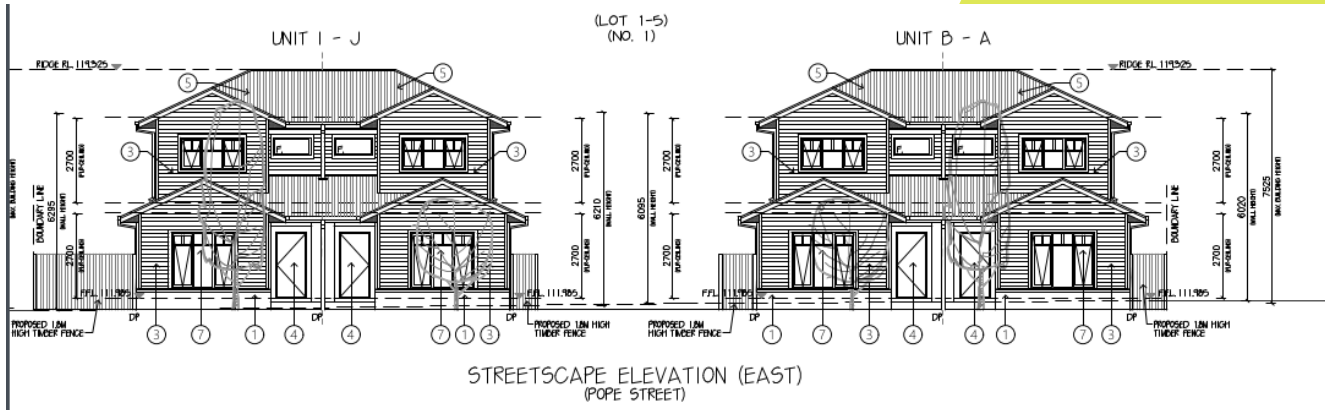


VPP2302582

1 Pope Street, Bannockburn



Consent under Clause 52.20 Officer Assessment
Development Approvals & Design



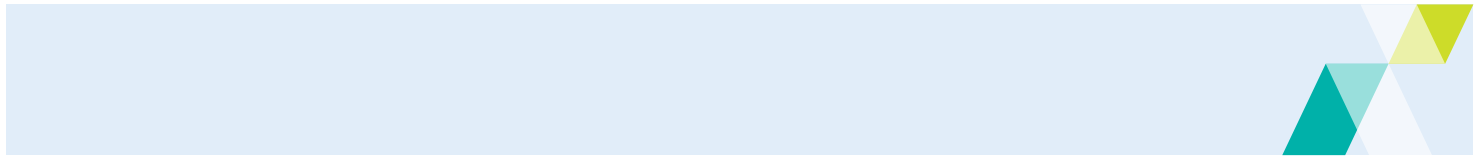
VPP2302582 1 Pope Street, Bannockburn
Consent under Clause 52.20 Assessment Report

Department
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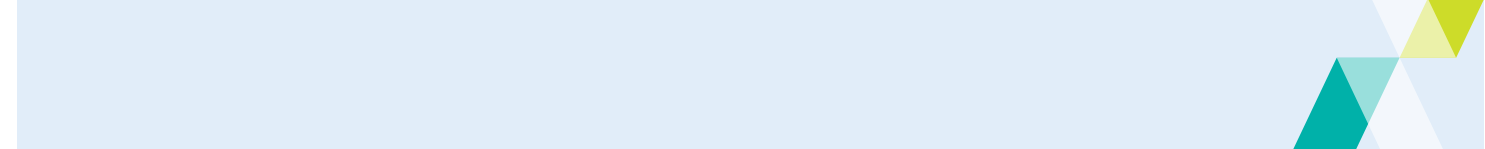
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Executive Summary



Key Information	Details
Consent No:	VP2302582
Received:	13 November 2023
Statutory Days:	35 days
Applicant:	Catholic Care Victoria Housing C/- Urbis
Planning Scheme:	Golden Plains
Land Address:	1 Pope Street, Bannockburn
Total Site Area:	2,024 square metres with a frontage to Pope Street of 35.67 metres and a secondary frontage to Burnside Road of 62.98 metres
Cultural Heritage	The site is not within an area of cultural heritage.
Proposal:	The grant of a planning permit exemption under Clause 52.20 of the Golden Plains Planning Scheme. The exemption will approve the construction of 10 dwellings.
Clause 52.20 (Big Housing Build) Pathway Eligibility	<p>Yes – written confirmation, dated 27 October 2023, has been provided by the CEO, Homes Victoria confirming that:</p> <ul style="list-style-type: none"> The application partly funded by Victoria's Big Housing Build; and The proposal has been assessed to be compliant with Homes Victoria's on behalf of guidelines. This demonstrates that the proposal is being carried out on behalf of the CEO, Homes Victoria. <p>The application is therefore eligible for consideration under Clause 52.20.</p>
Dwellings	<p>10 dwellings comprising:</p> <ul style="list-style-type: none"> 5 one-bedrooms 5 two-bedrooms
Development Summary	<p>The proposal also provides:</p> <ul style="list-style-type: none"> 10 car spaces 10 bicycle spaces
Why is the Minister responsible?	Clause 72.01 of the Golden Plains Planning Scheme specifies that the Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a use and development to which Clause 52.20 applies.
Particular Provisions:	<p>Victoria's Big Housing Build – Clause 52.20</p> <p>Clause 52.20 exempts any requirement of the Planning Scheme to obtain a permit with exception of several overlays (none of which are applicable to this application).</p>
Community Consultation	<p>Public notice of the application under Section 52 of the <i>Planning and Environment Act 1987</i> <u>was not</u> required because Clause 52.20-2 exempts the proposal from all planning scheme requirements.</p> <p>Clause 52.20-4 requires that before the use or development commences public consultation, and consultation with the relevant municipal council, must be undertaken. Community consultation was undertaken for a period of 3 weeks from 12 April 2023 to 4 May 2023, which included consulting with the public and municipal council with plans and reports that are required under Clause 52.20. An assessment of the submitted consultation report is included within Appendix A.</p>
Has the Applicant satisfied	Yes – refer to assessment in Appendix B .



the relevant requirements
under Clause 52.20-5 (Plans
and Reports)?

Has an assessment against
the provisions of the Planning
Scheme that would ordinarily
apply been carried out?

Yes – refer the body of the assessment report and **Appendix C**.

Recommendation

The grant of a planning permit exemption under Clause 52.20 of the Golden Plains Planning Scheme.

Proposal Background

1. The key milestones in the application process were as follows:

Milestone	Comment
Pre-application meeting	A pre-application meeting was undertaken with DTP officers on 21 December 2022.
Decision Plans and Reports	<u>Decision Plans</u> <ul style="list-style-type: none">• Architectural Plans prepared by EveryOne, dated 17 October 2023• Landscape Plans prepared by MACA Design Co, dated 17 October 2023 <u>Decision Reports</u> <ul style="list-style-type: none">• Sustainability Management Plan prepared by JBA, dated 08 December 2022• Waste Management Plan prepared by Leigh Design, dated 24 October 2022• Traffic Assessment prepared by ESR Transport Planning, dated 13 January 2023• Arboricultural Impact Assessment prepared by Tree Logic, dated 15 July 2022• Certificate of Title

2. The subject of this report is the decision plans, as described above.

Proposal Summary

3. It is proposed to redevelop the subject site to provide 10 dwellings in a villa unit style. 1 car parking space is provided for each dwelling. The 10 dwellings comprise:
 - 5 one-bedroom dwellings
 - 5 two-bedroom dwellings
4. The four units fronting Pope Street (Units A, B, J, and I) will be double-storey with an overall height of 7.68 metres, and the remaining units will be single-storey. Each unit has a covered pedestrian entryway.
5. Each unit will be provided with one off-street car parking space accessed off a communal driveway and a 6.2 metre side crossover to Pope Street. Unit A has a separate 3 metre side crossover to Pope Street.
6. Landscaping is located within the site's front (eastern) setback.
7. Secluded private open space in the form of rear courtyards / gardens is provided to each unit, with areas of between 25 – 67 square metres.

