Attachments

Ordinary Meeting of Council

Tuesday, 10 December 2019
6:30pm
## ATTACHMENTS

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- **Attachment C** Revised Without Prejudice Plans ........... 212
Objectors List for MV/242/2019 at 29 Woodland Street, ESSENDON

<table>
<thead>
<tr>
<th>Objector’s Mailing Address</th>
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<tbody>
<tr>
<td>3 Columban Avenue, STRATHMORE VIC 3041</td>
</tr>
<tr>
<td>14 Alfred Road, ESSENDON VIC 3040</td>
</tr>
<tr>
<td>47 Amelin Avenue, ESSENDON VIC 3040</td>
</tr>
<tr>
<td>1 North Avenue, STRATHMORE VIC 3041</td>
</tr>
<tr>
<td>3 Rosebank Avenue, STRATHMORE VIC 3041</td>
</tr>
<tr>
<td>7 Rosebank Avenue, STRATHMORE VIC 3041</td>
</tr>
<tr>
<td>18 Rosebank Avenue, STRATHMORE VIC 3041</td>
</tr>
<tr>
<td>7 Woodland Street, ESSENDON VIC 3040</td>
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<tr>
<td>35 Woodland Street, ESSENDON VIC 3040</td>
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<tr>
<td>37 Woodland Street, ESSENDON VIC 3040</td>
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<tr>
<td>41 Woodland Street, ESSENDON VIC 3040</td>
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<tr>
<td>1/78 Woodland Street, STRATHMORE VIC 3041</td>
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REGISTER SEARCH STATEMENT (Title Search) Transfer of 
Land Act 1958

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 008229.
PARENT TITLE Volume 04431 Folio 061
Created by instrument 1270442 14/06/1926

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

MARGARET MARIE ROBINS of 19 KELVIN CLOSE MIDDIRE VIC 3042
AB415889B 15/06/2006

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 1270442 14/06/1926

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LF008229 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END
Imaged Document Cover Sheet

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The document is invalid if this cover sheet is removed or altered.
said Aurora deceased prior to her executors, administrators, or trans-

ferred property at any time thereafter direct or allow to be divided.

on the land hereby transferred or any part thereof any building other

than a shop or shops site or without offending houses attached and

requests that the consent shall appear as the certificate or the

Certificate of Title to issue for the land hereby transferred.

Stroke the South end of premises.

12th day of December nineteen hundred and twenty.

Sworn to before the said Frank Thrussel

Patent In Victoria in the presence of

A. G. Thorpe

Sworn to before the said Frank Thrussel

Patent In Victoria in the presence of

A. G. Thorpe

Sworn to before the said Aurora Cresswell

Patent In Victoria in the presence of
### Objectors Location

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<tr>
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<th>Postcode</th>
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<tr>
<td>28 Rothwell Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>3 York Street, ST KILDA WEST VIC 3182</td>
<td></td>
</tr>
<tr>
<td>33 Francis Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>PO BOX 225, PADDINGTON NSW 2021</td>
<td></td>
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<tr>
<td>83 Francis Street, ASCOT VALE VIC 3032</td>
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24-42 Dunlop Avenue
Ascot Vale

Town Planning RFI
01 Dunlop Avenue

01 Design Statement

The design has sought to identify and capitalise on the site's unique attributes and opportunities to deliver a welcoming, connected and characterful place. The contemporary design response takes particular cues from the existing architectural and landscape context.

The site is configured with six separate three-storey buildings, which achieve high levels of amenity for all residents and breaks down the scale of forms so that the new buildings sit comfortably within the existing residential context and grain.

Each building is designed to equitably access communal and private open space and will be embedded in a mature landscape setting underpinned by the retention of existing significant trees.

The clear definition of public, communal and private spaces is considered vital and all buildings have been carefully composed, to ensure that a variety of high amenity and safe settings is available for residents which will encourage social interactions while maintaining privacy where appropriate.

Subtle variety in architectural elements and material palettes will differentiate between the buildings and celebrate the ideas of 'my home', 'my building' and 'my community'. Landscape palette variation through the scheme reinforces this approach to 'design in differences' which reduces the apparent scale of the new development and will allow each resident to identify with their part of the precinct.

