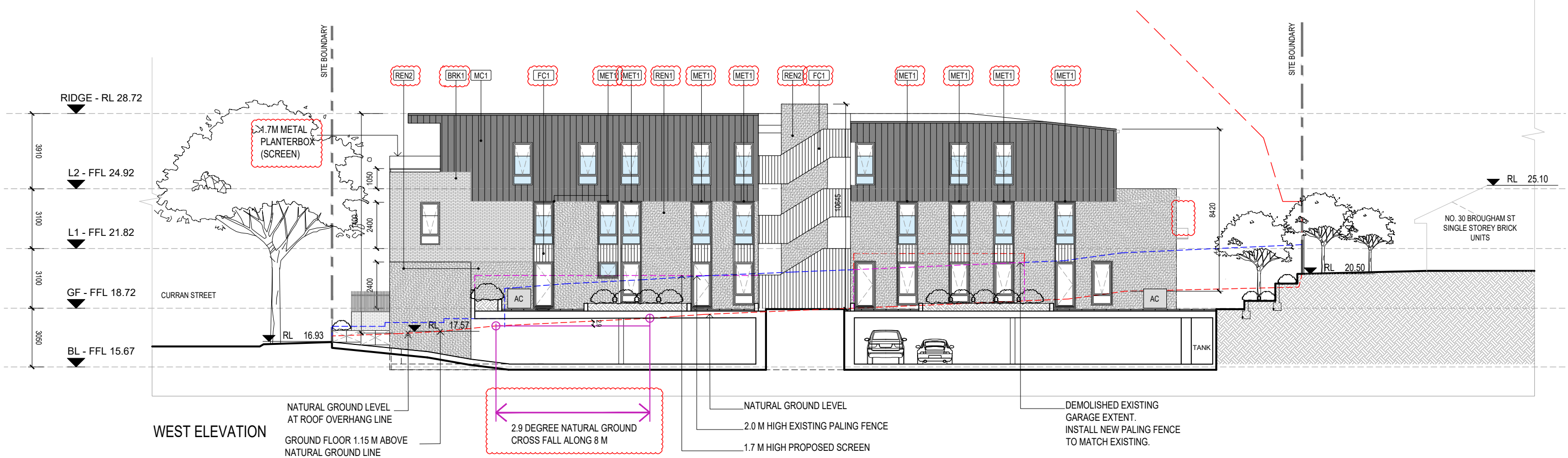
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TOWN PLANNING

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REVISIONS			
A	26.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
 5 CURRAN STREET
 NORTH MELBOURNE

PROJECT NUMBER
 19124

CLIENT
 MAINSTONE PTY LTD

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 WEST ELEVATIONS

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DATE
 MAY 2020

SCALE
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DRAWING NUMBER
 TP12

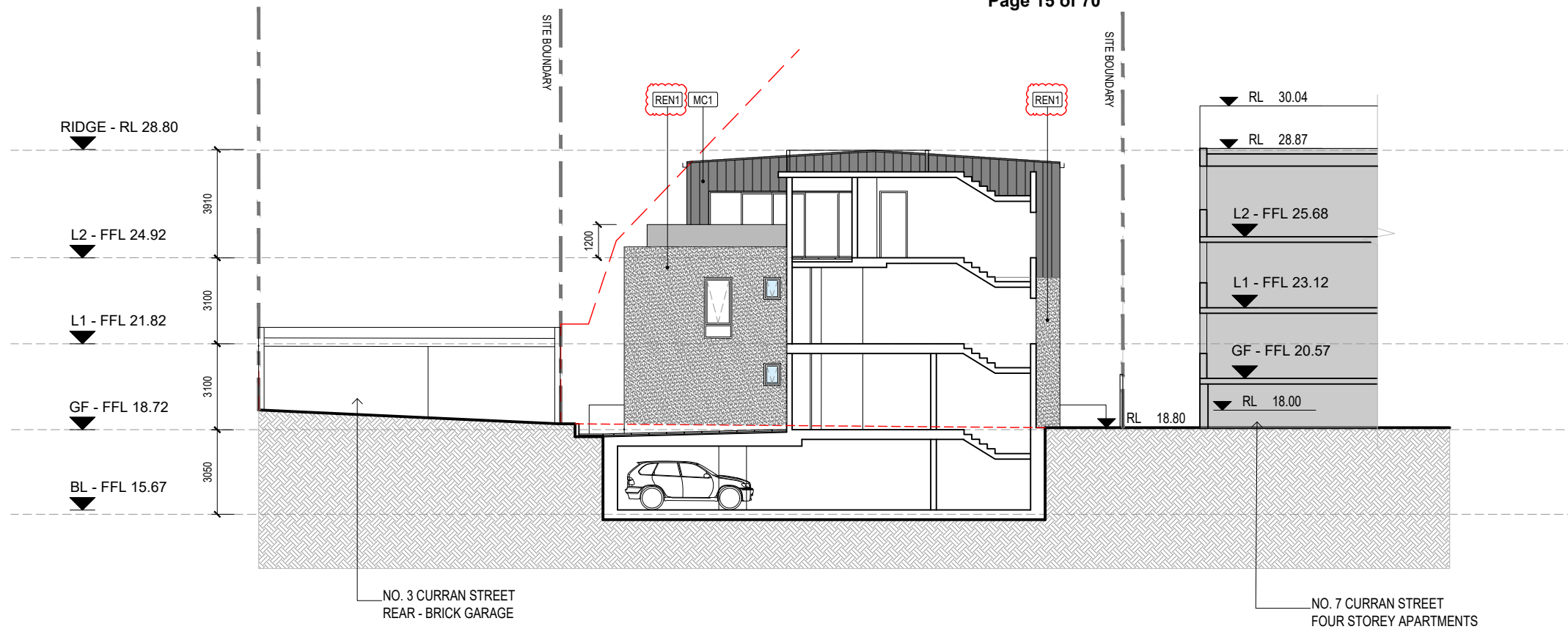
REVISION
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TOWN PLANNING

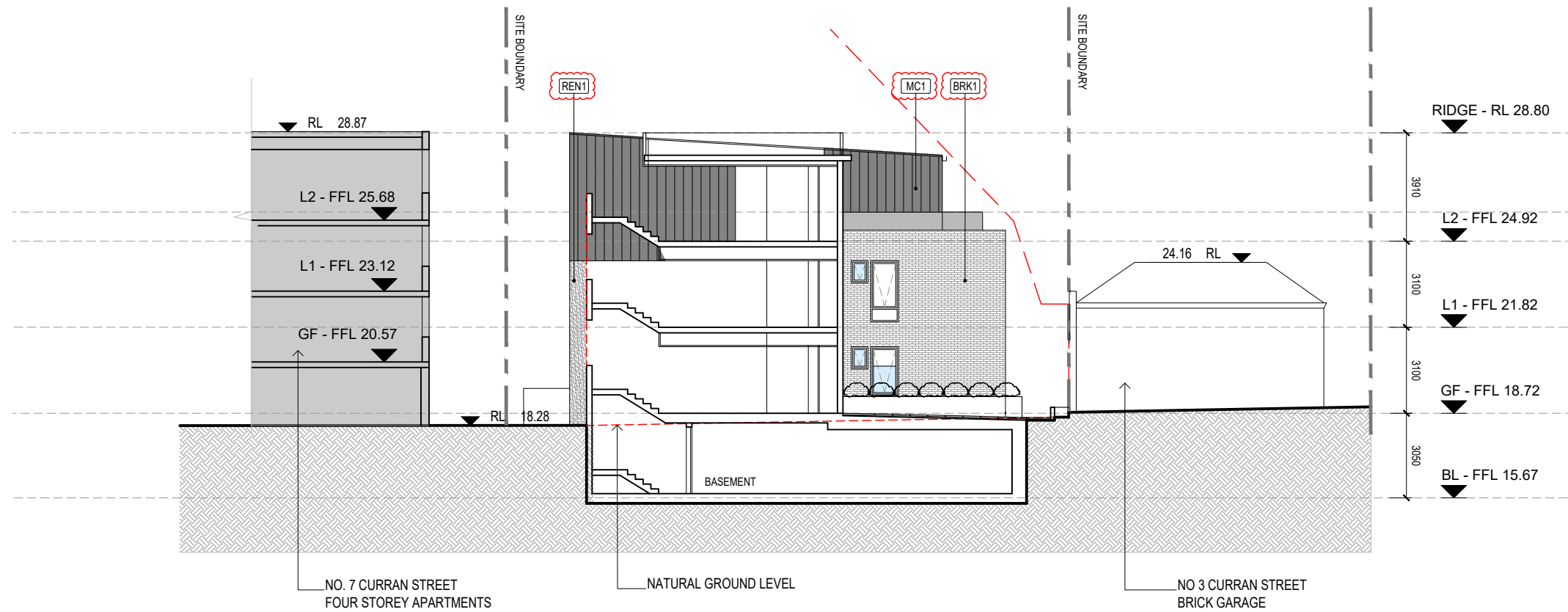
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SECTION/ELEVATION 05



SECTION/ELEVATION 06

REVISIONS			
A	26.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
5 CURRAN STREET
NORTH MELBOURNE

PROJECT NUMBER
19124

CLIENT
MAINSTONE PTY LTD

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SECTION/ELEVATIONS

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DATE
MAY 2020

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TP14

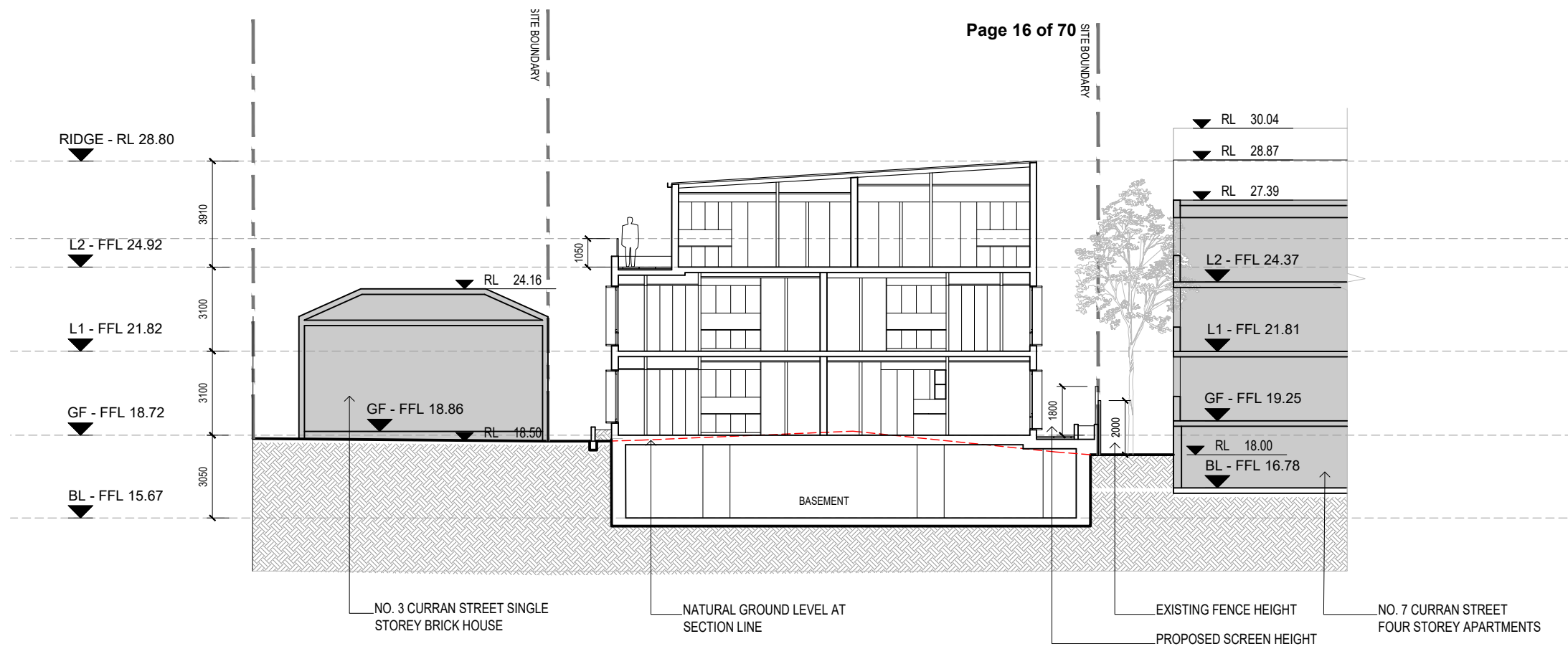
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TOWN PLANNING

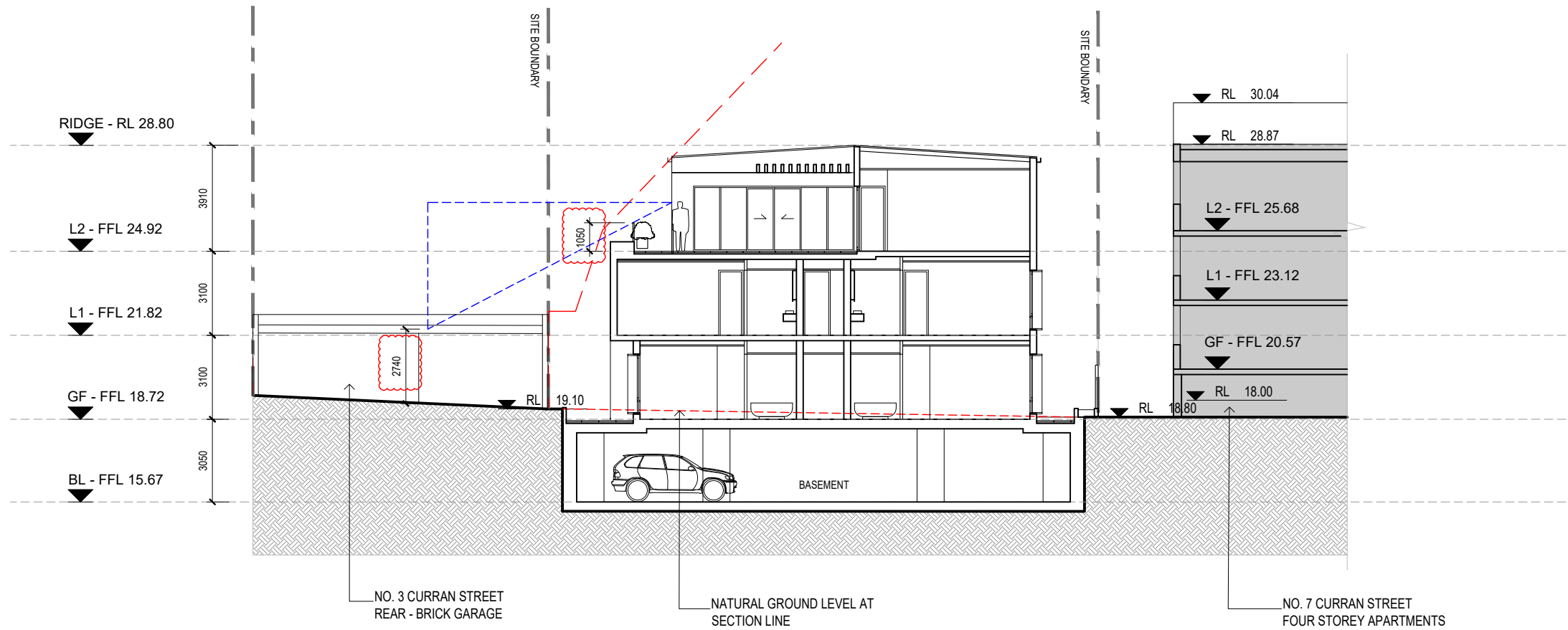
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SECTION 01