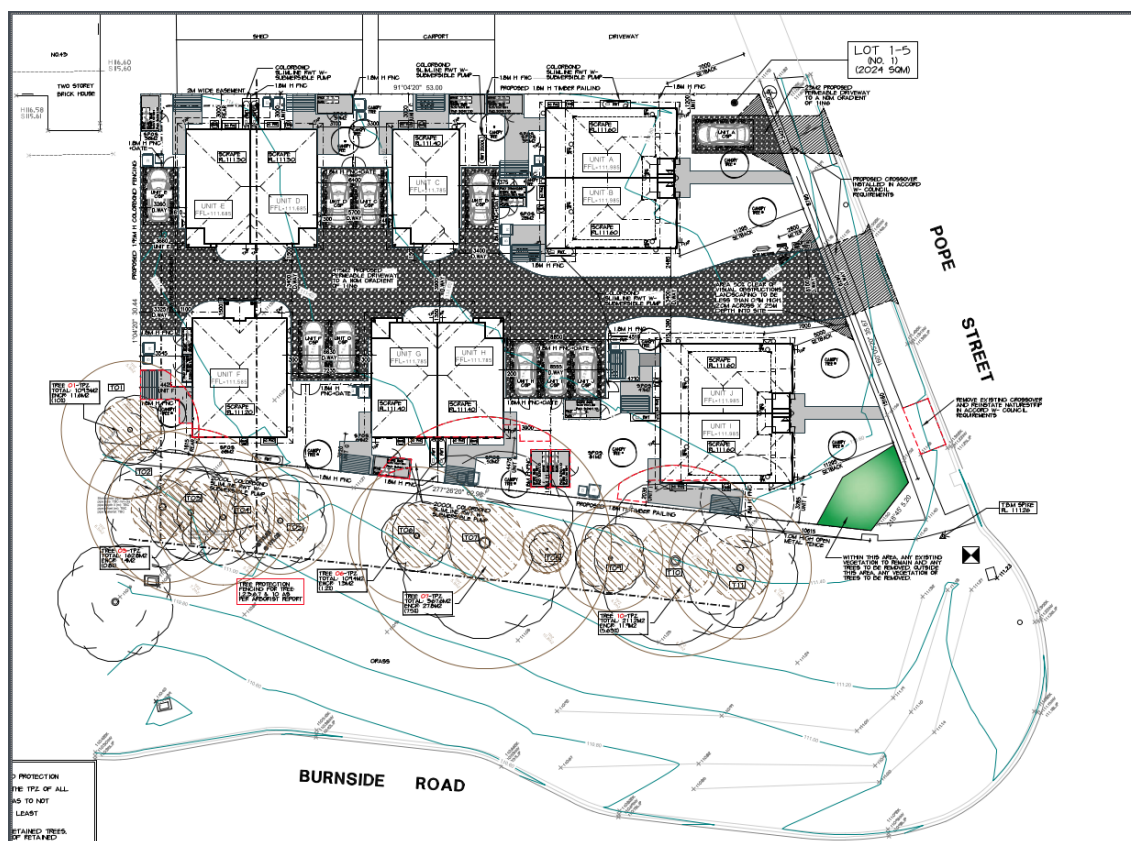


Figure 1: site layout plan

Subject Site and Surrounds

Site Description

9. The subject site is located at 1 Pope Street, Bannockburn. The site has a total area of approximately 2,024 square metres with a frontage to Pope Street of 35.67 metres and a secondary frontage to Burnside Road of 62.98 metres.
10. The land is currently occupied by a single storey brick dwelling positioned centrally within the site, with some outbuildings surrounding the dwelling. There are two existing crossovers to Pope Street and existing vegetation which is generally located adjacent to the side and rear title boundaries. There are also some trees on adjoining land within close proximity to the southern and western title boundaries. These trees have been assessed as part of the submitted Arborist Report to ensure that the proposed development protects and retains trees where required.
11. The site has its primary frontage with Pope Street, which is a wide street with footpaths and nature strips on both sides of the street.