A series of design principles and tactics have been pursued to promote a site specific and rich response:

**VIEWS AND VISTAS**

- Create legible entry sequences and clear view lines towards address points
- Wherever possible, introduce vistas to greenery from streets through lobbies and building gaps
- Capture local and distant views while carefully controlling outward views to residents to the north

**PRECINCT AMENITY, EDGES AND INTERFACES**

- Create distinctive and layered building thresholds responding to contextual cues
- Promote passive surveillance of streets, path edges, communal and public open space
- Maximise landscape thresholds which are well integrated with the architecture
- Carefully orientate buildings to maximise solar access and views
- Carefully compose level changes and site fall to avoid high walls or visual barriers

**ARCHITECTURAL LANGUAGE STRATEGY**

- Differentiate between buildings related to local context response
- Design facades which respond to outer public street interfaces and inner communal garden Interfaces
- Highlight building ends and corners
- Create a unified language, but promote individual identity for each building through detail elements and subtle variation of materials and colours

**CONNECTIONS AND CIRCULATION**

- Clearly delineate public, communal and private spaces
- Incorporate well-lit and clear access paths to all entries
- Integrate car park entries to basement with landscape and buildings to minimise impact to streets
- Promote direct addresses to individual apartments at ground level

**APARTMENT AMENITY**

- Provide generous and functional balconies
- Minimise south facing apartments
- Locate stairs to external building edges where possible to promote use
- Useable housing Australia ‘gold’ compliant for all public apartments
- Clause 58 compliance throughout
- Minimise circulation through efficient design
- Incorporate naturally lit and ventilated corridors and lobbies
02 Site Analysis

01 Existing Site Context

This plan shows the geographical location of the subject site, its proximity to the Ascot Vale Estate, the existing parks, the public transport network and other local landmarks.
02 Site Analysis

02 Vehicle Movement

This plan shows the likely routes for vehicles coming to and from the site.
02 Site Analysis
03 Existing Site Photos
02 Site Analysis
04 Streetscape Study
02 Site Analysis
04 Streetscape Study

37 Francis Street  39 Francis Street  41 Francis Street  43 Francis Street  47-49 Francis Street  51-53 Francis Street  55-57 Francis Street

59-61 Francis Street  63 Francis Street  65 Francis Street  67 Francis Street  71 Francis Street  73 Francis Street  75 Francis Street  77 Francis Street  79 Francis Street

81 Francis Street  83 Francis Street  85 Francis Street  87 Francis Street  89 Francis Street  91 Francis Street  93 Francis Street  95 Francis Street

97 Francis Street  99 Francis Street  101 Francis Street  103 Francis Street
02 Site Analysis
05 Existing Site Plan

This plan shows existing buildings, trees and car parking within the subject site.
03 Site Design Response

01 Masterplan

This plan shows where proposed buildings and open spaces will be located and how people will access the site.
03 Site Design Response

02 Building Setbacks

This plan shows the separation between proposed buildings and the distance between proposed buildings and neighbouring property boundaries.
Site Design Response

Tenant Mix and Interaction

This plan shows the proposed location of buildings for DHHS public housing residents and private residents and how all residents will access shared communal open spaces.
03 Site Design Response
04 Pedestrian Movement

This plan shows how pedestrians travel to and from the site.
03 Site Design Response
05 Vehicular Access and Parking

This plan shows vehicle access points, proposed resident and visitor car parking.
03 Site Design Response
06 Building Envelopes

SOUTH ELEVATION – WEST

SOUTH ELEVATION – EAST

LEGEND

- EXISTING BUILDING ENVELOPE
- PROPOSED BUILDING ENVELOPE

Dw-42 Duplex Avenue
Avant Villa

Town Planning Application
July 2019

Project No
2066

Hajj Built
03 Site Design Response
07 Site Sections

This image provides a cross-section through proposed buildings and shows their height in relation to existing surrounding buildings.
03 Site Design Response

08 Building Interfaces

This image is a section view that shows the interface between proposed buildings and open space and existing surrounding buildings.
04 Internal Amenity Design Response
01 Public Housing - Typical Apartments

**BASE REQUIREMENTS**

1. **FUNCTIONAL LAYOUT** (Clause 68.09.1)
   - **1 Bedroom Unit**
     - Main Bedroom: min. size 3m x 3.5m
     - Second Bedroom: min. size 3m x 2.5m
     - Living room: min. size 3.5m x 4.0m
   - **2 Bedroom Unit**
     - 2nd Bedroom: min. size 3.0m x 2.5m