SECTION 02

REVISIONS			
A	26.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
5 CURRAN STREET
NORTH MELBOURNE

PROJECT NUMBER
19124

CLIENT
MAINSTONE PTY LTD

DRAWING TITLE
SECTION 01 & 02

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MGS

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DATE
MAY 2020

SCALE
1:200 @ A3

DRAWING NUMBER
TP15

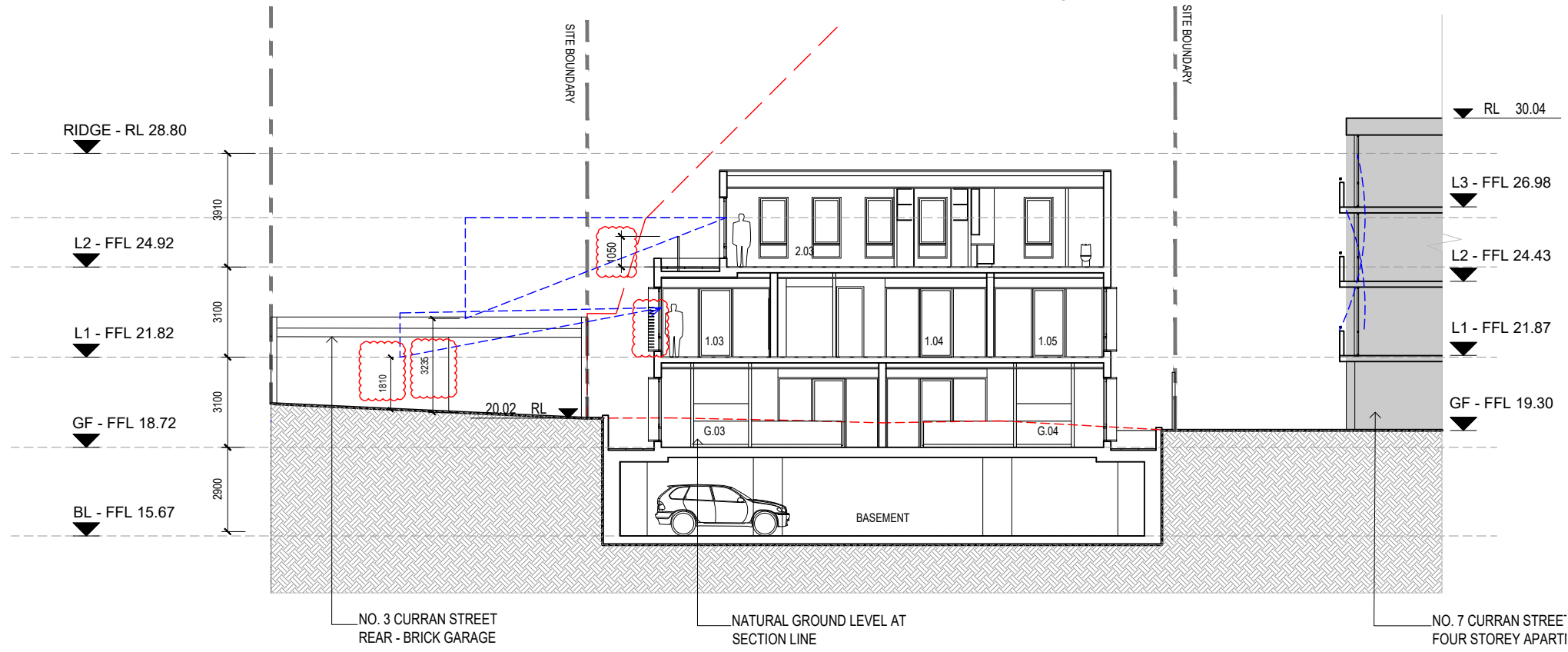
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TOWN PLANNING

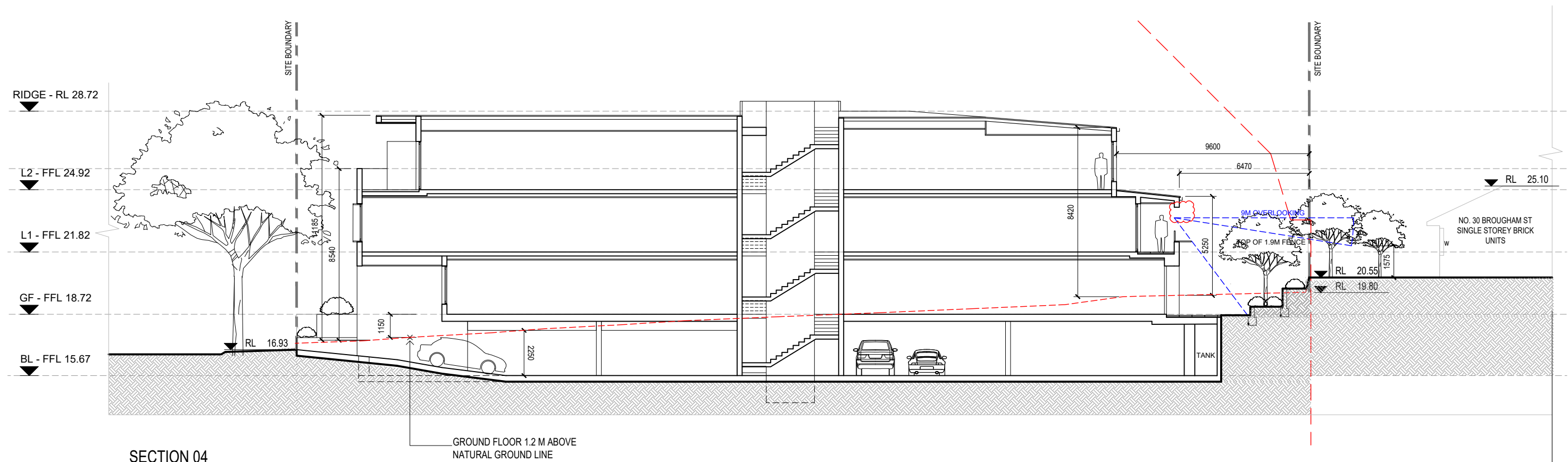
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SECTION 03



SECTION 04

REVISIONS			
A	26.05.20	TOWN PLANNING	BK
B	04.08.20	TOWN PLANNING	BK

PROJECT
5 CURRAN STREET
NORTH MELBOURNE

PROJECT NUMBER
19124

CLIENT
MAINSTONE PTY LTD

DRAWING TITLE
SECTIONS 03 & 04

DRAWN BY
MGS

CHECKED BY
EG/CJ

DATE
MAY 2020

SCALE
1:200 @ A3

DRAWING NUMBER
TP16

REVISION
B

TOWN PLANNING

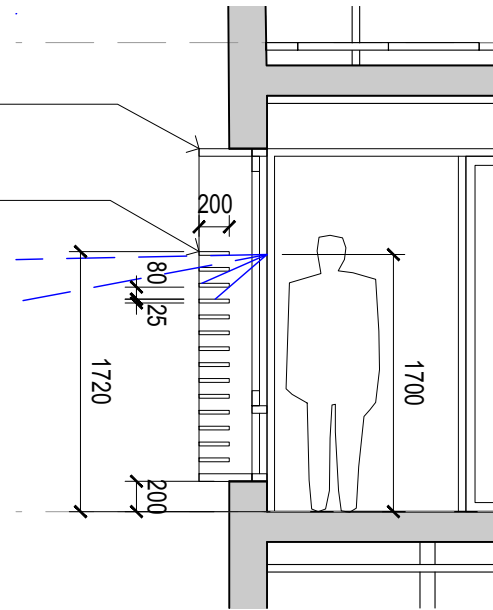
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FLAT METAL PLATE
- PAINTED BLACK

200x25MM METAL LOUVRES -
80MM GAPS - 1.7M HIGH



01 SCREEN TYPE 2 DETAIL
SCALE 1:50

ENTRY CANOPY - FLAT PLATE
PAINTED BLACK

SECURITY DOOR
65X16MM RAILS @ 75MM CTRS -
BLACK POWDERCOATED
ALUMINIUM.
VIDEO INTERCOM TO SIDE PANEL

BUILDING SIGN - POWDER
COATED METAL - 'L' SHAPE
PLATE TO RETURN INTO
ENTRY PASSAGE.

BRICK PLANTER BOX

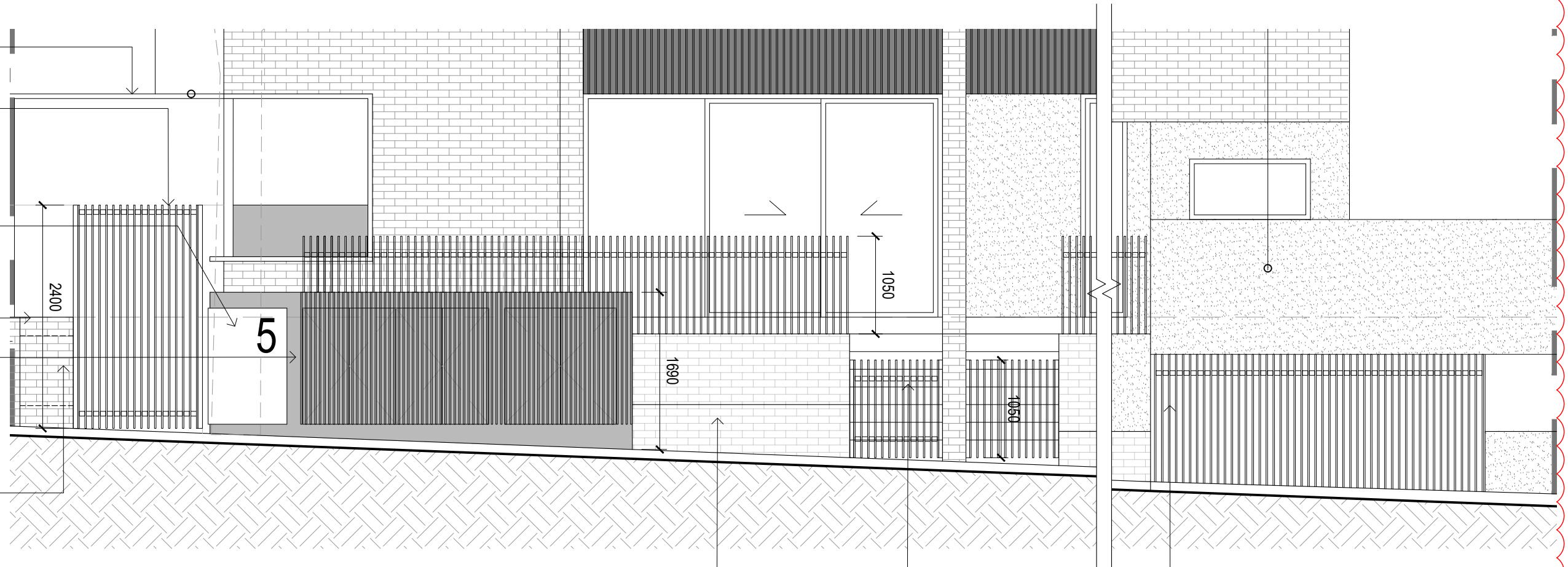
SERVICES CUPBOARDS:
- FC2 ENCLOSURE
- POWDER COATED METAL DOORS
- DECORATIVE ALUMINIUM RAILS:
65X16MM RAILS @ 50MM CTRS - BLACK
POWDERCOATED ALUMINIUM.

LITTLE FREE LIBRARY BOX -
INTEGRATED INTO BRICK PLANTER
BOX - FACING ENTRY PASSAGE

BRICK PLANTER BOX

SECURITY GATE
65X16MM RAILS @ 75MM CTRS - BLACK
POWDERCOATED ALUMINIUM.
INTERCOM / DOOR BELL TO SIDE

GARAGE ENTRY DOOR AND
EMERGENCY EXIT - 'NOMINAL' 65X16
POWDERCOATED ALUMINIUM
VERTICAL RAILS @ 75MM CTRS.