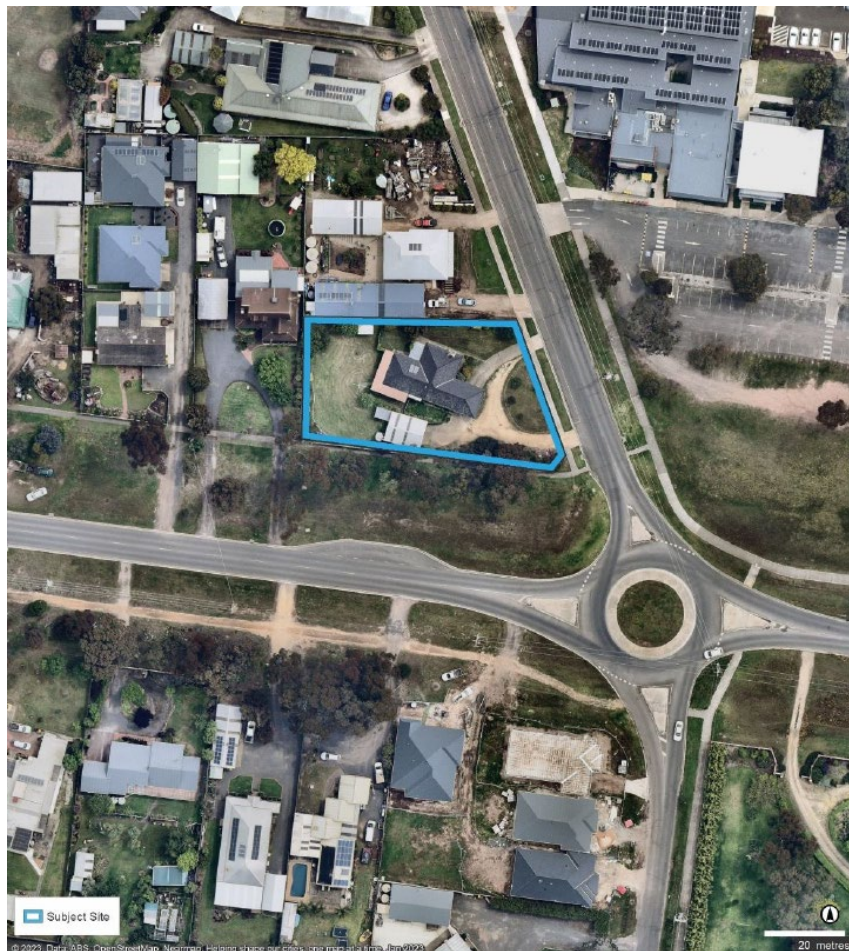


Figure 2: aerial image of the subject site in context



Site Interfaces

13. Development surrounding the site can be described as follows:

- To the **north** of the site is 3 Pope Street, which is a large lot containing a single dwelling and associated outbuildings within the General Residential Zone – Schedule 1 (GRZ1). A large shed and garage as well as a gravel driveway is positioned along the subject site's common boundary. The allotment has two crossovers to Pope Street and the built form is set back from the street by approximately 7.5 metres. The site contains some small trees and shrubs, which are generally located within the northern portion of the site. Further north, approximately 450 metres from the subject site is the Bannockburn Neighbourhood Activity Centre.
- To the **south** of the site is Burnside Road, which is a local two-way council road with no on-street parking. A road reserve nature strip with a width of approximately 27 metres separates the subject site from the road. Residential land zoned GRZ1 continues further south past Burnside Road for approximately 610 metres.
- To the **east** of the site is Pope Street, which is a local two-way council road with on-street parking. On the east side of Pope Street is the Golden Plains Shire Civic Centre as well as the Bannockburn Recreation Reserve and Bowls Club. The land is zoned Public Use Zone Schedule 6 (PUZ6) and contains multiple buildings, associated car parking, and recreation areas. Further east past the Civic Centre, is land zoned Low Density Residential Zone Schedule 1 (LDRZ1).
- To the **west** of the site is 43 Burnside Road, which is a large lot containing a double storey dwelling and associated outbuildings within the GRZ1. The dwelling is set back from Burnside Road by approximately 22 metres and from the subject site's common boundary by approximately 2 metres. The majority of land immediately interfacing the subject site contains a landscaped front yard and a paved driveway. Some small trees are positioned alongside the common boundary. The allotment has two crossovers to Burnside Road. Residential land zoned GRZ1 continues further west. The residential allotments are highly varied in size, which is representative of the emerging character of Bannockburn.

Site Surrounds

14. The subject site is situated within an existing residential area that is characterised by an emerging pattern of modern infill development, including a mix of single and double storey multi-dwelling developments. Lot sizes within the locality vary between approximately 200 square metres to 7,800 square metres, with larger lots increasingly being subdivided to accommodate for population growth and housing demand.
15. Alongside the residential areas are a range of community uses including the Bannockburn Civic Centre, recreation areas, and health and education services. The Bannockburn Neighbourhood Activity Centre is within walking distance from the site, being approximately 450 metres to the north.
16. The site is well serviced by social and physical infrastructure, with a bus stop located on High Street within the activity centre, which services both local and regional bus routes. The site also has convenient access to the Midland Highway via Geelong Road. We note that there are plans to undertake feasibility investigations into the re-instatement of passenger rail services between Bannockburn, Ballarat and Geelong, as outlined in the Bannockburn Growth Plan.
17. There are also schools within walking distance from the site, including Bannockburn Primary School adjacent to the activity centre and Bannockburn P-12 College approximately 1.2 kilometres to the north-west.
18. The site is within a GRZ1, which encourages incremental residential growth in locations offering good access to services and transport.
19. In summary, the subject site is well serviced by a range of amenities and services to service the everyday needs of residents, expected of any established urban settlement.
20. Key attributes of the streetscape, in particular the surrounding land zoned GRZ1, are noted as follows:



- There is a predominance of face brickwork and weatherboard materiality, with some examples of rendered finishes.
- The majority of dwellings in the area have pitched roof forms, finished with either roof tiles or Colorbond.
- Residential built form in the area is generally single storey in nature, with double storey dwellings becoming increasingly common particularly within multi-dwelling developments.
- Front fences in the area are varied, including permeable and impermeable fences with a low to medium height. There are also numerous examples of residential properties that are open to the street with no front fencing present.
- Landscaping within front setbacks generally consist of small trees, shrubs and grass cover.
- Dwelling spacing within allotments is varied, with multi-dwelling developments generally having minimal side and rear setbacks.
- Allotments are generally accessed via a single vehicle crossover, with some larger sites having multiple crossovers.

Clause 52.20 (Victoria's Big Housing Build)

21. This application seeks consideration for the exemption under Clause 52.20 as a project that is funded under Victoria's Big Housing Build Program and carried out on behalf of the Director of Housing.
22. The permit triggers sought for exemption through Clause 52.20 are:
 - Clause 32.08-6 (General Residential Zone) – construction of two or more dwellings on a lot. Clause 32.08-10 prescribes a maximum building height of 11 metres.
23. For the application to be granted an exemption under Clause 52.20 for these permit triggers, an application is required to demonstrate that:
 - The project is wholly or partly funded by Victoria's Big Housing Build and is being carried by or on behalf of the CEO, Homes Victoria via written confirmation.
 - The proposal appropriately responds to the underlying provisions of the Planning Scheme, were they applicable in a conventional planning permit application, and the development standards of Clause 52.20-6 (Development standards for dwellings and buildings).
 - The application meets the requirements of Clause 52.20-4 (Consultation Requirements).
 - The application provides the appropriate plans and reports under Clause 52.20-5 (Requirements for plans and documents).
24. The above requirements have been met and are discussed in detail below.

Planning Provisions and Development Standards

25. As noted above, an application under Clause 52.20 is required to demonstrate that the proposal responds appropriately to the underlying provisions of the Planning Scheme, that would ordinarily apply were this a conventional application. A detailed assessment has been undertaken below.
26. The proposal has also been against the development standards of Clause 52.20-6 and Clause 52.20-7 contained in Appendix C.

Consultation Requirements

27. Clause 52.20-4 requires that plans, documents and information required under Clause 52.20-5 are submitted, and that public consultation and consultation with the relevant municipal council be undertaken on plans, documents and other relevant required information.
28. It also requires a report summarising the consultation undertaken and how the development responds to the comments and feedback provided during this period per Clause 52.20-4.
29. This report has been provided and assessed in detail at Appendix A.

Plans and Reports

30. Clause 52.20-5 (Requirements for plans and documents) requires that a variety of plans and reports must be prepared and submitted to the satisfaction of the Minister for Planning.
31. This requirement has been met, noting that a comprehensive suite of documents has been submitted as part of the application. A detailed assessment of the submitted plans and reports can be found at Appendix B.

32. A summary of relevant planning provisions applicable to this development were it not for Clause 52.20 is provided below.

Plan Melbourne 2017-2050

33. *Plan Melbourne 2017-2050* is the metropolitan strategic planning strategy which seeks to guide the future development of Melbourne and Victoria.
34. Relevant to this application, it specifies “*Strategy 7.1 – Invest in regional Victoria to support housing and economic growth.*”
35. Plan Melbourne is translated through the relevant provisions of the Planning Policy Framework.

Municipal Planning Strategy

36. Clause 02.01 ‘Context’ identifies that the population growth in the Golden Plains Shire has been higher than any other municipality outside of the Melbourne metropolitan area since the late 1990s.
37. Clause 02.02 ‘Vision’ outlines the vision for the Golden Plains Shire, which is to sustainably manage land use *and development within the Shire, including:*
- *Residential development will predominantly be contained within townships.*
 - *The natural environment will be protected and enhanced.*
 - *The local economy will grow, particularly in township development and rural based and farming industries.*
38. Clause 02.03-1 ‘Settlement’ notes that Bannockburn is the largest urban centre and a key regional centre within Golden Plains Shire. The council seeks to support Bannockburn by accommodating all growth within the growth boundary, protecting the natural and built environment, and locating and designing new development to be bushfire responsive.
39. Clause 02.03-2 ‘Environmental and landscape values’ seeks to support the Shire’s biodiversity by protecting significant habitats and remnant vegetation from the encroachment of development.
40. Clause 02.03-3 ‘Environmental risks and amenity’ identifies that bushfire is a significant issue across the municipality. Bushfire risk is sought to be mitigated by avoiding development in bushfire prone areas, avoiding the rezoning of land in high bushfire risk areas, and minimising the impact of bushfire protection measures on vegetation.
41. Clause 02.03-6 ‘Housing’ recognises that there is a need to promote a wider range of housing types to meet changing housing needs, and the Shire encourages intensification of development in existing towns where it avoids detrimentally altering the character or quality of these areas.
42. Clause 02.04 ‘Strategic Framework Plans’ incorporates the Golden Plains Strategic Framework Plan to guide future development, as illustrated below.