2. **ROOM DEPTH** (Clause 68.07.2)
   - **Standard 2800 mm**
     - Room depth should not exceed 2.8 times the ceiling height

3. **STORAGE** (Clause 68.05.4)
   - **Standard 3000 mm**
     - 180 mm wide, 1.0 m high, 1.0 m deep

4. **NATURAL VENTILATION** (Clause 68.07.4)
   - **Standard 2000 mm**
     - At least 40% of all dwellings should provide effective cross ventilation

5. **PRIVATE OPEN SPACE** (Clause 68.05.6)
   - **Standard 300 mm**
     - A dwelling should have private open space consisting of a balcony with an area and dimensions specified by the authority

6. **ACCESSIBILITY** (Clause 58.05.1)
   - **Standard 2000 mm**
     - If an air conditioning/heat pump with a capacity of not less than 2.5kW is required, the air conditioning/heat pump must be capable of being installed in the dwelling

**LHA REQUIREMENTS**

1. **LEAVING ACCESS**
   - Provide a safe, continuous step-free pathway, m-in clear width of 1000mm

2. **DWELLING ENTRANCE**
   - Entrance door min. 850mm clear
   - A level landing area of at least 1050 x 1050

3. **INTERNAL DOORS & CORRIDORS**
   - Door min. 890mm clear
   - Minimum corridor/passageway width of 1200mm

4. **TOILET**
   - Min. clear width of 1200mm between internal walls
   - Minimum 1029mm clear circulation space forward of the toilet pan

5. **KITCHEN SPACE**
   - Min. clear width of 1200mm between fixed bench and equipment
   - Floor finishes to extend under kitchen cabinetry to enable cupboards to be removed

6. **LAUNDRY SPACE**
   - Min. clear width of 1200mm in front of fixed bench and equipment
   - Floor finishes to extend under kitchen cabinetry to enable cupboards to be removed

7. **ENTRY TO BEDROOM SPACE**
   - At least 10 m² clearance exclusive of wardrobes, storages and doors
   - Minimum path of travel of 1060mm on at least one side of the bed

Dee 40 Dee Street Avenue
Aurora Vista

Town Planning Application
July 2019

Project No: 2016

Harrad

17

PAGE 60
04 Internal Amenity Design Response
02 Public Housing - Accessible Dwellings
04 Internal Amenity Design Response

03 Public Housing - Flexible Dwellings

TYPICAL 1 BED 1 BATH

TYPICAL 2 BED 1 BATH

FLEXIBLE DESIGN
1 BED 1 BATH +
2 BED 1 BATH ≠ 3 BED 2 BATH
04 Internal Amenity Design Response
03 Public Housing - Flexible Dwellings

TYPICAL 2 BED 1 BATH

FLEXIBLE DESIGN
2 BED 1 BATH + 2 BED 1 BATH = 4 BED 2 BATH

Page: 63
06 Facade Language Design Response

04 Residential Grain

Scale of building frontage consistent with existing street pattern

Modulated setbacks to fine grain residential street

<table>
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<td>2006</td>
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06  Facade Language Design Response

05  Interfaces

Facades have been designed to respond to the different interface conditions of the site, orientation, privacy and outlook.

---

The diagram illustrates the facades with various symbols and notes, indicating different types of facades and their orientations.

---

Date: 40 Dunlop Avenue

Avour Villa

Town Planning Application

July 2019

Project No: 12126

Magboll: 22

Scales: 1:300 1:60

---

PAGE 65
06 Facade Language Design Response

06 Residential Context Reference

Context Language Observations and Design Responses

The development site within a predominantly low and medium density residential context with an established landscape character within the existing site which is reinforced by street planting in the surrounding streets.

The residential character varies with largely intact late 19th century and early 20th century heritage dwellings located to the north on Francis St and mid 20th century red brick housing built on social housing predominant on the south side of Dundas Ave.

The proposal seeks to reference and reinterpret the articulation and material details that characterise the earlier residential architecture.

This includes careful composition of thresholds, verandahs and porches which define entry points and the clear division between individual dwellings, for example, through party walls that are expressed as garden walls within front courtyard spaces.

Compact front gardens and low to mid height fences provide a welcoming residential character to the surrounding streets. This is continued into the scheme by emphasising individual entry points and garden gates, using a range of fence types such as low brick walls and fine palisade metal fencing integrated with landscape so that a high level of visual connection to the dwellings from the streets is maintained.