02 ENTRY DETAIL ELEVATION
SCALE 1:50

REVISIONS	PROJECT	PROJECT NUMBER	CLIENT	DRAWING TITLE	DRAWN BY	CHECKED BY	DATE	SCALE	DRAWING NUMBER	REVISION
A 04.08.20 TOWN PLANNING BK	5 CURRAN STREET NORTH MELBOURNE	19124	MAINSTONE PTY LTD	DETAILS	MGS	EG/CJ	FEB 2020	1:50 @ A3	TP17	A

TOWN PLANNING

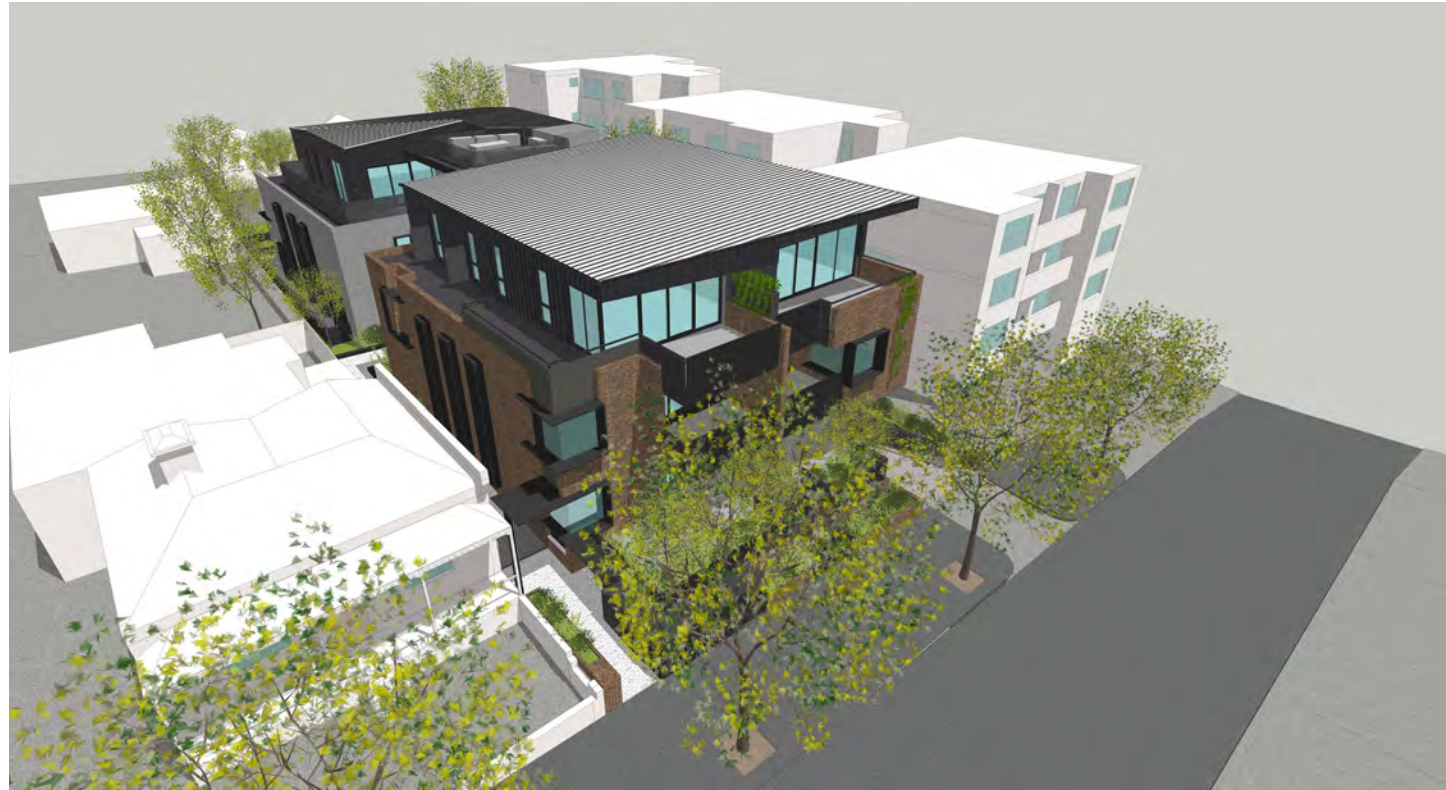
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4.2 Perspective views

1



4.2 Perspective views



4.2 Perspective views



4.3 Material Palette



BRK1
Brickwork
Colour: Red
Location: External walls



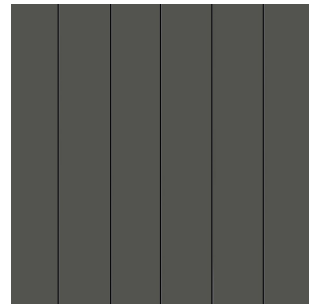
MC1
Metal Cladding - Type 1
Metal cladding - Expressed ribs
Colour: Monument



REN1
Acrylic Render with Sand Texture
Finish
Colour: Shale Grey



MET1
Metal Extrusions, Powdercoated
Colour: Black
Location: Expressed Windows
and Balconies



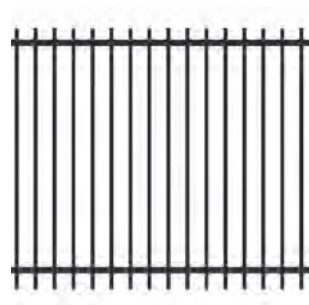
FC1
Cladding with Vertical Seam
Colour: Woodland Grey



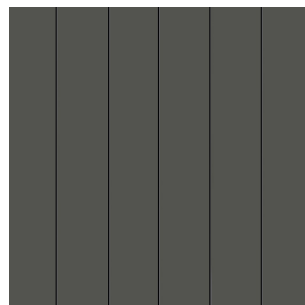
FC2
Plain Compressed Fibre Cement
Sheet
Colour: Monument



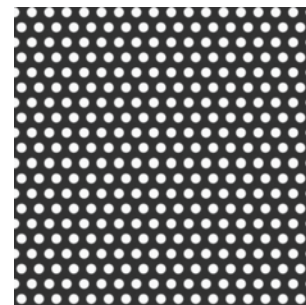
REN2
Acrylic Render with Sand Texture
Finish
Colour: Woodland Grey



BAL1
Balustrade Type 1, 1.05m high
Aluminium Blades
Powdercoat finish
Colour: Black
Location: Balconies



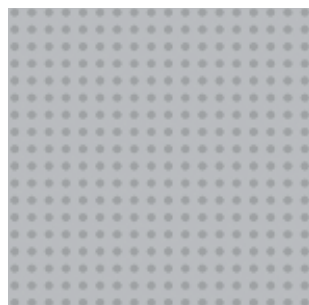
BAL2
Balustrade Type 2, 1.05m High
Solid Surface
Colour: To Match FC1
Location: Balconies



BAL3
Balustrade Type 3, 1.05m High
Perforated Metal 25% open
Colour: Black
Location: Balconies



BAL4
Balustrade Type 4, 1.05m High
Glass
Location: Balconies



Obscured Glass
Patterned Obscure Glass -
25% Visibility
Location: Overlooking Windows



MR1
Metal Roofing, Expressed Ribs
Colour: Shale grey
Location: Roof

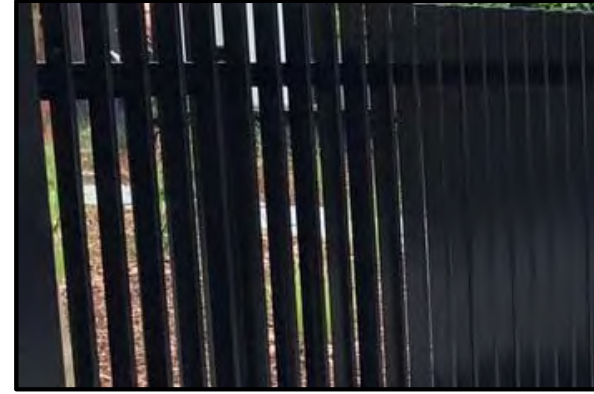
Dark colour Cladding with Vertical Seam to contrast with red brick



Metal with Expressed Ribs. Darker monument colour used for cladding. Lighter shale grey colour used for roofing for superior solar performance.



Black Vertical Blades for contemporary balustrades



Garage door with vertical battens



Red Brickwork to reflect neighbourhood character



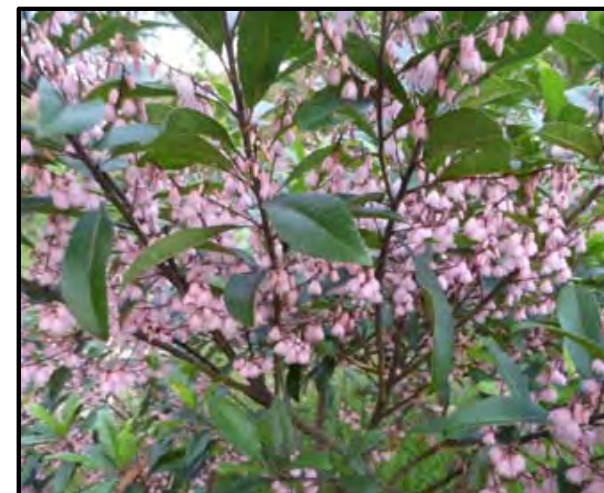
Greenery and Plantings at Street Façade to contribute to local environs and soften built form.



St Michael's Catholic Church. A local landmark building inspiring the use of red brick.

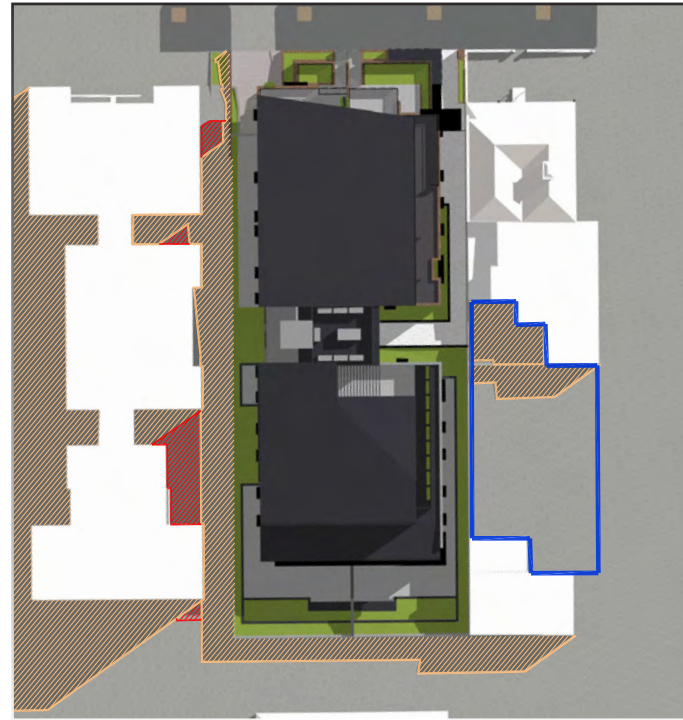


Black Metal Extrusions as an architectural feature

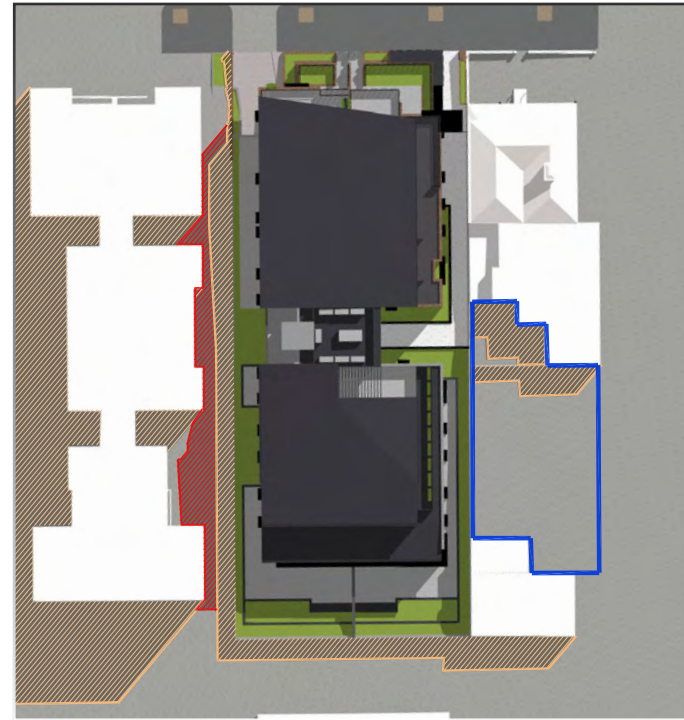


Large ground floor private gardens with native plantings to support occupant amenity.

4.4 Shadow diagrams



9:00 Spring equinox



10:00 Spring equinox



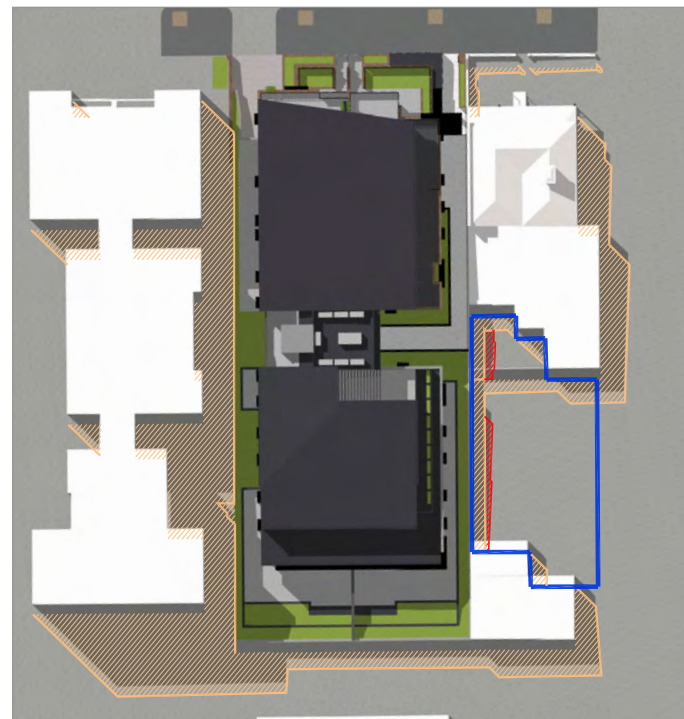
11:00 Spring equinox



12:00 Spring equinox



13:00 Spring equinox



14:00 Spring equinox



15:00 Spring equinox

LEGEND SHADOWS

- EXISTING SHADOW LINE
- PROPOSED SHADOW LINE
- AREA OF ADDITIONAL SHADOW
- 3 CURRAN STREET POS

3 CURRAN STREET POS OVERSHADOWING TABLE

3 CURRAN STREET POS AREA: 210 sqm

10 am	EXISTING	PROPOSED
POS: SUNLIGHT ACCESS (sqm)	163	163
POS: SUNLIGHT ACCESS (%)	78%	78%

11 am	EXISTING	PROPOSED
POS: SUNLIGHT ACCESS (sqm)	170	170
POS: SUNLIGHT ACCESS (%)	81%	81%

12 pm	EXISTING	PROPOSED
POS: SUNLIGHT ACCESS (sqm)	177	177
POS: SUNLIGHT ACCESS (%)	84%	84%

1 pm	EXISTING	PROPOSED
POS: SUNLIGHT ACCESS (sqm)	171	171
POS: SUNLIGHT ACCESS (%)	81%	81%

*** The proposal complies with overshadowing requirements.**

2 pm	EXISTING	PROPOSED
POS: SUNLIGHT ACCESS (sqm)	162	156
POS: SUNLIGHT ACCESS (%)	77%	75%

PLANNING PERMIT APPLICATION

DELEGATE REPORT

Application number:	TP-2020-357
Applicant:	Tract Consultants Pty Ltd
Owner:	Mainstone 8 Pty Ltd
Architect:	MGS Architects Pty Ltd
Address:	5 Curran Street, NORTH MELBOURNE VIC 3051
Proposal:	Demolition; buildings and works for the construction of a three storey building to contain dwellings and a basement car park
Cost of works:	\$4.65 million
Date received:	29 May 2020
Responsible officer:	Nikki Brock, Acting Principal Urban Planner

1. SUBJECT SITE AND SURROUNDS

1.1. The site

The site is located on the south side of Curran Street with Dryburgh Street to the east and Melrose Street to the west. The site is approximately 100 metres west of Flemington Road.