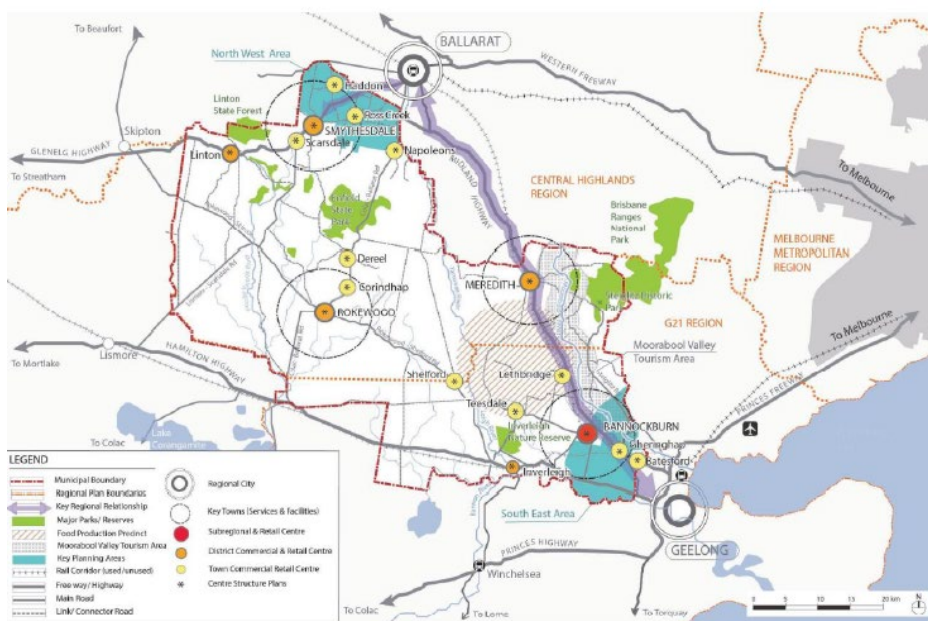


Figure 3: Golden Plains Strategic Framework Plan

43. Clause 11.01-1S 'Settlement' states that planning is to anticipate and respond to the needs of existing and future communities through the provision of zones and serviced land for housing and community facilities. The policy also seeks to facilitate sustainable development that takes full advantage of existing settlement patterns.
44. Clause 11.01-1R 'Settlement – Geelong G21' encourages the planned growth of Bannockburn as a district town and reinforces the role of district towns in providing services to surrounding areas.
45. Clause 11.01-1L 'Settlement' supports a progressive series of land rezoning within Bannockburn, in line with the Bannockburn Growth Plan (VPA, May 2021).
46. Clause 11.02 'Managing Growth' seeks to ensure that sufficient land and supporting infrastructure is available to meet forecast demand and support sustainable urban development.
47. Clause 11.03-3S 'Peri-urban areas' seeks to manage growth in peri-urban areas to protect and enhance their identified valued attributes.
48. Clause 11.03-6S 'Regional and Local Places' seeks to facilitate integrated place-based planning and consider regional and local characteristics in land use development.
49. Clause 11.03-6L-01 'Bannockburn' looks to define settlement, land use and development, urban design and open space strategies for land identified on the Bannockburn Framework Plan. Notably, it supports medium density housing in locations close to retail and community facilities.



Figure 4: Bannockburn Growth Plan. Source: Golden Plains Planning Scheme, DTP 2023

Planning Policy Framework

50. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant and an assessment of each against the proposal is below. The proposal:

- Increases the supply of social housing and provides greater choice and diversity of housing within the municipality's largest urban centre (Plan Melbourne Direction 2.3 & 2.5, G21 Regional Growth Plan, Bannockburn Growth Plan, Clauses 02.03-1, 02.03-6, 11.01-1S, 15, 16.01-1L).
- Will deliver more affordable housing within Bannockburn, in an area that is close to jobs, transport and services (Bannockburn Growth Plan, Clause 16.01-2S).
- Will increase housing supply in the existing township of Bannockburn, within walking distance of the neighbourhood activity centre, to enable residents to take advantage of existing facilities, infrastructure, services and amenities (Bannockburn Growth Plan, Clauses 02.02, 02.03-1, 02.03-6, 11.03-6L-01, 16.01-1S, 16.01-1R).
- Has been designed to prioritise the interests of the future residents by maximising the functionality, safety and practicality of the dwellings (Bannockburn Growth Plan, Clauses 15, 15.01-1S).
- Provides for new landscaping opportunities which will contribute to a leafy streetscape (Bannockburn Growth Plan, Clause 12.01-1S).
- Has car parking located so that it does not dominate road frontages and the streetscape (Clause 11.03-6L-01).
- Will enhance the public realm through providing an integrated response which will improve the relationship between the public and private realm. This will contribute to a high-quality urban environment that is safe, liveable and attractive (Bannockburn Growth Plan, Clause 15.01-1S).
- Will provide a sustainable built form outcome, maximising energy efficiency and minimising household running costs for current and future generations (Bannockburn Growth Plan, Golden Plains Shire Environment Strategy, Clause 15).

- Will encourage an active and healthy lifestyle, as it is in a location that has excellent access to social and physical infrastructure that meet community needs and incorporates dedicated bicycle parking within each unit (Bannockburn Growth Plan, Clauses 15.01-4S, 16.01-1S, 18.01-1S).
- The proposed provision of car and bicycle parking will meet the anticipated demand, while encouraging the use of more sustainable and active modes of transport (Bannockburn Growth Plan, Clause 18.02-1L).
- Will assist with protecting the valued biodiversity and natural environment of the Golden Plains Shire and minimises bushfire fire risk by directing housing growth to an established residential area within the township of Bannockburn (Bannockburn Growth Plan, Clauses 02.02, 02.03-1, 02.03-2, 02.03-3, 12.01-1S, 13.02-1S).
- Has adopted a design style that responds to the existing neighbourhood character in Bannockburn and is sympathetic to the surrounding buildings. The proposal will contribute to an enhanced amenity of the public realm (Bannockburn Growth Plan, Clauses 02.03-6, 11.03-3S, 11.03- 6L-01, 15, 15.01-2S, 15.01-5S).

Zone, Overlays and Particular Provisions

Zone

51. The subject site located within a General Residential Zone (GRZ).
52. The purpose of the GRZ is:
 - *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To encourage development that respects the neighbourhood character of the area.*
 - *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
53. In accordance with the zone provisions the use of the land for a 'dwelling' is a 'Section 1 – Permit not required' use.
54. Pursuant to Clause 32.08-4 the minimum garden area requirement for a lot size greater than 650 square metres is 35%.
55. Pursuant to Clause 32.08-6 a permit is required to construct two or more dwellings on a lot.
56. There are no neighbourhood character objectives identified under the GRZ1. No changes are made to the requirements of Clause 55 of the Golden Plains Planning Scheme.

Overlays

57. The land is not affected by any overlays.

59. As noted above, any application seeking an exemption under Clause 52.20 must consider the underlying planning provisions. This is enshrined within Clause 52.20-5 which states that the proposed use or development is required to address how:


It responds to the purposes, objectives, decision guidelines or statements of significance or risk of any zone, overlay, or other provision that would apply to the use or development were it not for the exemptions in Clause 52.20-2. This does not include Clauses 54, 55, 58 and 59.