Materials and colour proposed also draw reference from the surrounding architecture with a range of bricks and textured concrete panels proposed complemented with lightweight metal cladding at upper levels and fine batten details introduced into balustrades, fencing and screens to create depth.
06 Facade Language Design Response

07 Architectural Language - Hayball Precedents

The precedents featured are completed Hayball residential projects, which adopt a series of details and materials to promote high-quality streetscapes, address points and building edges.

Our design approach prioritises livability, security and sense of journey and arrival.

The layering of landscape and fencing is particularly important to balance privacy with passive surveillance and feature entry treatments are designed to reinforce individual building identity.

Materials Palette

Two external material palettes have been developed in response to the different conditions of outer street edges and inner garden edges.

The outer facades have a richer palette of brickwork and dark standing seam metal cladding at upper levels. Garden walls will be brick and dark metal palisade fencing which will highlight the significant new planting.

The inner edges have a lighter scheme with 'bright line' concrete panels with rib patterning to reflect the finer material patterns, for example in timber cladding, characteristic of the earlier residential architecture. These facades act as a backdrop to the large communal garden spaces with opportunities for planting to frame entrances, incorporated into building walls and soften fence lines.

Both schemes incorporate timber tones into feature battens to create a warm residential quality to the buildings.

Subtle variation is then introduced by adapting different brick tones and architectural details such as balustrades and entry canopies to create difference between each building while maintaining coherence across the scheme.
06 Facade Language Design Response
08 Palette 1 – Applied to Street and Outer Edge Interfaces

Red brickwork
Neutral tone brickwork
White brickwork
Standing seam charcoal colour metal cladding
Dark powdercoat window frames and aluminium angle balastrades
Feature timber look aluminium screening
Mass planting to soften garden fence lines
06 Facade Language Design Response

09 Palette 2 – Applied to Garden Interfaces

- Ribbed concrete
- ‘Brightonlite’ concrete with expressed joints
- White brickwork
- Feature aggregate honed brickwork to garden and selected ground level walls
- Charcoal colour powdercoat window frames and aluminium angle balustrades
- Feature timber look aluminium screening
- Vertical planting features to soften building walls

De-42 Du Rietz Avenue
Arroll Villa
Town Planning Application
July 2019
Project No
2066
Haylett 26
06 Facade Language Design Response
10 Site Services

Charcoal colour powdercoat metal fins to all external services cabinet such as MFB, gas and water meters, integrating with the balustrade, fencing and gate design

Charcoal colour powdercoat perforated panel to roof plant screening
06 Perspective Views
01 View 1 – From West & Dunlop Avenue
06 Perspective Views

02 View 2 - Communal Garden View between Building E and F
06 Perspective Views
03 View 3 – Corner of Dunlop Avenue & Rothwell Street
06 Perspective Views
04 View 4 – Laneway looking towards Building A
06  Perspective Views
05  View 5 - Entry Experience
# Development Summary

## ASCOT VALE ESTATE_STAGE 1

### Development Summary

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**NSA** – NetSaleable area

**GFA** – Gross Floor Area

---

Dnr 42 Du Rep Avenue
Ascot Vale
Town Planning Application
July 2019

Project No
3296

Hegedal 33
# Development Summary

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**Notes:**
- Town Planning Application
- Estimated costs are based on current market rates.
- Approval dates are subject to change.
Appendices

01 Survey Drawings
08 Appendices

02 Architectural Drawings
DUNLOP AVENUE, ASCOT VALE

LANDSCAPE DESIGN REPORT / December 2018
PREPARED BY TRACT CONSULTANTS FOR DEPARTMENT OF HEALTH AND HUMAN SERVICES
PROJECT NO. 9318-0540-50 9001
Contents

1 - Landscape Masterplan
2 - Landscape Detailed Plan -- WST
3 - Landscape Detailed Plan -- EAST
4 - Tree Retention and Removal Plan
5 - Deep Soil Planting Diagram
6 - Landscape Sections
7 - Landscape Sections
8 - Landscape Sections
9 - Landscape Sections
10 - Landscape Sections
11 - Landscape Sections
12 - Plant Palettes -- Precinct 1
13 - Plant Palettes -- Precinct 2
14 - Plant Palettes -- Precinct 3
### Plant Palette - Precinct 1

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<th>Spacing</th>
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<tr>
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<td>Bearberry</td>
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<td>250mm, 150mm</td>
<td>as shown</td>
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<td>Prunus laurocerasus 'Meiho'</td>
<td>Japanese Photinia</td>
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**12 - Plant Palette - Precinct 1**