The site is rectangular in shape and has a total area of 1,015 square metres, with a frontage to Curran Street of 20.4 metres and depth of 50.2 metres.

Topography of the land is sloping, with a fall from the rear to front boundary of approximately 3.0 to 3.5 metres.

The site is not affected by any easements or restrictive covenants.

An inspection of the site and surrounding area was undertaken on 12 November 2020.

The site is currently occupied by a single storey brick dwelling, located towards the front of the site, with landscaping and various outbuildings to the rear.



Figure 1. Subject site as viewed from Curran Street (Source: Google Street View)

1.2. Surrounds

The area surrounding the site is generally residential in nature. Curran Street contains a number of single and double fronted heritage dwellings, although there are examples of more recent development, including a four-storey block of units with under croft parking adjoining the site at 7 Curran Street.

A number of dwellings in the street are listed as Contributory in Council's Heritage Places Inventory Part A, February 2020 (Amended July 2020), including numbers 2A to 32 opposite the subject site, and numbers 3 and 9 to 27 inclusive on the same side as the subject site. Curran Street has not been afforded a streetscape grading.

A row of three three-storey townhouses faces Flemington Road at the east end of Curran Street and a large site containing multi-storey social housing towers dominates views towards the west end of the street.

Buildings and an open car parking area belonging to St Aloysius College also occupy a large section of the west end of Curran Street.

Curran Street features parallel parking on either side with a single lane of traffic travelling each way east and west, separated by a landscaped median. The median is broken up with sections of angled parking at 90 degrees.

The site is approximately 150 metres west of Royal Park and within walking distance of bus and tram routes along Flemington Road.

1.2.1 North

To the north of the site on the north side of Curran Street, 6, 8 and 10 Curran Street feature single storey heritage dwellings, although 10 Curran Street has a more recent double storey extension to the rear.

Little Curran Street is accessible between 6 and 8 Curran Street and provides access to the rear of properties facing Curran Street and Flemington Road.

1.2.2 East

Adjoining the east side of the subject site, 3 Curran Street features a double fronted single storey heritage dwelling with a more recent single storey extension to the rear. The original dwelling abuts the shared boundary with the subject site with a covered courtyard extending along the boundary to the rear of the dwelling.

An area of secluded private open space is located to the rear of the dwelling with some outbuildings abutting the rear boundary.



Figure 2. 3 Curran Street adjoining the subject site (Source: Site visit)

1.2.3 South

Abutting the site's rear boundary is a development of ten single storey brick units at 30 Brougham Street, known as Brougham Place. The units have access to car spaces at grade and are constructed around a central courtyard. Two of the rear units feature an area of secluded private open space abutting the site's rear boundary, separated from each other by a central area of common property which also abuts the site's rear boundary.

1.2.4 West

Adjoining the west side of the subject site, 7 Curran Street features a four-storey block of eighteen units with under croft parking, accessible from Curran Street. A garden with retaining wall and pedestrian access to the building abut the shared boundary with the subject site.

The building is set back from the shared boundary between 2.71 and 2.77 metres. A number of units at all levels have habitable room windows and balconies orientated towards the subject site.



Figure 3. 7 Curran Street adjoining the subject site (Source: Site visit)

2. THE PROPOSAL

The plans which have been considered in this planning assessment are those that were submitted with the application as further information and advertised, drawn by MGS Architects, marked Revision B and dated 4 August 2020.

The application proposes full demolition of the existing dwelling and outbuildings on the site to allow for the construction of a three-storey building to be used for dwellings, with basement car parking.

Details of the application are as follows:

Building height	3 levels or 11.79 metres (28.72 metres to AHD)
Dwellings	Total number of dwellings: 12 One bedroom dwellings: 1 Two bedroom dwellings: 2 Three bedroom dwellings: 9
Car spaces	Required: 21 Proposed: 21
Bicycle parking	Required: 0 Proposed: 21
Site coverage	59.7% (minimum 60% required)
Permeability	22.0% (minimum 20% required)

<p>Garden area</p>	<p>35.6% (minimum 35% required)</p>
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Figure 4. Proposed development viewed from Curran Street (Source: MGS Architects)

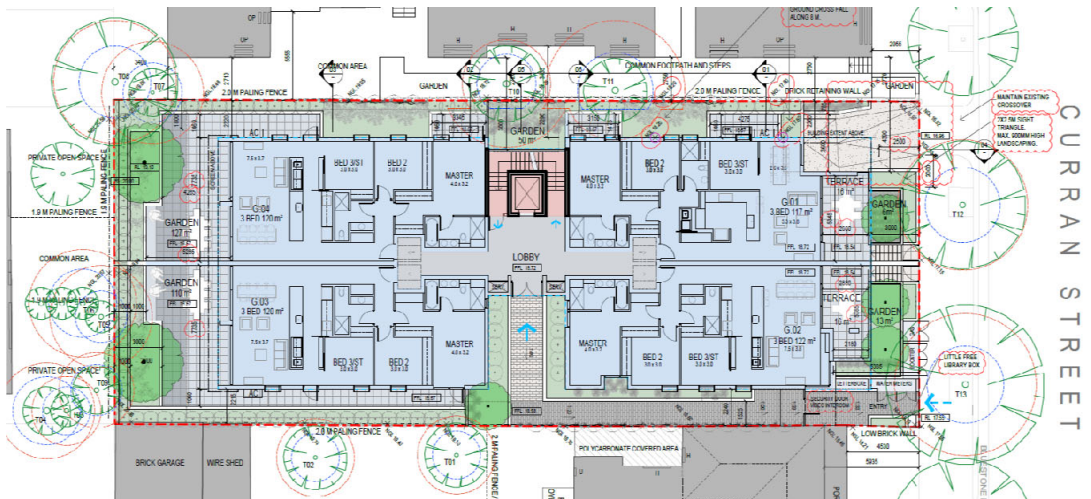


Figure 5. Proposed ground floor layout (Source: MGS Architects)

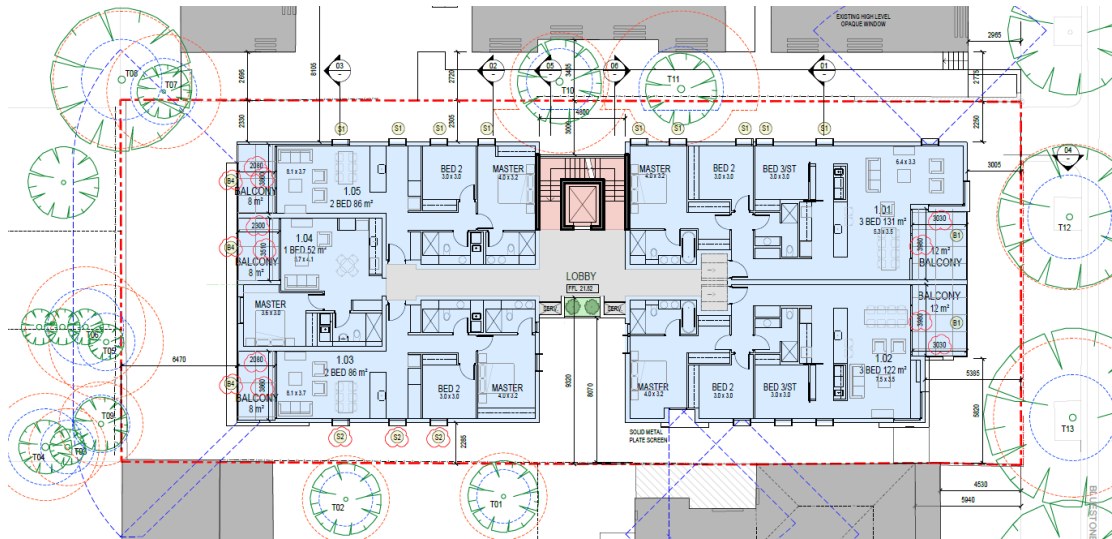


Figure 6. Proposed first floor layout (Source: MGS Architects)

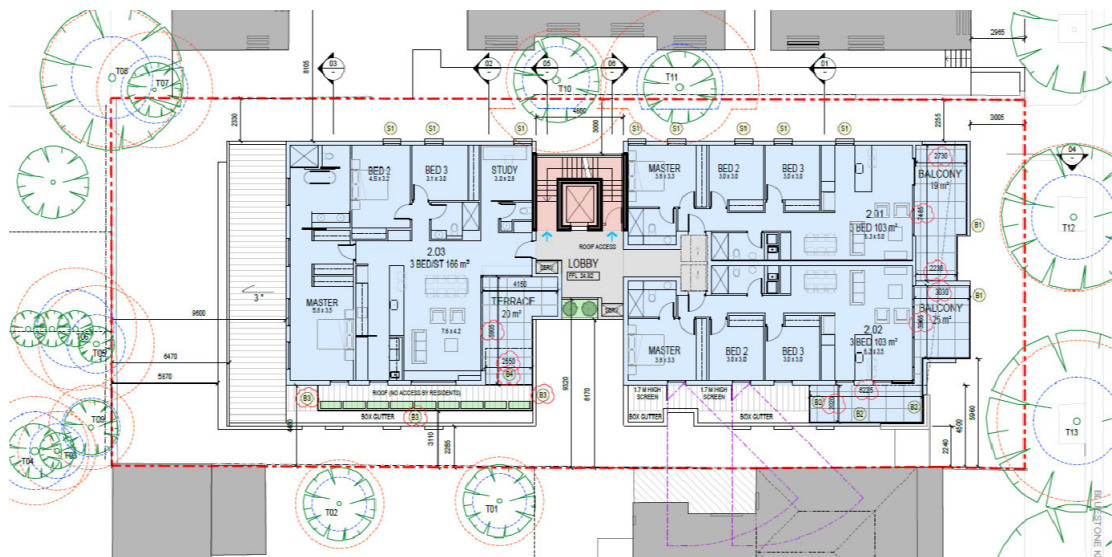


Figure 7. Proposed second floor layout (Source: MGS Architects)

3. BACKGROUND

3.1. Pre-application discussions

The plans presented at the pre-application meeting showed a similar development to that presented under the current application.

The key issues raised at the pre-application meeting were general application requirements; the provision of adequate areas of secluded private open space in the form of balconies; and the need for the proposed development to appropriately respond to the heritage precinct.

Pre-application advice confirmed that full demolition of the existing dwelling could be supported given that the dwelling is not graded in Council’s Heritage Places Inventory Part A, February 2020 (Amended July 2020).

3.2. Site history

There is no directly relevant history or background for this application.

4. PLANNING SCHEME PROVISIONS

The following provisions of the Melbourne Planning Scheme apply:

Planning Policy Framework	<p>Clause 11 – Settlement</p> <p>Clause 15 – Built environment and heritage</p> <p>Clause 16 – Housing</p>
Municipal Strategic Statement	<p>Clause 21.03 – Vision</p> <p>Clause 21.04 – Settlement</p> <p>Clause 21.06 – Built environment and heritage</p> <p>Clause 21.07 – Housing</p> <p>Clause 21.16-5 – North and West Melbourne</p>
Local Planning Policies	<p>Clause 22.05 – Heritage places outside the Capital City Zone</p> <p>Clause 22.17 – Urban design outside the Capital City Zone</p> <p>Clause 22.19 – Energy, Water and Waste Efficiency</p> <p>Clause 22.23 – Stormwater Management (Water Sensitive Urban Design)</p>

Statutory Controls	
<p>General Residential Zone 1</p> <p>GRZ1</p>	<p>Pursuant to Clause 32.08-2, a permit is not required to use the land for the purpose of a dwelling.</p> <p>Pursuant to Clause 32.08-4, an application to construct a dwelling or residential building on a lot must provide a minimum garden area of 35% where the lot has an area greater than 650 square metres. The subject site has an area of 1,015 square metres.</p> <p>Pursuant to Clause 32.08-6, a permit is required to construct two or more dwellings on a lot.</p> <p>A development must meet the requirements of Clause 55.</p> <p>Pursuant to Clause 32.08-10, a building must not be constructed for use as a dwelling or residential building that exceeds a height of 11.0 metres and contains more than three storeys at any point.</p> <p>However, a building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.</p> <p>A basement is not a storey for the purposes of calculating the number of storeys contained in a building.</p> <p>Decision guidelines are at Clause 32.08-13.</p>
<p>Heritage Overlay</p> <p>HO3 – North and West Melbourne Precinct</p>	<p>Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building and to construct a building or construct or carry out works.</p> <p>Decision guidelines are at Clause 43.01-8.</p>
<p>Design and Development</p>	<p>Pursuant to Clause 43.02-2, a permit is required to construct a building or construct or carry out works. This does not apply if a schedule to the overlay specifically states that a permit is not required.</p>

Overlay DDO65 – Hospital Emergency Medical Services Helicopter Flight Path Protection (Inner Area)	<p>Clause 2.0 of Schedule 65 states that a permit is not required to construct a building or to construct or carry out works that would result in the height of the building or works being less than 62.4 metres (AHD) for the Royal Children’s Hospital and 67.3 metres (AHD) for the Royal Melbourne Hospital.</p> <p>Given the building will have a maximum height of 28.72 metres (AHD), a permit is not required.</p>
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Particular Provisions	
Clause 52.06 Car Parking	<p>Pursuant to Clause 52.06-2, before a new use commences the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority.</p> <p>The site is located within the Principal Public Transport Network Area and, therefore Column B of the table to Clause 52.06-5 applies.</p> <p>The table to Clause 52.06-5 requires:</p> <p>1 space to each one or two bedroom dwelling; and</p> <p>2 spaces to each three or more bedroom dwelling.</p> <p>No visitor parking is required.</p> <p>The application proposes a total of 21 spaces to be allocated to each one, two or three bedroom dwelling which meets the requirements of Clause 52.06-5.</p>

General Provisions	
Clause 65 Decision Guidelines	<p>Includes the matters set out in Section 60 of the Planning and Environment Act 1987.</p>

5. PUBLIC NOTIFICATION

It was determined that the proposal may result in material detriment. Notice of the proposal was given by ordinary mail to the owners and occupiers of surrounding properties and by posting one notice on the site for a 14 day period, in accordance with Section 52 of the *Planning and Environment Act 1987*.