Strategic Direction and Land Use

60. The development successfully responds to issues relating to affordability (Clause 02.02) by contributing to the supply of affordable housing and providing a development that responds to the community needs (Clause 16.01-2S). The development will facilitate increased residential densities via a revitalisation project on underutilised land in Bannockburn (Clause 11.01-1R).
61. Within the GRZ1, the use of land for dwellings is as of right.
62. It is considered that a medium-density residential development on this site is appropriate, noting that:
- The locational attributes of the site support the provision of housing consistent with the objectives of the planning policy framework which seeks to ensure new housing is located within close proximity to a range of goods and services (i.e. within 10 minutes of walking or cycling from homes) (refer to Clauses 11.01-1L-02 and 16.01-1S).
 - Any potential amenity impacts on neighbouring properties have been suitably minimised through the massing, site layout and building design, including overshadowing and overlooking (discussed in detail below). The site continues to provide for dwellings which is consistent with the purpose of a General residential Zone.

Built Form, Layout and Height

63. Clause 15.01-1S (Urban Design) seeks to ensure that new development protects and enhances both public and private realms, supports public realm amenity and safe access to walking and cycling environments and public transport and promotes good urban design outcomes. It is proposed to provide a new apartment building and two rows of townhouses positioned on the site, enhanced by a network of internal pedestrian links.
64. The site layout has been fully assessed and the following is noted.
- The land is zoned GRZ1. Multi-unit and double storey dwellings are becoming increasingly common in the area. No overlays apply.
 - The G21 Regional Growth Plan and the Bannockburn Growth Plan encourage residential growth within the existing residential area of Bannockburn, particularly for the provision of affordable and social housing.
 - The proposed built form has been designed and sited to reflect the development pattern in Pope Street and Burnside Road, where street setbacks range between approximately 3.5 to 15 metres and where 1-2 vehicle crossovers are provided to each site.
 - The development provides a street setback of between 5 to 11.3 metres to Pope Street (front street), which is consistent with the adjoining residential property to the north at 3 Pope Street and with the broader context. To Burnside Road (side street), the proposed units are set back by between 1.505 to 4.475 metres, which is consistent with the broader character along Burnside Road and particularly with other multi-unit developments. Further, the building setbacks to Burnside Road address the policy directives of Clause 52.20-6.2 of the Golden Plains Planning Scheme with the exception of one minor encroachment at the south-west corner of Unit F.
 - The development incorporates landscaping throughout the site including within the street setback, alongside the common accessway, and within private open space areas of each unit. This landscaped street



presentation has been incorporated to ensure a positive street interface is achieved, in addition to the enhanced landscape outcomes through the site.

- The development does not include any notable front fencing along Pope Street, which will improve the integration of the public and private realms and contribute to an enhanced community environment and passive surveillance of Pope Street. A well landscaped front setback for the four street-facing units assists the positive street integration with Pope Street.
 - The provision of weatherboard and face brickwork as two prominent façade materials, as well as pitched roof forms, is consistent with the dwellings along both Pope Street and Burnside Road.
 - The majority of car spaces will be hidden from street view, being located generally to the side or rear of units. One car space is provided within the front setback of Unit towards the site's northern boundary to ensure it is not prominent in the streetscape and enables the built form to be set back from the street boundary by at least 7 metres. Landscaping treatment will be provided surrounding the Unit A car space to soften the appearance of the driveway and minimise any visual impact it may have.
 - There are no boundary walls proposed and all rear units are single storey. This means the development is discrete when viewed from rear yards and has minimal amenity impact on neighbouring land.
 - The maximum building height of 7.6 metres is modest and to be expected of a site within the GRZ.
65. Overall, the proposed development, which is well spaced throughout the site, presents to the street in the form of two double-storey dwellings. The rear single-storey units are largely concealed when viewed from Pope Street and the development does not dominate the streetscape.
66. No unreasonable amenity impacts will affect adjoining properties, in line with the relevant planning scheme requirements including with regard to building setbacks, overlooking, and overshadowing.
67. The proposed building style, materiality and siting will respect the existing and emerging character of the neighbourhood.
68. For the reasons above, the site layout presents both an acceptable urban design and planning outcome. The built form including heights and massing is acceptable.

Landscaping, Trees and Communal Open Space

69. Incorporation of landscaped areas throughout the site provide greening and contribute to well-articulated interfaces to the street and surrounding properties. A Landscape Plan has been prepared MACA Design Co and submitted with the application. The landscape plan provides a well-planned outcome which breaks up the hard surfacing of the common accessway and provides distinguished entryways to each unit.
70. The landscaping within the communal open space area fronting Pope Street is intended to provide a presentation to the street and enhance the character of the streetscape. It will incorporate a range of trees and shrubs which vary in size, as well as grass cover where appropriate to ensure the space is useable for residents. The front landscaped area will be open to the street with no front fence proposed, which will improve the integration between the public and private realm and provide for passive surveillance opportunities.

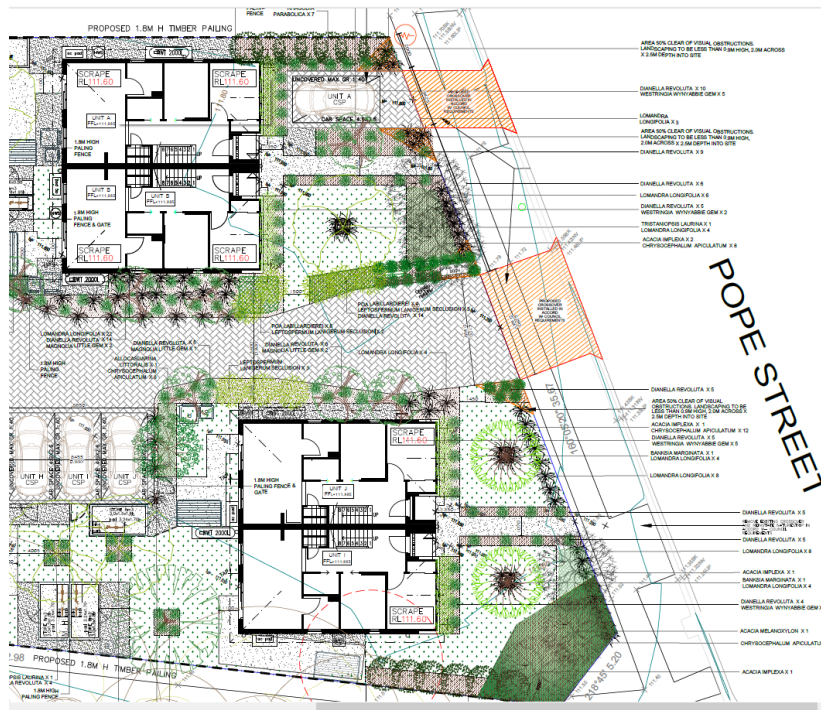



Figure 6: landscaping plan concept showing communal space within the front setback

Off-Site Amenity Impacts

71. Clause 52.20 seeks to ensure that new development does not unreasonably impact on the amenity of adjoining dwellings. This further reinforced by Clause 15.01-2S which seeks to ensure that new development minimises detrimental impact of development at neighbouring properties and public realm. In this context:
 - The proposal does not cause any unreasonable overshadowing impacts to neighbouring dwellings.
 - The dwellings have been designed to ensure there will be no unreasonable overlooking to neighbouring habitable windows and SPOS.
 - The proposal will not result in any unreasonable off-site visual bulk impacts noting the built form assessment above.
72. A detailed assessment against relevant off-site amenity standards is provided at Appendix C. In summary, it is considered the proposal will not result in any unreasonable off-site amenity impacts.