Orange Avenue, Prospect Vale

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**PAGE 119**
# Plant Palette - Precinct 2

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<td><strong>Grevillea robusta</strong></td>
<td>Scarlet Oak</td>
<td>1.5x3</td>
<td>1.5x3, 1.8x3</td>
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</tbody>
</table>

**GROUP 1 - DIVERSITY OF PLANTING TO ENHANCE STUDY**

- **For Native Trees**
  - **Eucalyptus pauciflora** (cuban red gum)
  - **Grevillea robusta** (scarlet oak)

**GROUP 2 - POST-MODERN PLANTING TO ENHANCE STUDY**

- **Not plantae** (various species)
  - **Carpinus betulus** (amidegau)
  - **Holm Quercus** (holm oak)

**GROUP 3 - EXCAVATION AREA PLANTING TO ENHANCE STUDY**

- **Solanum xanthocarpum** (acorn)
  - **Solanum ptycanthus** (poinsettia)
  - **Nicotiana alata** (tobacco)

**GROUP 4 - PLANTING TO ENHANCE STUDY**

- **Ceratostigma plumbaginoides** (plumbago)
  - **Salvia splendens** (salvia)
  - **Salvia farinacea** (salvia farinacea)

**GROUP 5 - PLANTING TO ENHANCE STUDY**

- **Acer palmatum** (lumbar senna)
  - **Fagus sylvatica** (fagus sylvatica)

**GROUP 6 - PLANTING TO ENHANCE STUDY**

- **Cephalis viscosus** (lumbar senna)
  - **Sedum spathulifolium** (sedum)
  - **Euphorbia mellifera** (euphorbia)

**GROUP 7 - PLANTING TO ENHANCE STUDY**

- **Digitalis purpurea** (lumbar senna)
  - **Salvia officinalis** (salvia officinalis)
  - **Verbena officinalis** (verbena officinalis)
### Plant Palette - Precinct 3

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<td><em>Eucalyptus obliqua</em></td>
<td>Red Ash</td>
<td>12.5 x 10m</td>
<td>2m, 4L, 10mm Col</td>
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<tr>
<td><em>Casuarina glauca</em></td>
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<tr>
<td><em>Eucalyptus pellita</em></td>
<td>White Stringybark</td>
<td>1.8 x 12m</td>
<td>1L, 10mm pot</td>
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<td>2L, 4L, 10mm Col</td>
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<tr>
<td><em>Eucalyptus saligna</em></td>
<td>Stringybark</td>
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<td>as shown</td>
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</tbody>
</table>

### Plant Palette - Precinct 3

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Mature Size (H/W/I)</th>
<th>Install Size</th>
<th>Spacing</th>
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<td><strong>Medium Trees</strong></td>
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<td><em>Eucalyptus gunnii</em></td>
<td>Blackbutt</td>
<td>15 x 15m</td>
<td>2L, 4L, 10mm Col</td>
<td>as shown</td>
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</table>

**Note:** All plants are shown in the Precinct 3 area.
Contents

1.0 Introduction ................................................................. 3

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3.0 Urban Context ............................................................. 5

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9.0 Conclusion ............................................................... 17
1.0 Introduction

This report has been prepared by David Lock Associates (DLA) on behalf of the applicant for a planning permit for 26-42 Dunlop Avenue, Ascot Vale.

The purpose of this report is to:

- Document the key characteristics of the site and its context that should influence its development from an urban design perspective; and
- Explain how the proposed development responds to this context.

Section 2.0 identifies the strategic context of the subject site and associated urban design principles.

Section 3.0 analyses the surrounding urban and policy context of the subject site and associated urban design principles.

Section 4.0 documents the physical and character context of the northern interface and associated urban design principles.

Section 5.0 documents the physical and character context of the southern and eastern interface and associated urban design principles.

Section 6.0 documents the physical and policy context of the western interface and associated urban design principles.

Section 7.0 summarises the urban design principles.

Section 8.0 provides a design response.

Section 9.0 concludes the report.
2.0 Strategic Context

The site is located to the south west of the Union Road Major Activity Centre (MAC) (as identified within Plan Melbourne) and within 400m of retail and commercial services and facilities on Union Road. It is located within the Principal Public Transport Network (PPTN) and serviced by the 472 bus along Francis Street and the 37 tram along Union Road within proximity to the site. Ascot Vale train station is within 400m north-east of the subject site.