6. OBJECTIONS

A total of 40 objections were received, and raised the following concerns with the proposal:

- Disruption and impact during construction period
- Overshadowing
- Overlooking
- Loss of views
- Traffic, safety for school students
- Parking
- Noise from increased density
- Excessive scale, bulk and height
- Impact on heritage streetscape, Hotham Hill Precinct and compliance with heritage policy
- Waste management and the location of bin storage
- Overdevelopment
- Front setback should be consistent with 1 and 3 Curran Street
- Devaluation of property
- Side setbacks do not meet requirements of Standard B17
- Basement projects more than 1.2 metres above ground and prevents opportunities for deep planting
- Removal of trees prior to application being made.

It is also noted that a total of 12 submissions were received that were supportive of the development for the following reasons:

- Development exhibits a positive solution to increase density on the site in an inner city location, and an appropriate infill development.
- Appropriate transition from adjoining four-storey block of units
- High quality materials proposed
- Dwellings are generous and well laid out
- Development will be a positive enhancement of Curran Street streetscape
- Development is respectful of the immediate surrounds
- Development is an improvement from currently under-utilised land.

7. CONSULTATION

The applicant was provided with a copy of all objections and provided a written response which, whilst not amending the proposal in any way, provided further information to assist in clarifying queries raised by objectors.

8. REFERRALS

The application was referred to the following internal departments with comments summarised below.

The application was not referred to Council's Heritage Advisor as it was considered there was adequate policy direction contained at Clauses 22.05 and 43.01 of the

Melbourne Planning Scheme with which to assess the application. An assessment of the proposal against Council's Local Planning Policy for Heritage Places outside the Capital City Zone, Clause 22.05, is contained at Section 9.1 below.

8.1 Urban Design

Supportive of the proposal and confident that a high quality urban design outcome will be achieved by this application.

Appropriate materials are proposed to the upper and lower forms to emphasise the breakdown of mass to better relate to the heritage context. Supportive of the material palette and prioritisation of high quality finishes.

8.2 Traffic

The number of car and bicycle spaces are acceptable.

Minor additional detail sought which can be confirmed via conditions of permit, should one issue.

8.3 Civil

No objection, standard conditions recommended.

8.4 Waste

The submitted Waste Management Plan is satisfactory, standard waste conditions recommended.

8.5 Urban Forest and Ecology

No objection, standard tree protection conditions recommended.

8.6 ESD and Green Infrastructure

All ESD and landscaping documentation is satisfactory.

9. ASSESSMENT

The key issues in the consideration of this application are:

- Heritage
- Built Form
- Potential Amenity Impacts
- Parking, Traffic and Waste
- ESD and Green Infrastructure

9.1 Heritage

The site is located within the North and West Melbourne Heritage Precinct, identified in the Incorporated Document, Heritage Precinct Statements of Significance, February 2020. That document outlines the development of the area from the mid-nineteenth century as an extension of central Melbourne during a period of significant population growth, and is noted as mainly residential. The precinct is significant in terms of its historical, social and aesthetic / architectural features.

The key attributes listed include the following:

- The use of face brick and rendered masonry
- A common typology of modest workers' cottages
- Typically low scale character

- Undulating topography which allows for views and vistas of prominent buildings
- Evidence of change over time within the precinct with buildings of different periods.

A permit is required for the demolition of the existing dwelling and outbuildings on the site, and for the construction of the new building proposed. The following includes an assessment of the proposal against relevant policy contained within Clause 22.05 as well as the decision guidelines of Clause 43.01-8.

9.1.1 Demolition

The existing dwelling is not listed in Council's Heritage Places Inventory Part A, February 2020 (Amended July 2020). Policy at Clause 22.05 states that the demolition of a non-contributory place will generally be permitted. For this reason, and based on the quality of the proposed replacement building, demolition of the dwelling and outbuildings on the subject site is considered acceptable.

9.1.2 New Buildings

The proposed building is in keeping with the key attributes of the precinct, as it adopts the use of materials and finishes commonly seen in the precinct, including face brick and rendered masonry; maintains a height that is consistent with the relatively low scale nature of the precinct; and incorporates side and front setbacks common within Curran Street.

The roof has been designed to slope down towards the lower single storey heritage dwelling at 3 Curran Street, with the highest point similar to the taller building at 7 Curran Street. Additionally, the Curran Street façade at the north-east corner is set back to maintain views of the adjoining contributory dwelling at 3 Curran Street, as required.

Despite the topography of the site, the overall height of the building above ground has been minimised by setting the ground floor towards the rear below natural ground level, reducing the building's overall impact in the heritage streetscape.

A number of objections were received which raised concerns with the impact of the development on the heritage streetscape, and precinct in general. As assessed above, it is not considered that the development will have a negative impact in the streetscape or precinct.

It must be acknowledged that the existing dwelling on the site has a much larger street setback than the more typical street setbacks seen in the street, and is not of a similar era to any of the contributory dwellings in the area. Further, the building at 7 Curran Street, school buildings at the west end of the street, and the few examples of more modern infill development demonstrate that Curran Street is not an intact heritage streetscape.

Overall, it is considered that the new building has been sited and designed to sit comfortably within the heritage streetscape and respond appropriately to the adjoining contributory dwelling, without being to the detriment of that dwelling or the streetscape as a whole.

9.1.3 Vehicle Accommodation and Access

The application proposes the use of an existing crossover for access to the basement, and is therefore considered acceptable. Car parking will be wholly provided within the basement, not visible from the street.

The vehicle access will be located adjacent to the 7 Curran Street apartments, which are not listed in Council's Heritage Places Inventory Part A, February 2020

(Amended July 2020), therefore not visually disrupting the setting of any contributory buildings in the street or impacting on the streetscape character.

9.2 Built Form

Council's Local Planning Policy at Clause 22.17 contains policy related to a number of aspects of the built form of a new development which the proposal has been assessed against and found to demonstrate a high level of compliance.

The building is appropriately orientated to Curran Street, with both pedestrian and vehicle entrances highly visible. A human scale is proposed with entrances to two of the ground floor dwellings provided directly from Curran Street. Additionally, each level of the building is broken up with windows, doors and balconies.

The building is set back from the side boundaries of the site, maintaining the typical rhythm in the street for dwellings and buildings on larger allotments. The front setback of the building is also consistent with street setback patterns in the street.

The siting of the building allows for future development on adjoining sites to be equitable.

The height of the building is consistent with that adjoining the site at 7 Curran Street, with the roof sloping down from its highest point towards 3 Curran Street, reflecting the single storey dwelling on that site.

Elevations of the building are appropriately articulated on all sides to break up any perceived bulk and provide visual interest when viewed from outside the site.

The roof of the building appropriately incorporates solar panels, plant and the lift overrun, all located away from the roof boundaries to lessen any impact on adjoining properties.

The site layout incorporates appropriate vehicle and pedestrian access to and from the site which has been designed for safety and security of both residents and the public.

Landscape plans were submitted with the application that include landscaping around the perimeter of the site, including areas of deep planting for canopy trees. Areas of landscaping are also proposed within the front setback. The level of landscaping proposed will contribute to the landscape character of the area and soften the appearance of the building when viewed from outside the site.

In addition to the above, the attached Clause 55 Assessment demonstrates that the development will achieve a high level of compliance in relation to site layout, building massing, on-site amenity and facilities, detailed design and the requirements of Clause 55.07, specific to apartment developments.

9.3 Potential Amenity Impacts

The attached Clause 55 Assessment demonstrates that the proposal meets all of the relevant objectives, as required, as well as the majority of standards of the clause. However, aside from concerns about the impact of the development on the heritage precinct, most objections received were concerned about the potential amenity impacts of the development.

9.3.1 Matters not able to be considered

Many concerns were raised regarding the construction period of the development. A condition of permit, should one issue, can require the submission of a construction management plan to ensure minimal disruption to the area during construction. However, this is assessed and endorsed by Council, but outside the realms of this planning consideration.

The devaluation of property and the loss of views are also not planning considerations.

9.3.2 Side setbacks

As per the attached Clause 55 Assessment, the side and rear setbacks comply with the requirements of Standard B17, aside from those proposed for the upper level on the west side of the building. The third level of the building will encroach into the recommended side setback of Standard B17, as shown below.

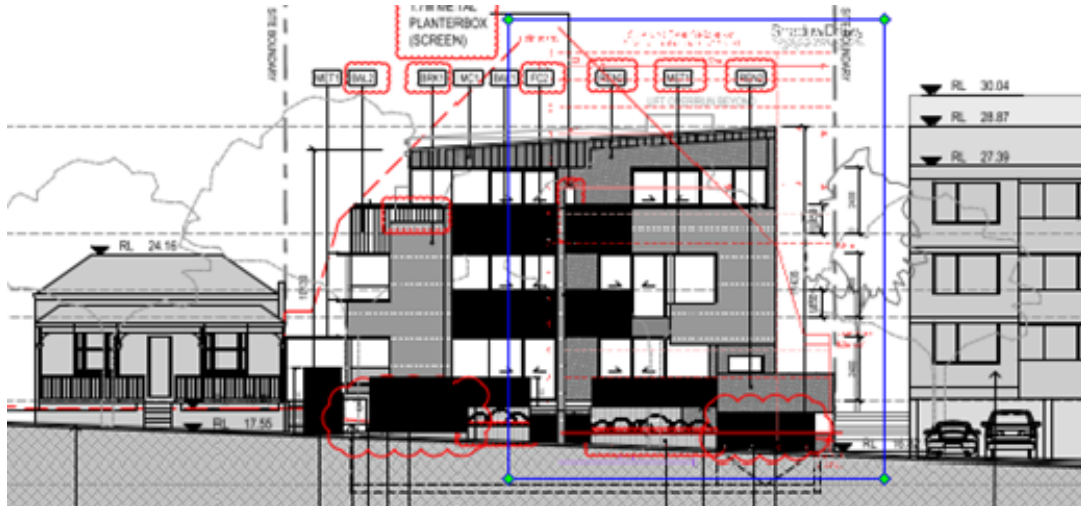


Figure 8. Encroachment of upper floor into required setback of B17 (Source: MGS Architects)

Despite this, it is considered that the objective - to ensure that the height and setback of the building from the shared boundary limits the impact on the amenity of existing dwellings – has been met. The adjoining building does feature some habitable room windows which face the subject site, although it is noted the ground level of the building features undercroft parking only. The applicant submits that, if this was taken into account and the setback profile applied from the first floor (where there are habitable room windows), the development would comply with the requirements of Standard B17.

The building at 7 Curran Street does not comply with this standard itself. It is also noted that the façade facing the subject site is not uniform, with the only balconies and adjoining habitable room windows further set back from the shared boundary, as shown below.



Figure 9. Side setbacks of 7 Curran Street from shared boundary (Source: Applicant)

Given the overall height of the building and side setbacks as proposed, and the fact it is only the upper level which encroaches, it is not considered that the impact on 7 Curran Street would be unreasonable should a variation to Standard B17 be allowed.

9.3.3 Overshadowing

Many objections also raised concerns in regards to overshadowing. Shadow diagrams submitted with the application analyse the proposed development hourly from 9am to 3pm at the Spring Equinox and show that there will be very little additional overshadowing caused by the building, as shown below in red.