Car Parking, Vehicle Access, Bicycle Facilities, and Waste Management

73. A total of 10 car parking spaces are proposed to be provided, with 1 space allocated to each unit. Car parking spaces are conveniently located in proximity to either the front or rear entry of each unit. One bicycle space is provided to each unit, located within an enclosed and secure storage area.
74. Vehicle access is provided via two crossovers to Pope Street, including a double crossover leading to the common accessway positioned relatively centrally within the site as well as a single crossover providing independent access to Unit A. The common accessway will be constructed with a permeable concrete material. Pedestrian access is provided to the front four street facing units via independent pedestrian pathways. The rear units will have pedestrian access via the common accessway, with clearly defined and sheltered front entries.
75. Clause 52.20-7.12 seeks to ensure that waste management facilities are designed and managed in accordance with best practice standards.

- 
76. The submitted Waste Management Plan (WMP) authored by Leigh Design identifies waste is proposed to be collected from the Pope Street site frontage by the council's waste collection services. Residents will be required to transfer their bins to the designated collection point along the street kerb and return the bins to their storage location once the collection has taken place. The site operator will be responsible for managing litter and waste overflow, organising bin cleaning through a contractor, and transferring bins for residents who require assistance.
77. The council has provided its support for the waste collection arrangement.

Environmentally Sustainable Design

78. A Sustainability Design Assessment has been prepared by JBA Consulting Engineers that articulates the environmentally sustainable design strategy for the proposal. The Sustainability Design Assessment identifies a proposed best practice BESS score of 54% which will be achieved through a range of initiatives including:
- High efficiency fixtures and fittings.
 - A 2,000L capacity rainwater tank shall be provided for toilet flushing to each dwelling for a total capacity of 20,000L.
 - Water efficient landscaping shall be installed.
 - Efficient heating, cooling and ventilation systems.
 - Efficient water heating systems.
 - The development is all-electric.
 - All external lighting shall be controlled by a motion detector.
 - All habitable rooms are designed to achieve natural cross flow ventilation.
 - Double glazing shall be used in all habitable areas.
 - 50% of living areas are north facing.
79. As such, the proposal provides an acceptable ESD outcome.

Detailed Design

80. The proposal has no front fence long its frontage to Pope Street. This is considered to be appropriate as it will allow for passive surveillance to the public realm.
81. The materials and pitched roofs used across the development are considered to be of an acceptable quality that reflects the character of the area.

Consultation Report

82. A community consultation report has been submitted with the application which demonstrates that public consultation was undertaken for a period of 3 weeks with a variety of required plans and reports, and consultation was undertaken with the council.
83. Concerns raised by the community through this process were diverse and the applicant has responded to those concerns. The report outlines that a variety of changes were made to the design in response to feedback received from community consultation. Where no change was made, justification was been provided.
84. A detailed assessment against of the consultation report can be found at Appendix A.
85. Overall, community consultation has influenced the design, and community consultation has been carried out satisfactorily against the requirements of Clause 52.20.

Conclusion

86. The development is eligible for assessment through Clause 52.20 (Victoria's Big Housing Build) of the Golden Plains Planning Scheme.
87. The proposal responds to the underlying planning provisions that would ordinarily apply were this a conventional application.
88. The application has satisfied the consultation requirements of Clause 52.20-4 (Consultation Requirements).
89. The application has provided all the appropriate plans and reports, as relevant, in accordance with Clause 52.20-5 (Requirements for Plans and Documents).
90. The proposal meets the development standards under Clause 52.20-6 and Clause 52.20-7.

Recommendation

91. It is recommended that the request for consent under Clause 52.20 application number VPP2101473 be issued, and the following documents be endorsed to form part of the approval:
 - Architectural Plans prepared by EveryOne, dated 17 October 2023
 - Landscape Plans prepared by MACA Design Co, dated 17 October 2023
 - Sustainability Management Plan prepared by JBA, dated 08 December 2022
 - Waste Management Plan prepared by Leigh Design, dated 24 October 2022
 - Traffic Assessment prepared by ESR Transport Planning, dated 13 January 2023
 - Arboricultural Impact Assessment prepared by Tree Logic, dated 15 July 2022

Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

☒ **No Conflict**

☐ Conflict and have therefore undertaken the following actions:

☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

Title: Senior Planner, Development Approvals and Design

Signed:

Phone:

Dated: 12 December 2023

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

☒ **No Conflict**

☐ Conflict and have therefore undertaken the following actions:

☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

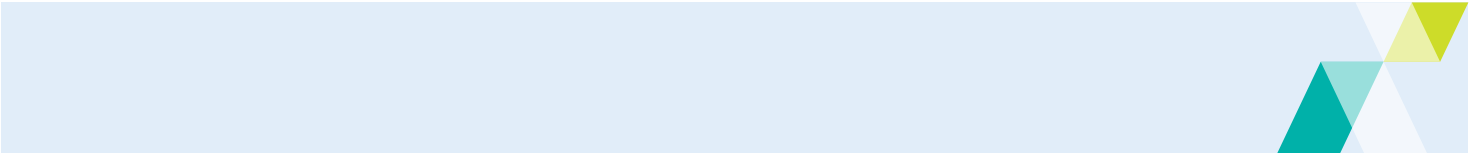
Name:

Title: Manager, Development Approvals and Design

Signed:

Phone:

Dated: 18 December 2023



Appendix A – Clause 52.20-4 (Consultation Requirements)

Assessment

Requirement	DTP Assessment
Before plans, documents and information required under Clause 52.20-5 are submitted:	
Public consultation, and consultation with the relevant municipal council, on the plans, documents and information proposed to be submitted under Clause 52.20-5; and	Public consultation and consultation with the relevant municipal council has been undertaken. The proponent has undertaken consultation on the plans, documents and information that are required under Clause 52.20-5.
A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to, must be completed.	<p>The consultation report submitted highlights that:</p> <ul style="list-style-type: none">• A three-week consultation process from 12 April 2023 to 4 May 2023 was undertaken, including 2 public notices erected on the site.• Notices were delivered to occupants within 50m from the site via registered post.• It has sought views of the municipal council.• It contains the individual submissions of community feedback enabling transparency.• Summarises the changes made to the design, following the completion of community consultation, and where no change was possible – justification has been provided. <p>As such, it is considered that the consultation requirements have been complied with.</p>

92. Noting the above, the extent of community consultation that has occurred is satisfactory.
93. 13 submissions were received through the community consultation process. These individual submissions have been provided to DTP for completeness within the consultation report.
94. The council supports the proposal and officers specifically noted the importance of providing more social and affordable housing to address the chronic housing issues that are not exclusive to big cities; these issues exist in all communities.

Themes Raised Within Community Consultation Not Addressed in Assessment

95. Having considered the individual submissions contained within the consultation report, the primary themes arising were concerns with overlooking, loss of light, car parking provision, traffic associated with cars, access and egress from the site, shared driveway, height and scale (two storeys is out of character of the area), dwelling density, modern built form, Bannockburn not suitable for social housing (lack of services and public transport), social housing cohort and antisocial behaviour, and devaluation of property.
96. The body of the report has thoroughly assessed character, landscaping, zoning and car parking, and remaining themes are considered below.
- Clause 52.20 exemption requests and other planning applications are required to assess land use and built form against the relevant planning policy and merits. Anti-social behaviour and crime are not planning considerations under the planning scheme.
 - The proposal provides a mix of one and two bedrooms which will cater to diversity of families and residents.
 - In the absence of Clause 52.20, a proposal of this nature would be permissible on the land and the potential impact on property values in the area would not warrant the refusal of the application.
97. Following consultation, the following changes were made to the plans:
- Replacement of the western boundary fence with 1.95m high Colorbond fence.
 - Update plan annotations with respect to the existing conditions on adjoining property to the north to correctly identify the dwelling as a brick dwelling, as well as identifying the existing shed, carport and driveway that runs along the northern boundary of the subject land.



- Review of proposed internal fencing to increase the contribution of landscaping to the common areas of the development.
- Reduction hard surfaces within the areas of private open space for each dwelling, to provide the minimum functional access to meet the relevant accessibility requirements.
- Replacement of proposed fencing at the south-eastern corner of the site with a 1.0-metre-high open style fence to provide a more open street integration at the corner of Pope Street and Burnside Road.
- Incorporation of an additional window to the eastern elevation of Dwelling H to provide improved visual connection between the kitchen area and the private open space area for that dwelling.
- Additional Landscaping and enhanced tree planting across the subject site.
- Re-siting Units I and J 2 metres to the east towards Pope Street.
- Consequential changes to re-site Units F, G and H, and associated car parking.
- As a result of the above changes, redistribution of areas of secluded private open space for Units F, G and H seeking to provide more equitable recreational spaces amongst the dwellings.
- Internal layout and design changes resulting in larger kitchen and living spaces, with dining areas, and improved functionality for the occupants.

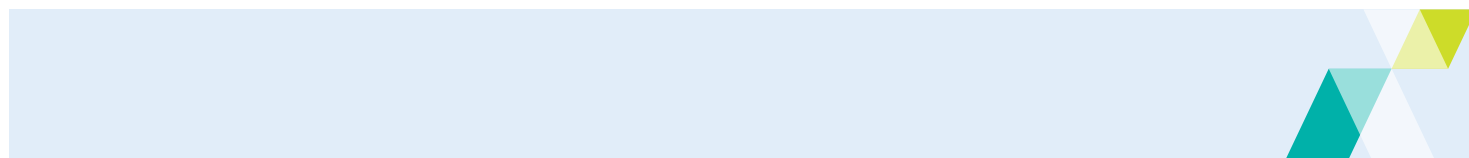
Appendix B – Clause 52.20-5 (Requirements for Plans and Documents)

Clause 52.20-5 Plans and Reports

Requirements	Comments
<i>Written confirmation from Homes Victoria or the Chief Executive Officer, Homes Victoria that the application is funded, either wholly or partly, under Victoria's Big Housing Build program.</i>	Provided
<i>A project boundary plan that shows the boundary of the land on which the use or development will be undertaken.</i>	Provided <ul style="list-style-type: none"> - The submitted architectural drawings, design report and planning report demonstrate the project boundary.
<i>A site description and analysis plan that accurately describes the natural, physical, cultural heritage, built heritage, landscape, vegetation, access and any other notable features, characteristics and significance of the site and surrounding area including the existing use and development of the site and surrounding land.</i>	Provided <ul style="list-style-type: none"> - The submitted design report and site survey accurately describes the site features.
<i>A description of the proposed use including:</i> <ul style="list-style-type: none"> • <i>The activities that will be carried out.</i> • <i>The likely effects, if any, on the site and surrounding land and land uses, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation.</i> 	Provided. <ul style="list-style-type: none"> - Architectural and landscape plans have been provided which includes details of the proposed uses on the site. - The application is supported by a number of technical reports including the planning report, traffic impact assessment report, waste management report and ESD reports.
<i>Detailed plans and elevations of the proposed development drawn to scale and dimensioned, including details of any buildings or works proposed to be demolished or removed, and any vegetation proposed to be retained or removed.</i>	Provided <ul style="list-style-type: none"> - Architectural plans have been provided which depict the proposed development. - A landscape plan and tree protection plan have been provided which show the extent of vegetation retention and replacement.
<i>Explanation of how the proposed use or development derives from and responds to the site description and analysis plan.</i>	Provided <ul style="list-style-type: none"> - The submitted design report provides an explanation of the how the development has been derived.
<i>A report that addresses the proposed use or development and how it responds to purposes, objectives, or statements of significance or risk of any zone, overlay, or other provision that would apply to the use or development were it not for the exemptions in clause 52.20-2. This does not include clauses 54, 55, 58 and 59. The report must address how a proposed use that is not a dwelling or residential building is in conjunction with that use</i>	Provided <ul style="list-style-type: none"> - The submitted town planning report provides an explanation as to how the development has responded to the objectives of the planning scheme that would otherwise ordinarily apply.
<i>A design review report prepared by a suitably qualified architect or urban designer that demonstrates how the project achieves good quality design outcomes.</i>	Provided <ul style="list-style-type: none"> - The submitted design report provides an explanation of how the development has been derived. The design report was prepared by Urbis.
<i>A schedule of works and development including staging and the expected commencement and completion times.</i>	Not Required to be Provided <ul style="list-style-type: none"> - The applicant has advised that given the proposal is funded by Victoria's Big Housing Build, and contractually required to commence once planning



	consent is granted. As such this was not required to be provided.
<p><i>A report that details how the proposed development responds to the development standards of:</i></p> <ul style="list-style-type: none"> – Clause 52.20-6 for the construction or extension of a dwelling. – Clause 52.20-6 and clause 52.20-7 for the construction or extension of an apartment development or residential building or the construction or extension a dwelling in or forming part of an apartment development or residential building. The development standards of clause 52.20-6.8 does not apply to an apartment development or residential building of 5 or more storeys. The development standards of clauses 52.20-6.14 and 52.20-6.18 do not apply to an apartment development or residential building. 	<p>Provided</p> <ul style="list-style-type: none"> - The submitted town planning report provides an explanation as to how the development has responded to the objectives of the planning scheme that would otherwise ordinarily apply. - The report also responds to the provisions of Clause 52.20, as appropriate.
<p><i>If the Minister for Planning has decided that an assessment through an environment effects statement under the Environment Effects Act 1978 is not required for the proposed development and the decision is subject to conditions:</i></p> <ul style="list-style-type: none"> – A report that details how each condition has been considered and addressed in the design, construction and operation of the proposed development. – A copy of any report, plan or other document required to be prepared under those conditions. 	<p>Not applicable.</p> <ul style="list-style-type: none"> - An Environmental Effects Statement is not required.
<p><i>A plan for the management or mitigation of potential adverse effects or impacts on the environment or amenity from the proposed use or development, during and following construction.</i></p>	<p>Not Required to be Provided</p> <ul style="list-style-type: none"> - As noted within the body of the planning report, construction impacts are required to be managed through a construction management plan that will be required under relevant local law requirements and managed by the council. <p>As such this was not required to be provided.</p>
<p><i>If the use or development would require a permit were it not for the exemption in clause 52.20-2 and a copy of the application for that permit would be required to be given to a referral authority under section 55 of the Act, the comments of that referral authority on the proposed use or development.</i></p>	<p>Not required to be provided, as no referral authority was required to be notified, where this a conventional application.</p>
<p><i>Any other plan, document or information the responsible authority considers necessary to assist the assessment of the proposed use or development or the plans and documents required to be prepared under this clause.</i></p>	<p>Yes – The applicant has also provided:</p> <p><u>Decision Plans</u></p> <ul style="list-style-type: none"> - Architectural Plans prepared by EveryOne, dated 17 October 2023 - Landscape Plans prepared by MACA Design Co, dated 17 October 2023 <p><u>Decision Reports</u></p> <ul style="list-style-type: none"> - Sustainability Management Plan prepared by JBA, dated 08 December 2022 - Waste Management Plan prepared by Leigh



	<p>Design, dated 24 October 2022</p> <ul style="list-style-type: none">- Traffic Assessment prepared by ESR Transport Planning, dated 13 January 2023- Arboricultural Impact Assessment prepared by Tree Logic, dated 15 July 2022- Certificate of Title <p>These reports have been factored into the above assessment.</p>
<i>A report that demonstrates that the environmental conditions of the land are or will be suitable for the use and development including any significant effects which the use or development may have on the environment or which the environment may have on the use or development including water, noise, air or land pollution impacts on the environment, amenity or human health.</i>	<p>Not applicable</p> <ul style="list-style-type: none">- The subject site is not affected by any Environmental Audit Overlays (or similar).