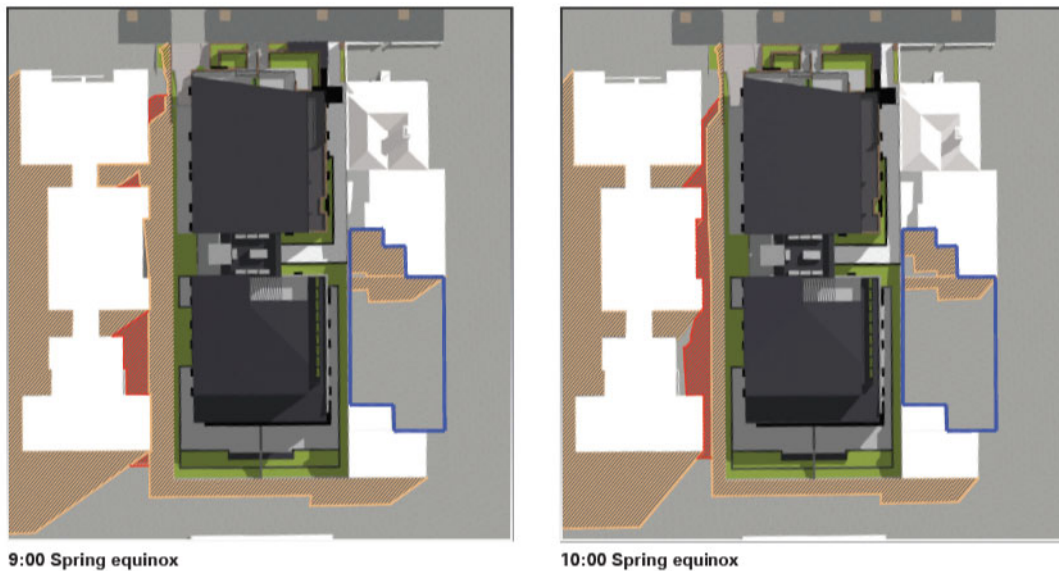


Figure 10. Overshadowing to 7 Curran Street (Source: MGS Architects)

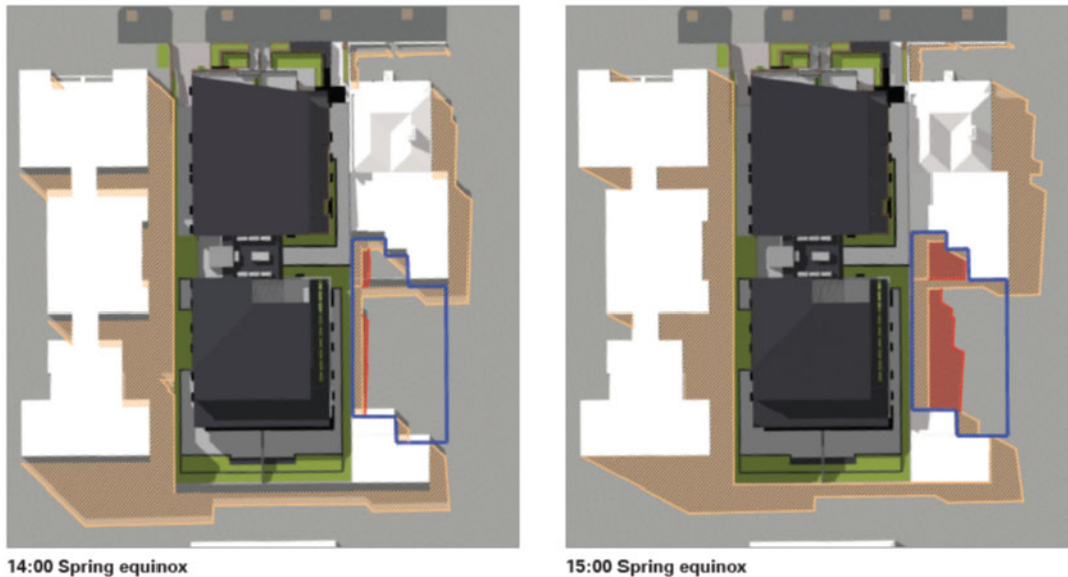


Figure 11. Overshadowing to 3 Curran Street (Source: MGS Architects)

At 9am and 10am there will be a small amount of overshadowing to 7 Curran Street, although this falls within common property.

In the afternoon there will also be some overshadowing of 3 Curran Street at 2pm and 3pm. However the secluded private open space to that property will still receive a minimum of five hours of sunlight to the required area.

It is not considered that the degree of overshadowing is unreasonable.

9.3.4 Overlooking

Elevation plans submitted with the application show that, where necessary, habitable room windows will either feature obscure glazing, or screens to prevent views into adjoining secluded private open space or habitable room windows.

The only habitable room windows which do not feature such screening are those that either face the dwelling at 3 Curran Street (which has no habitable room windows facing the subject site) or those located where views within 9.0 metres would be blocked by boundary fencing.

The screening measures proposed are considered adequate and there will be no unreasonable opportunities for overlooking in accordance with the requirements of Standard B22.

9.3.5 Noise

Several objections received were concerned that noise levels in the area would increase as a direct result of the increased density of dwellings on the site, particularly citing outdoor areas of open space as a potential source.

The building will include 12 dwellings all with outdoor space in the form of a balcony or terrace located around the perimeter of the building. However it is noted that the building will be located in an established residential area and in proximity to a number of multi-dwelling developments.

The density of dwellings on the site is not atypical of the area and it is not expected that noise levels would be beyond those reasonably expected in such an inner city development or residential setting.

9.4 Parking, Traffic and Waste

9.4.1 Parking

The provision of 21 car spaces within the basement of the building complies with the requirements of Clause 52.06 for the mix of 1, 2, and 3 bed dwellings proposed and is therefore considered satisfactory.

Whilst some objections received were concerned that a lack of parking was proposed for the development, the number of car spaces meets the requirements of Clause 52.06 and, therefore, Council cannot require the applicant to increase the provision.

Council's Traffic Engineers have also endorsed the proposed provision and confirmed that the basement layout is both practical, functional, and able to meet all relevant standards.

9.4.2 Traffic

No concerns were raised in relation to the increase of vehicle movements as a result of the development. However, it is noted that a number of objections were concerned with the increase in traffic and potential impacts on the safety of school students in the area.

St Aloysius College is located at the west end of Curran Street, with both vehicle and pedestrian entrances from the street. The nearest school gate to the site is in the order of 100 metres away. Vehicle crossovers from other residential developments feature throughout the length of Curran Street and, given the crossover to the site is an existing condition, it is not expected that there will be any danger to school students as a result of increased vehicle movements from the site.

Further, it is noted that Council's Traffic Engineers have requested a condition be included on any permit to issue that the boundary fence have a minimum transparency of 50%, allowing vehicles exiting the basement to have adequate sight lines of Curran Street.

9.4.3 Waste

An area within the basement has been set aside for bin storage, with bins able to be transported via the vehicle ramp for collection on Curran Street.

A number of objections were received concerned with the location of bin storage. The plans confirmed this is located wholly within the basement and will not result in any detrimental amenity impacts for adjoining residents.

A Waste Management Plan was submitted with the application which satisfactorily outlines the procedures for collection and bin storage and will be endorsed to form part of the permit, should one issue.

9.5 ESD and Green Infrastructure

The ESD documentation, including the report by Ascot Consulting Engineers, dated 28 May 2020, BESS Assessment and NatHERS Certificate for the development were reviewed by Council's ESD and Green Infrastructure Officer who confirmed all of the documentation was satisfactory.

The applicant has submitted documentation that confirms compliance with Clauses 22.19 and 22.23 of the Melbourne Planning Scheme.

Landscape plans were also submitted with the application, with plans drawn by John Patrick Landscape Architecture, dated May 2020.

Those plans, coupled with the application plans, demonstrate compliance with the garden area requirement of Clause 32.08-4 and the deep soil area requirements for tree planting at Clause 55.07-4.

9.6 Conclusion

The proposed development exhibits an appropriate response to the heritage precinct, Curran Street streetscape and adjoining buildings. As assessed, the development is consistent with all relevant State and Local Planning Policy and achieves a high level of compliance with Clause 55, including all objectives and the majority of standards within that clause.

The development incorporates high quality materials and finishes and will make a positive contribution to the Curran Street streetscape. An appropriate level of internal amenity will be afforded for all residents, and the development will have no unreasonable amenity impacts on adjoining properties.

For the reasons outlined above, it is recommended that the proposed development be approved, subject to conditions.

10. RECOMMENDATION

That a Notice of Decision to Grant a Permit be issued subject to the following conditions:

1. Prior to the commencement of any demolition, construction or carrying out of works on the land, the applicant must submit to the Responsible Authority an electronic copy of plans drawn to scale generally in accordance with the advertised plans drawn by MGS Architects, marked Revision B and dated 4 August 2020, but amended to show:
 - a) The 0.9 metre high west boundary fence within the pedestrian sight triangle to have a minimum transparency of 50%.These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.
2. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
3. No architectural features and services other than those shown on the endorsed plans shall be permitted above the roof level unless otherwise approved in writing by the Responsible Authority.
4. Prior to commencement of development, a Landscape Maintenance Plan providing details of proposed maintenance regimes with provision for maintenance beyond the fifty two week period following Practical Completion must be submitted to, and be approved by the Responsible Authority. Except with the prior written consent of the Responsible Authority the approved landscaping must be implemented prior to the occupation of the development. The landscaped areas must be maintained to the satisfaction of the Responsible Authority.
5. Prior to the commencement of the development, including demolition or bulk excavation, a detailed construction and demolition management plan must be submitted to and be approved by the Responsible Authority. This construction management plan is to be prepared in accordance with the City of Melbourne - Construction Management Plan Guidelines and is to consider the following:

- a) public safety, amenity and site security
 - b) operating hours, noise and vibration controls
 - c) air and dust management
 - d) stormwater and sediment control
 - e) waste and materials reuse
 - f) traffic management.
6. Prior to the commencement of any works including demolition and bulk excavation, a Tree Protection Plan (TPP), for any public trees that may be affected by the development, must be provided to the satisfaction of the Responsible Authority (Urban Forestry & Ecology). The TPP must be in accordance with AS 4970-2009 – Protection of trees on development sites and include:
- a) City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).
 - b) Reference to the finalised Construction and Traffic Management Plan, including any public protection gantries.
 - c) Site specific details of the temporary tree protection fencing to be used to isolate publicly owned trees from the demolition and construction activities or details of any other tree protection measures considered necessary and appropriate to the site.
 - d) Specific details of any special construction methodologies to be used within the Tree Protection Zone of any publicly owned tree. These must be provided for any utility connections or civil engineering works.
 - e) Full specifications of any pruning required to publicly owned trees.
 - f) Any special arrangements required to allow ongoing maintenance of publicly owned trees for the duration of the development.
 - g) Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release). Interim reports of monitoring must be provided to Council's email via trees@melbourne.vic.gov.au.
7. All works (including demolition), within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Tree Protection Plan and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of the Responsible Authority.
8. Following the approval of a Tree Protection Plan (TPP) a bank guarantee equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by council and provided to the applicant / developer / owner of the site. Should any tree be adversely impacted on, the City Of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.
9. All spaces, ramps, grades, transitions, access ways and height clearances must be generally designed in accordance with the MPS or AS/NZS

2890.1:2004. A ramp grade of <1:10 should be provided for the first 5 metres from site boundary at the access. Pedestrian sight triangles of 2 x 2.5 metres must be provided at the exits from the carpark. Columns to be located between 0.25 - 1.25 metres from the open end and ≤1.75 metres from the closed end of the relevant standard car spaces, as per Clause 52.06 of the Melbourne Planning Scheme.

10. Prior to the commencement of the development, a stormwater drainage system incorporating integrated water management design principles must be submitted to, and approved, by the Responsible Authority – Infrastructure and Assets. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne's stormwater drainage system.
11. Prior to the occupation of the development, the existing concrete crossover must be reconstructed in asphalt with new 300mm bluestone kerb return, in accordance with plans and specifications first approved by the Responsible Authority – Infrastructure and Assets.
12. All portions of roads and laneways affected by the building related activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Infrastructure and Assets.
13. The footpath adjoining the site along Curran Street must be reconstructed together with associated works including the renewal / reconstruction of kerb and channel and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Infrastructure and Assets.
14. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Responsible Authority – Infrastructure and Assets.
15. All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased. Existing public street lighting must not be altered without first obtaining the written approval of the Responsible Authority – Infrastructure and Assets.
16. This permit will expire if one or more of the following circumstances apply:
 - a) The development is not started within three years of the date of this permit.
 - b) The development is not completed within five years of the date of this permit.

The Responsible Authority may extend the date upon which the permit expires. A request for an extension of time must be in writing and be received before the permit expires, or within six months afterwards.

Notes

- a) This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.
- b) The applicant / owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant / owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.
- c) This Planning Permit does not represent the approval of other departments of Melbourne City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- d) All necessary approvals and permits are to be first obtained from the City of Melbourne and the works performed to the satisfaction of the responsible authority – Manager Engineering Services Branch.
- e) In accordance with the Tree Retention and Removal Policy a bank guarantee must be:
 1. Issued to City of Melbourne, ABN: 55 370 219 287.
 2. From a recognised Australian bank.
 3. Unconditional (i.e. no end date)
 4. Executed (i.e. signed and dated with the bank stamp)
- f) Please note that insurance bonds are not accepted by the City Of Melbourne. An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email trees@melbourne.vic.gov.au to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.
- g) At the time of lodgement of the bank guarantee the completed Project Arborist Confirmation Form must be provided. On completion of the works the bank guarantee will only be released when evidence is provided of Project Arborist supervision throughout the works and a final completion report confirms that the health of the subject public trees has not been compromised.

APPENDIX 1 CLAUSE 55 ASSESSMENT

CLAUSE 55 – TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies

To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character

To encourage residential development that provides reasonable standards of amenity for existing and new residents

To encourage residential development that is responsive to the site and the neighbourhood

Requirement:

A development:

- Must meet all of the Objectives of this clause that apply to the application
- Should meet all of the Standards of this Clause that apply to the application

<u>55.02 – NEIGHBOURHOOD CHARACTER & INFRASTRUCTURE</u>	
55.02-1 – NEIGHBOURHOOD CHARACTER OBJECTIVE	
<i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i>	
<i>To ensure that development responds to the features of the site and the surrounding area</i>	
Standard B1	<p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>
	<i>The design response is appropriate to both the neighbourhood and the site, respects the existing neighbourhood character and appropriately responds to the features of the site. This is discussed in more detail in the attached report.</i>
55.02-2 – RESIDENTIAL POLICY OBJECTIVE	
<i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i>	
<i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</i>	

Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>An appropriate statement has been submitted with the application.</i></p>
55.02-3 – DWELLING DIVERSITY OBJECTIVE	
<i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings</i>	
Standard B3	<p>Developments of 10 or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p>Standard not applicable: <input type="checkbox"/></p> <p><i>The development proposes a total of 12 dwellings with a mix of 1, 2 and 3 bedrooms and includes four dwellings at ground level. Whilst direct pedestrian access to the ground floor dwellings facing Curran Street is via a series of steps leading up from the footpath, all dwellings are also accessible via a lift from the basement car park and pedestrian path along the east side of the site..</i></p>
55.02-4 – INFRASTRUCTURE OBJECTIVE	
<i>To ensure development is provided with appropriate utility services and infrastructure.</i>	
<i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i>	
Standard B4	<p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>The development is proposed to be located in an established residential area already connected to all relevant services and infrastructure.</i></p>

55.02-5 – INTEGRATION WITH THE STREET OBJECTIVE

To integrate the layout of development with the street.