Appendix C – Clause 52.20-6 and Clause 52.20-7 Development Standards Assessment

Clause 52.20.6 Response

Requirement	Response
52.20-6.1 Infrastructure <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas.</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>	Complies <p>The proposal will utilise the existing established infrastructure. The submitted stormwater management plan demonstrates that the proposal is capable of integrating with the existing infrastructure.</p>
52.20-6.2 Street setback <p>Walls of buildings should be set back from streets at least the distance specified.</p> <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>	Variation accepted <p>The dwelling at 3 Pope Street is set back from the street by approximately 7.5 metres. The neighbouring property to the south is vacant. Therefore, the required street setback is 7.5 metres.</p> <p>The proposal provides a varying set back ranging from 7 metres at the northern corner of the site to 5 metres at the southern corner of the site.</p> <p>The street setback has been designed to response to the angled lot presentation to the street and ensure that the proposed street setbacks will not disrupt the prevailing streetscape character. The setbacks to Pope Street have been designed to make for efficient use of the site and, by the nature of the location of the minimum street setback of the proposal, will integrate with the streetscape character.</p> <p>The variation is supported.</p>
52.20-6.3 Permeability <p>The site area covered by the pervious surfaces should be at least 20 percent of the site.</p>	Complies <p>The proposal achieves a site permeability of 59.8%.</p>
52.20-6.4 Safety <p>Entrances to dwellings 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>	Complies <p>The proposal provides an appropriate contribution to the public realm noting that all entries are easily identifiable and the extent of blank walls have been kept to a practical minimum.</p>
52.20-6.5 Access <p>The width of accessways or car spaces that front existing streets 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 	Complies <p>Two crossovers to Pope Street are provided, and the width of these accessways does not exceed the standard.</p>



<p>20 metres, 40 per cent of the street frontage.</p> <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>	
<p>52.20-6.6 Parking location</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> - Be reasonably close and convenient to dwellings. - Be secure. - Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings 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>	<p>Complies</p> <p>The proposed car parking is integrated with the overall design and generally hidden from the public realm.</p>
<p>52.20-6.7 Car parking</p> <p>A minimum 0.6 car spaces should be provided to each dwelling. A minimum 1 car space should be provided to each 4 bedrooms of a residential building.</p> <p>Car parking for other land uses must be to the satisfaction of the responsible authority.</p> <p>Car spaces may be covered or uncovered.</p> <p>If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number greater than 1.</p>	<p>Complies</p> <p>The proposal provides 1 space per dwelling, which is in excess of the requirements.</p>
<p>52.20-6.7 Design Standards</p> <p>Accessway</p> <p>Car Parking Spaces</p> <p>Gradients</p> <p>Mechanical Parking</p> <p>Urban Design</p> <p>Safety</p> <p>Landscaping</p>	<p>Complies</p> <ul style="list-style-type: none"> - The accessway is a minimum of 3.6m in width. - All vehicles are capable of exiting in forward direction. - Car spaces a minimum width of 2.6m x 4.9m and the aisles are no less than 6.4m in width. Swept path diagrams illustrate that those vehicles are capable of exiting the site in the forward direction.
<p>52.20-6.8 Side and rear setbacks</p> <p>A new building not on or within 200mm of a boundary to a residential zone should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of</p>	<p>Complies</p> <p>The proposed development has been designed to meet the relevant setback requirements of Clause 52.20-6.8. The dwellings will be set back from adjoining residential properties by at least 1.2 metres at ground level.</p> <p>The setback of Unit A, which is set back from the northern</p>



<p>height over 6.9 metres. Diagram 2 details the standard.</p> <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>boundary by 1.92 metres, complies with the requirements of Clause 52.20-6.8.</p> <p>The setbacks achieved by all other units meet the standards of Clause 52.20-6.8.</p>
<p>52.20-6.9 Walls on boundaries</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none">- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater. <p>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>	<p>N/A</p> <p>No walls on boundary are proposed.</p>
<p>52.20-6.10 Daylight to existing windows</p> <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>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</p>	<p>Complies</p> <p>The proposed development will not unreasonably impact on the access to daylight to windows on adjoining properties.</p>



<p>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>52.20-6.11 North-facing windows</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>Complies</p> <p>The proposal does not impact any north-facing habitable windows.</p>
<p>52.20-6.12 Overshadowing open space</p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</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>	<p>Complies</p> <p>The proposal does not overshadow any SPOS of adjoining properties.</p>
<p>52.20-6.13 Overlooking</p> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) 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 metre above floor level.	<p>Complies</p> <p>There will be no unreasonable overlooking of private open space or habitable room windows on adjoining properties, with appropriate window treatments included as part of the proposed plans including elevated sill heights to 1.7m above Finished Floor Level.</p>



<ul style="list-style-type: none"> - 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. 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>52.20-6.14 Noise impacts</p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>Complies</p> <p>The dwellings have been designed so as to minimise the noise impact from machinery and nearby roads.</p>
<p>52.20-6.15 Daylight to new windows</p> <p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> - An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or - A verandah provided it is open for at least one third of its perimeter, or - A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	<p>Complies</p> <p>All dwellings include habitable windows that meet these requirements.</p>
<p>52.20-6.16 Private open space</p> <p>A dwelling (other than an apartment) should have private open space consisting of:</p> <ul style="list-style-type: none"> - An area of secluded private open space with a minimum area of 25 square metres, a 	<p>Complies</p> <p>The proposal provides a minimum of 25 square metres of private open space to each dwelling, which has a minimum dimension of 3 metres and convenient access from a living room.</p>



<p>minimum dimension of 3 metres and convenient access from a living room; or</p> <ul style="list-style-type: none"> - 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>Secluded private open space may be located in the front setback if it is no more than 30% of the street frontage.</p>	
<p>52.20-6.17 Solar access to open space</p> <p>The private open space should be located on the north side of the dwelling if appropriate.</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>Complies</p> <p>The primary open space areas have been located to the north, east and west of the dwellings wherever possible to maximise the amount of direct solar access, with each dwelling provided with a minimum area of 25sqm of private open space, at 3 metre minimum width, that achieves compliance with this standard.</p>
<p>52.20-6.18 Storage</p> <p>A dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>Complies</p> <p>An externally accessible and secure storage area of at least 6 cubic metres is provided to each dwelling, with additional space provided for the storage of bicycles for each of the dwellings.</p>
<p>52.20-6.19 Front fence</p> <p>A front fence within 3 metres of a street should not exceed a maximum height of:</p> <ul style="list-style-type: none"> - 2 metres for streets in a Road Zone, Category 1, and - 1.5 metres in other streets or where secluded private open space is proposed within the front setback, the front fence may reach a height of up to 1.8 metres for not more than 30% of the length of the boundary 	<p>Complies</p> <p>There is no front fence along Pope Street proposed as part of this application.</p> <p>The fence to Burnside Road has been setback from the corner of Pope Street and Burnside Road to provide good passive surveillance of the corner of the two streets.</p>
<p>52.20-6.20 Common property</p> <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</p> <p>The development clearly delineates public, communal and private areas.</p> <p>Common property is functional and capable of efficient management by the operator.</p>
<p>52.20-6.21 Site services</p> <p>The design and layout of 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>	<p>Complies</p> <p>The proposal provides sufficient space and facilities for bin and recycling, mailboxes and substations.</p> <p>Bin and recycling facilities are located within the car parking areas.</p> <p>Mailboxes are conveniently located within the lobby space adjacent to the building entrance.</p>



Clause 52.20.7 Development Standards for apartments – Not applicable to this application