Standard B5	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be orientated to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>The development includes dwellings with terraces, balconies and habitable room windows all orientated to Curran Street. Direct pedestrian access to two ground floor dwellings will be possible from Curran Street whilst a pedestrian path will be provided for access to all other dwellings. Basemen access is also provide via the Curran Street frontage.</i></p>

55.03 – SITE LAYOUT AND BUILDING MASSING**55.03-1 – STREET SETBACK OBJECTIVE**

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard B6	<p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>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>Table B1 Street setback</p>		
	Development context	Minimum setback from front street (metres)	Minimum setback from side street (metres)
	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
Assessment	<p>Complies with Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and meets the Objective: X</p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>		

	<p><i>The adjoining dwelling to the east has a setback of 5.935 metres to Curran Street and the adjoining building to the west has a setback of 2.955 metres from Curran Street. Pursuant to these setbacks, the required setback for the proposed development is 4.445 metres. The application proposes a setback of 3.0 metres to the front wall of the terrace areas of the ground floor dwellings.</i></p> <p><i>Whilst it is acknowledged that the proposed setback requires a variation to Standard B6, the variation is considered acceptable for a number of reasons.</i></p> <p><i>Setbacks in Curran Street are not consistent. Dwellings opposite the site appear to have setbacks in the order of 1.5 to 2.0 metres, whereas setbacks of between 3.0 and 4.0 metres are common along the south side. The large setback to 3 Curran Street is not typical of the Curran Street streetscape.</i></p> <p><i>Given the above, a variation of the standard in the order proposed is not considered to be at odds with the existing character of the street. Further, it is noted that the proposed setback makes efficient use of the site, providing landscaped areas between the front boundary and building and allowing the street facing ground floor dwellings to have areas of secluded private open space that overlook the street, providing opportunities for passive surveillance.</i></p> <p><i>The setback of the building at the north-east corner closest to 3 Curran Street is also increased from the first floor above, bringing the front wall in line with the existing verandah, and maintaining views of that dwelling from in front of the subject site.</i></p>
<p>55.03-2 – BUILDING HEIGHT OBJECTIVE</p>	
<p><i>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</i></p>	
<p>Standard B7</p>	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>
<p>Assessment</p>	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>

	<p><i>As outlined in the report attached, pursuant to Clause 32.08-10, a building must not be constructed for use as a dwelling or residential building that exceeds a height of 11.0 metres and contains more than three storeys at any point.</i></p> <p><i>However, a building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.</i></p> <p><i>The applicant has provided evidence on the elevation plans to show that the site meets the above requirement and, therefore, the building may have a maximum height of 12.0 metres.</i></p> <p><i>The building has a maximum height of 11.79 metres measured from natural ground level to the roof.</i></p> <p><i>Clause 32.08-10 also states that a basement is not a storey for the purposes of calculating the number of storeys contained in a building. The definition of a basement is provided at Clause 73.01 that states:</i></p> <p><i>'A storey below ground level, or that projects no more than 1.2 metres above ground level.'</i></p> <p><i>Due to the slope of the land there is a small section of the basement that protrudes just above the 1.2 metre limit. However, this is located at the front of the site and only has two levels directly above it. The applicant has prepared a section to show that where the building has three storeys above ground, the basement only protrudes 1.070 metres above ground level.</i></p> <p><i>As a result of the above, it is considered that the building height and number of storeys complies with the requirements of Standard B7 and the building height provisions outlined for the General Residential Zone.</i></p> <p><i>Streetscape elevations show that the height of the building will be lower than the adjoining neighbour at 7 Curran Street. The roof has also been sloped to provide a transition from the higher building at 7 Curran Street to the single storey dwelling at 3 Curran Street.</i></p>
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55.03-3 – SITE COVERAGE OBJECTIVE

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard B8	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent.
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>59.7% as allowed under Standard B8.</i></p>

55.03-4 – PERMEABILITY AND STORMWATER MANAGEMENT OBJECTIVES

To reduce the impact of increased stormwater run-off on the drainage system.

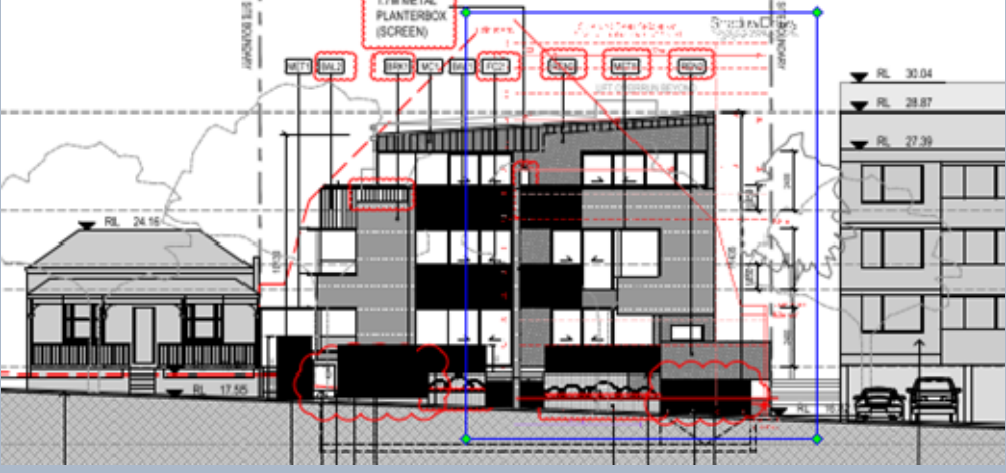
To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater.

Standard B9	<p>The site area covered by pervious surfaces should be at least:</p> <ul style="list-style-type: none"> • The minimum area specified in a schedule to the zone, or • If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> • Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). • Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>
	<p><i>22% as allowed under Standard B9.</i></p> <p><i>Council's Civil Engineers have reviewed the application and provided standard infrastructure conditions to be included on any permit issued.</i></p>
<p>55.03-7 – SAFETY OBJECTIVE</p>	
<p><i>To ensure the layout of development provides for the safety and security of residents and property.</i></p>	
Standard B12	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>
	<p><i>The main pedestrian entrance is highly visible from Curran Street and will be secured with a gate whilst an automatic door will also secure the vehicle entrance to the basement. The building's entrance gate and path as well as the street frontage is overlooked by numerous dwellings in the building.</i></p>
<p>55.03-8 – LANDSCAPING OBJECTIVES</p>	
<p><i>To encourage development that respects the landscape character of the neighbourhood.</i></p> <p><i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i></p> <p><i>To provide appropriate landscaping.</i></p> <p><i>To encourage the retention of mature vegetation on the site.</i></p>	

Standard B13	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p>
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>A review of Council’s aerial records demonstrates that a number of smaller trees have been removed from the site in the last 24 months. However none of this vegetation appears to be significant and no permit is required for the removal of trees on private property.</i></p> <p><i>Landscape plans submitted with the application show landscaping around the perimeter of the site, including larger trees in the front and rear setbacks of the building, where growth will not be restricted by the basement below.</i></p> <p><i>Landscaping on the site is considered adequate to contribute to the landscape character of the area, and provide an attractive outlook for residents and neighbours of the site.</i></p> <p><i>Submitted plans also demonstrate that the development will comply with the garden area requirement of Clause 32.08-4 which requires a minimum of 35% of the site to be provided as garden area. 35.6% is proposed.</i></p>
<p>55.03-9 – ACCESS OBJECTIVE</p> <p><i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i></p>	
Standard B14	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>

Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>The accessway to the basement will have a width of 4.39 metres. The maximum allowable under Standard B14 is 6.73 metres and, therefore, the application complies.</i></p> <p><i>Further, it is noted that the development will utilise the existing crossover to the site, having no impact in terms of a loss of on-street parking as a result.</i></p>
55.03-10 – PARKING LOCATION OBJECTIVE	
<p><i>To provide convenient parking for resident and visitor vehicles.</i></p> <p><i>To protect residents from vehicular noise within developments.</i></p>	
Standard B10	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>Car parking facilities will be provided in the basement with lift access to all levels of the building above. Access will be via an existing crossover and, whilst the number of vehicle movements will increase from the existing single dwelling on the lot, noise impacts on residents and adjoining neighbours should be negligible given the enclosed location of parking.</i></p>
<u>55.04 – AMENITY IMPACTS</u>	
55.04-1 – SIDE AND REAR SETBACKS OBJECTIVE	
<p><i>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i></p>	
Standard B17	<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p> <p><i>Refer to <u>‘Diagram B1 Side and rear setbacks’</u></i></p>

<p>Assessment</p>	<p>Complies with Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and meets the Objective: X</p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>
	<p>The east (side) and rear setbacks of the proposed building are consistent with the above requirements, demonstrated by the elevations submitted with the application which include the required setback overlaid on the plan.</p> <p>The west (side) setbacks of the upper level of the building encroach into the required setbacks, as shown below:</p>  <p>It is noted that setbacks at the ground and first floor are set back at the required distance. Given that only the upper floor encroaches into the required setbacks, any amenity impacts on the adjoining building are not considered to be unreasonable. It is noted that the adjoining building itself does not follow the setback requirements of Standard B17. The total setback from the adjoining building will be approximately 5.0 metres, allowing adequate daylight to be received by any habitable room windows facing the subject site, meeting the requirements of Standard B19 assessed below.</p>
<p>55.04-2 – WALLS ON BOUNDARIES OBJECTIVE</p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	

Standard B18	<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 a lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in a schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <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. <p style="padding-left: 40px;">whichever is the greater</p> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>
Assessment	<p>Complies with Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <hr/> <p><i>Not applicable as there are no walls on boundaries proposed.</i></p>
<p>55.04-3 – DAYLIGHT TO EXISTING WINDOWS OBJECTIVE</p> <p><i>To allow adequate daylight into existing habitable room windows.</i></p>	
Standard B19	<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>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> <p><i>Refer to ‘Diagram B2 Daylight to existing windows’</i></p>
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <hr/> <p><i>All existing habitable room windows are provided with adequate light courts. Further, the building is adequately set back from 7 Curran Street where it is over 3.0 metres in height at 5.4 metres, whereas a setback of 4.85 metres is required.</i></p>

55.04-4 – NORTH-FACING WINDOWS OBJECTIVE

To allow adequate solar access to existing north-facing habitable room windows.

Standard B20	<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><i>Refer to ‘Diagram B3 North-facing windows’</i></p>
Assessment	<p>Complies with Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>
	<p><i>Not applicable as there are no north facing windows within 3.0 metres of the site’s boundaries.</i></p>

55.04-5 – OVERSHADOWING OPEN SPACE OBJECTIVE

To ensure buildings do not significantly overshadow existing secluded private open space.

Standard B21	<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.</p> <p>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>
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>
	<p><i>Shadow diagrams submitted with the application demonstrate that there will be some shadow cast on properties to the east and west as a result of the proposed development.</i></p> <p><i>For 7 Curran Street, overshadowing will occur from 9.00am to 11.00am. However, none of this will impact any areas of secluded private open space, with shadows falling on areas of common property only.</i></p> <p><i>At 3 Curran Street there will be some overshadowing of the rear secluded private open space at 2.00pm and 3.00pm. Analysis of overshadowing by the applicant demonstrates that at least 75% of the secluded private open space will receive a minimum of 5 hours of sunlight between 9.00am and 3.00pm on 22 September, as required.</i></p> <p><i>The degree of overshadowing meets the requirements of Standard B21 and is not considered unreasonable.</i></p>

55.04-6 – OVERLOOKING OBJECTIVE

To limit views into existing secluded private open space and habitable room windows.

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Standard B22</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) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • 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 metres 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>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p> <p><i>Refer to ‘Diagram B4 Overlooking open space’</i></p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Assessment</p>	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>Elevation plans and overlooking diagrams submitted with the application demonstrate that overlooking of adjoining properties will be prevented through a combination of obscure glazing or screens where necessary.</i></p>
<p>55.04-7 – INTERNAL VIEWS OBJECTIVE</p> <p><i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i></p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Standard B23</p>	<p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Assessment</p>	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>

	<i>Windows and balconies have been located within the development to limit internal views or views of more than 50% of secluded private open space, as required.</i>
<u>55.05 – ON-SITE AMENITY AND FACILITIES</u>	
55.05-3 – DAYLIGHT TO NEW WINDOWS OBJECTIVE	
<i>To allow adequate daylight into new habitable room windows.</i>	
Standard B27	<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.
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>
	<i>All habitable room windows in the development will be provided with adequate light courts in accordance with Standard B27.</i>
55.05-4 – PRIVATE OPEN SPACE OBJECTIVE	
<i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i>	
Standard B28	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>
	<p><i>Strictly speaking, Standard B28 only applies to the rear ground floor dwellings, the only dwellings in the development to have access to ground level private open space.</i></p> <p><i>Both of these dwellings are provided with a total area of private open space in excess of 100 square metres at the rear, east and west sides of the building. However, both are also provided with an area of secluded private open space in the form of a terrace, accessible from each dwelling's living and dining area of a size and dimension that meets the above requirements:</i></p> <p><i>G.03 – 30.8sqm SPOS – 3.5 metre minimum width</i></p> <p><i>G.04 – 32.2sqm SPOS – 3.5 metre minimum width</i></p>

55.05-5 – SOLAR ACCESS TO OPEN SPACE OBJECTIVE

To allow solar access into the secluded private open space of new dwellings and residential buildings.

Standard B29	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>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><i>Refer to ‘Diagram B5 Solar access to open space’</i></p>
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>There are no walls on the north side of any areas of secluded private open space.</i></p> <p><i>Balconies and ground floor secluded private open space will be located on the north, east, south and west sides of the development. All areas will receive adequate solar access, including those that are on the west side of the development adjacent to a four storey building, where balconies will also gain solar access from their north and south perimeters.</i></p>

55.06 – DETAILED DESIGN**55.06-1 – DETAIL DESIGN OBJECTIVE**

To encourage design detail that respects the existing or preferred neighbourhood character.

Standard B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, <p>Should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>Whilst addressed in more detail in the attached report, it is considered the development will exhibit design detail that respects the existing character of the street and will make a positive contribution through its high architectural quality.</i></p>

55.06-2 – FRONT FENCES OBJECTIVE

To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard B32	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> • The maximum height specified in a schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Street Context</th> <th style="text-align: left;">Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Road Zone, Category 1</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres
	Street Context	Maximum front fence height					
	Streets in a Road Zone, Category 1	2 metres					
	Other streets	1.5 metres					
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>						
	<p><i>A front fence is not proposed and instead the front boundary will be defined by garden beds. Pedestrian gates to the ground floor dwellings fronting Curran Street will have a height of 1.05 metres adjoined by a lower brick retaining wall with planting to the rear. Treatment of the front boundary is considered acceptable as it will present an attractive landscaped area to the street whilst providing an adequate level of security for residents.</i></p>						
<p>55.06-3 – COMMON PROPERTY OBJECTIVES</p> <p><i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i></p> <p><i>To avoid future management difficulties in areas of common ownership.</i></p>							
Standard B33	<p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>						
	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p>Standard not applicable: <input type="checkbox"/></p>						
Assessment	<p><i>Areas of common property are well defined throughout the development and will be functional and capable of efficient management, as required.</i></p>						
	<p>55.06-4 – SITE SERVICES OBJECTIVES</p> <p><i>To ensure that site services can be installed and easily maintained.</i></p> <p><i>To ensure that site facilities are accessible, adequate and attractive.</i></p>						

Standard B34	<p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>				
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>Adequate space on site has been provided to allow site services to be installed in an accessible and attractive manner as required.</i></p>				
<u>55.07 – APARTMENT DEVELOPMENTS</u>					
<p>55.07-1 – ENERGY EFFICIENCY OBJECTIVES</p> <p><i>To achieve and protect energy efficient dwellings and buildings.</i></p> <p><i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></p> <p><i>To ensure dwellings achieve adequate thermal efficiency.</i></p>					
Standard B35	<p>Buildings should be:</p> <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. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimised.</p> <p>Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.</p> <p>Table B4 Cooling load</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">NatHERS climate zone</th> <th style="text-align: center;">NatHERS maximum cooling load MJ/M² per annum</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td style="text-align: center;">30</td> </tr> </tbody> </table> <p><i>Note: Refer to NatHERS zone map. Nationwide Housing Energy Rating Scheme (Commonwealth Department of Environment and Energy).</i></p>	NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum	Climate zone 21 Melbourne	30
NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum				
Climate zone 21 Melbourne	30				
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>				

	<p><i>The development has been orientated to make appropriate use of solar energy where possible.</i></p> <p><i>The ESD report, including the BESS Assessment and NatHERS Certificate submitted with the application have also been reviewed by Council's ESD Officer who advised the ESD approach has been well considered.</i></p>
55.07-2 – COMMUNAL OPEN SPACE OBJECTIVE	
<p><i>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</i></p>	
Standard B36	<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 the lesser.</p> <p>Communal open space should:</p> <ul style="list-style-type: none"> • Be located to: <ul style="list-style-type: none"> ○ Provide passive surveillance opportunities, where appropriate. ○ Provide outlook for as many dwellings as practicable. ○ Avoid overlooking into habitable rooms and private open space of new dwellings. ○ Minimise noise impacts to new and existing dwellings. • Be designed to protect any natural features on the site. • Maximise landscaping opportunities. • Be accessible, useable and capable of efficient management.
Assessment	<p>Complies with Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p style="text-align: center;">Standard not applicable: X</p>
	<p><i>The development includes 12 dwellings only and therefore Standard B36 is not applicable. Nonetheless, communal open space on the site will be appropriately located and laid out to provide an acceptable level of amenity for residents.</i></p>
55.07-3 – SOLAR ACCESS TO COMMUNAL OPEN SPACE OBJECTIVE	
<p><i>To allow solar access into communal outdoor open space.</i></p>	
Standard B37	<p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>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>
Assessment	<p>Complies with Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p style="text-align: center;">Standard not applicable: X</p>
	<p><i>Not applicable as no communal outdoor open space is proposed.</i></p>

55.07-4 – DEEP SOIL AREAS AND CANOPY TREES OBJECTIVE

To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.

Standard B38	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Be responsive to the site context. • Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration. • Maximise deep soil areas for planting of canopy trees. • Integrate planting and water management. <p>Developments should provide the deep soil areas and canopy trees specified in Table B5.</p> <p>If the development cannot provide the deep soil areas and canopy trees specified in Table B5, an equivalent canopy cover should be achieved by providing either:</p> <ul style="list-style-type: none"> • Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. • Vegetated planters, green roofs or green facades. <p>Table B5 Deep soil areas and canopy trees</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Deep soil areas</th> <th>Minimum tree provision</th> </tr> </thead> <tbody> <tr> <td>1001 – 1500 Square metres</td> <td>7.5% of site area (minimum dimension of 3 metres)</td> <td>1 medium tree (8-12 metres) per 50 square metres of deep soil Or 1 large tree per 90 square metres of deep soil</td> </tr> </tbody> </table> <p><i>Note: Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.</i></p>	Site area	Deep soil areas	Minimum tree provision	1001 – 1500 Square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil Or 1 large tree per 90 square metres of deep soil
Site area	Deep soil areas	Minimum tree provision					
1001 – 1500 Square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil Or 1 large tree per 90 square metres of deep soil					
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p>Standard not applicable: <input type="checkbox"/></p> <p><i>As per the above requirements, a total of 11.8% of the site area will be set aside for deep soil areas, or 120.4 square metres. Large and medium trees will be planted in deep soil areas in the front and rear setbacks of the building, meeting the requirements of Standard B38.</i></p>						

55.07-5 – INTEGRATED WATER AND STORMWATER MANAGEMENT OBJECTIVES

To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.

To facilitate stormwater collection, utilisation and infiltration within the development.

To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard B39	<p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 								
Assessment	<p>Complies with Standard and meets the Objective: X</p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>Reports provided with the application demonstrate a STORM rating of 109, achieving best practice, as required.</i></p>								
<p>55.07-6 – NOISE IMPACTS OBJECTIVE</p> <p><i>To contain noise sources in developments that may affect existing dwellings.</i></p> <p><i>To protect residents from external and internal noise sources.</i></p>									
Standard B40	<p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>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.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table B6 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p> <p>Table B6 Noise influence area</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Noise source</th> <th style="text-align: left;">Noise influence area</th> </tr> </thead> <tbody> <tr> <td colspan="2">Zone interface</td> </tr> <tr> <td>Industry</td> <td>300 metres from the Industrial 1, 2 and 3 zone boundary</td> </tr> <tr> <td colspan="2">Roads</td> </tr> </tbody> </table>	Noise source	Noise influence area	Zone interface		Industry	300 metres from the Industrial 1, 2 and 3 zone boundary	Roads	
Noise source	Noise influence area								
Zone interface									
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary								
Roads									

	Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane	
	Railways		
	Railway servicing passengers in Victoria	80 metres from the centre of the nearest track	
	Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track	
	Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track	
	<i>Note: the noise influence area should be measured from the closest part of the building to the noise source.</i>		
Assessment	Complies with Standard and meets the Objective: X Variation from Standard and meets the Objective: <input type="checkbox"/> Variation from Standard and fails to meet the Objective: <input type="checkbox"/>		
	<i>The site is not affected by one of the Noise Influence Areas above.</i> <i>The central lift will be adequately separated from habitable rooms in the development and it is not expected that there would be any mechanical noise sources beyond those reasonable expected in such a residential development.</i>		
55.07-7 – ACCESSIBILITY OBJECTIVE			
<i>To ensure the design of dwellings meets the needs of people with limited mobility.</i>			
Standard B41	At least 50 per cent of dwellings should have: <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 B7. 		
	Table B7 Bathroom design		
		Design option A	Design option B
	Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.

	Door design	<p>Either:</p> <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	<p>Either:</p> <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges.
	Circulation area	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> • A minimum area of 1.2 metres by 1.2 metres. • Located in front of the shower and the toilet. • Clear of the toilet, basin and the door swing. <p>The circulation area for the toilet and shower can overlap.</p>	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> • A minimum area of 1 metre. • The full length of the bathroom and a minimum length of 2.7 metres. • Clear of the toilet and basin. <p>The circulation area can include a shower area.</p>
	Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
	Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
	Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>		
	<p><i>The applicant submits that a total of 58% of dwellings in the development will meet the requirements of Standard B41, exceeding the requirement for 50%.</i></p>		

55.07-8 – BUILDING ENTRY AND CIRCULATION OBJECTIVES

To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard B42	<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: <ul style="list-style-type: none"> ○ Include at least one source of natural light and natural ventilation. ○ Avoid obstruction from building services. ○ Maintain clear sight lines. 												
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>The ground floor common entry to the building is central to the layout and covered by a roof to provide weather protection. Whilst not visible from the site frontage, a well-defined pedestrian path, secured by an entrance gate, identifies communal pedestrian access to the site from Curran Street. Communal stair access to all levels is constructed around the lift core and open to the west, allowing ample daylight and natural ventilation to all common areas above ground.</i></p>												
55.07-9 – PRIVATE OPEN SPACE ABOVE GROUND FLOOR OBJECTIVE													
<i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i>													
Standard B43	<p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or • A balcony with an area and dimensions specified in Table B8 and convenient access from a living room. <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</p> <p>Table B8 Balcony size</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Dwelling type</th> <th style="text-align: center;">Minimum area</th> <th style="text-align: center;">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td style="text-align: center;">8 square metres</td> <td style="text-align: center;">1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td style="text-align: center;">8 square metres</td> <td style="text-align: center;">2 metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td style="text-align: center;">12 square metres</td> <td style="text-align: center;">2.4 metres</td> </tr> </tbody> </table>	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
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											
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>												

All dwellings in the development (aside from the two rear ground floor dwellings assessed under Standard B28 above) are provided with balcony/terrace areas that either meet or exceed the above requirements:

G.01 – 15.4sqm – 2.9 metres

G.02 – 12.0sqm – 3.0 metres

1.01 – 12.0sqm – 3.0 metres

1.02 – 12.0sqm – 3.0 metres

1.03 – 8.0sqm – 2.0 metres

1.04 – 8.0sqm – 2.3 metres

1.05 – 8.0sqm – 2.0 metres

2.01 – 13.7sqm – 2.8 metres

2.02 – 12.0sqm – 3.0 metres

2.03 – 17.3sqm – 2.7 metres

55.07-10 – STORAGE OBJECTIVE
To provide adequate storage facilities for each dwelling.

Standard B44	Each dwelling should have convenient access to usable and secure storage space.		
	The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B9.		
	Table B9 Storage		
	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
	Studio	8 cubic metres	5 cubic metres
	1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres	
3 or more bedroom dwelling	18 cubic metres	12 cubic metres	

Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p>		
	<p><i>All dwellings are provided with ample storage both in the dwelling itself and also within the basement level, allocated to individual dwellings.</i></p>		

55.07-11 – WASTE AND RECYCLING OBJECTIVE
To ensure dwellings are designed to encourage waste recycling.
To ensure that waste and recycling facilities are accessible, adequate and attractive.
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard B45	<p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> • Waste and recycling enclosures which are: <ul style="list-style-type: none"> ○ Adequate in size, durable, waterproof and blend in with the development. ○ Adequately ventilated. ○ Located and designed for convenient access by residents and made easily accessible to people with limited mobility. • Adequate facilities for bin washing. These areas should be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> • Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 												
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>A communal waste storage area is located within the basement which all residents will have access to, to deposit waste. A Waste Management Plan was submitted as part of the application which has been reviewed and endorsed by Council's Waste and Recycling team.</i></p>												
<p>55.07-12 – FUNCTIONAL LAYOUT OBJECTIVE</p> <p><i>To ensure dwellings provide functional areas that meet the needs of residents.</i></p>													
Standard B44	<p>Bedrooms should:</p> <ul style="list-style-type: none"> • Meet the minimum room dimensions specified in Table B10. • Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <p>Table B10 Bedroom dimensions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Bedroom type</th> <th style="text-align: center;">Minimum width</th> <th style="text-align: center;">Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td style="text-align: center;">3 metres</td> <td style="text-align: center;">3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td style="text-align: center;">3 metres</td> <td style="text-align: center;">3 metres</td> </tr> </tbody> </table> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11.</p> <p>Table B11 Living area dimensions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Dwelling type</th> <th style="text-align: center;">Minimum width</th> <th style="text-align: center;">Minimum area</th> </tr> </thead> <tbody> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area
Bedroom type	Minimum width	Minimum depth											
Main bedroom	3 metres	3.4 metres											
All other bedrooms	3 metres	3 metres											
Dwelling type	Minimum width	Minimum area											

	Studio and 1 bedroom dwelling	3.3 metres	10sq.m
	2 or more bedroom dwelling	3.6 metres	12sq.m
Assessment	Complies with Standard and meets the Objective: X Variation from Standard and meets the Objective: <input type="checkbox"/> Variation from Standard and fails to meet the Objective: <input type="checkbox"/>		
	<i>All dwellings in the development feature bedrooms and living areas that generally exceed the above requirements, but all meet them as a minimum, providing a good level of internal amenity for residents.</i>		
55.07-13 – ROOM DEPTH OBJECTIVE <i>To allow adequate daylight into single aspect habitable rooms.</i>			
Standard B47	<p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>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>		
Assessment	Complies with Standard and meets the Objective: X Variation from Standard and meets the Objective: <input type="checkbox"/> Variation from Standard and fails to meet the Objective: <input type="checkbox"/>		
	<i>All single aspect habitable rooms comply with the requirements of Standard B47, providing residents with adequate access to daylight.</i>		
55.07-14 – WINDOWS OBJECTIVE <i>To allow adequate daylight into new habitable room windows.</i>			
Standard B48	<p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area 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. 		
Assessment	Complies with Standard and meets the Objective: X Variation from Standard and meets the Objective: <input type="checkbox"/> Variation from Standard and fails to meet the Objective: <input type="checkbox"/>		
	<i>The building has been laid out such that all habitable rooms in the building will have at least one window in an external wall of the building.</i>		

55.07-15 – NATURAL VENTILATION OBJECTIVE

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B49	<p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>
Assessment	<p>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></p> <p>Variation from Standard and meets the Objective: <input type="checkbox"/></p> <p>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></p> <p><i>All but one (Dwelling 1.04) will be provided with a breeze path in accordance with Standard B49 above.</i></p>