Plan Melbourne seeks urban consolidation in established centres that contains services, jobs and public transport. Clause 5.0.3 seeks to increase the supply of well-located affordable housing that provides a mix of public and private tenure. Clause 2.0.5 identifies the site under the 'Medium to High Housing Intensification' category due to its proximity to the 37 tram and the PPTN.

The site's GZCE zoning supports a diverse housing mix and housing growth in strategic locations, whilst responding to the neighbourhood character of the area.
3.0 Urban Context

Figure 3. Urban Context

LEGEND
- SUBJECT SITE
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- SENSORS
- CONSERVATION
- PUBLIC OPEN SPACE
- Council Boundary
- Train Line
- Train Station
- Bus Route
- Bus Stop

CITY OF MELBOURNE

CITY OF ROOKE VALLEY
The site is located on the northern edge of the Ascot Vale Estate and contains the following key characteristics:

- A series of 2-3 storey flats scattered across the site in various diagonal alignments.
- At grade car parking located off the laneway running along the northern boundary of the site.
- Large and inconsistent front setback areas with grassed landscaping and low front fences.
- Large mature trees interspersed throughout the site, with one tree being contained within the Environmental Significance Overlay (Schedule 2 - Significant Tree). The objective of the overlay is to preserve significant trees and to minimize the impact of development on the health of significant trees.
- Consistent use of red bricks and a moderate roof pitch across each building.
- A significant slope across the site from east to west at a 20% (approx) gradient. The highest point is the north-eastern corner which also slopes downward along Rutherford Street to the south.
- Existing footpath crosses on each street frontage along with exposed bin storage areas.

Clause 21.02 and Clause 21.03 endeavour for an appropriate balance between urban consolidation and respect of existing neighbourhood character which is achieved through high quality urban design and architecture and encourages activities to the public realm. Intensification is also reinforced by the site's characteristics as a 'Moderate to High Housing Intensification' area under Clause 21.05.

With respect to urban design policy considerations, Clause 21.06 provides the most pertinent guidance. Specifically, it seeks development in accordance with the preferred character identified in the Neighbourhood Character Precinct Profiles (2012). Key strategies include maintaining and enhancing residential streetscape quality and surrounding amenity. Garden Court 1 seeks development to provide single-plant and trees, while allowing modest building design with no (or transparent) front fences. Consistency in materials is encouraged to respond to existing built form. Generous front and side setbacks are sought to reinforce the existing landscape character.

Clause 21.06 provides guidance for the safety, health and wellbeing of residents. Strategies include maximisation of natural surveillance, active street frontages, clear and legible connectivity through sites that avoid concealed entry and entrapment. Opportunity for social interactions between public and private environments is encouraged for multi-storey residential development.

Clause 21.08 also promotes good quality urban design outcomes through contemporary, innovative, logical and context-responsive design. Architectural finesse through massing, articulation and visual interest is sought together with visual and physical legibility through areas and building design to consider topographic conditions. New development is encouraged to be constructed up to, but not exceeding preferred heights whilst minimising off-site amenity impacts.

 Clause 55.04 also provides pertinent urban design guidance with respect to visual bulk to ensure heights and setbacks respect existing and preferred neighbourhood character (standard 8.17), and overloading with respect to limiting views to secluded private open space (standard 8.13).
4.0 Northern Interface

URBAN DESIGN PRINCIPLES

The existing 3 storey building height is maintained and responds sensitively to the slope and surrounding properties.

Development does not adversely impact the amenity of neighbouring properties with respect to visual impact and overlooking.

New landscaping is incorporated into the design.

The site’s northern boundary is adjoined by a rear lane at approximately 3m in width that facilitates rear access to dwellings fronting Francis Street, in addition to parallel in-line car parking for existing public housing tenants along the site’s northern boundary. The lane is paved with blue stone. The lane acts as a “back of house character”, which is attributed to high solids flous and roller doors which line up the northern edge.

To the north of the lane, Francis Street is designated within a Heritage Precinct (H0300), with 53 Francis Street containing individual heritage status (H0300). Francis Street dwellings are generally one storey with some double storey additions. Narrow and deep lot sizes contribute to the narrow and fine-grain housing character. Due to the surrounding contours, the properties along Francis Street generally sit higher than the subject site. Dwellings contain rear backyards that contain large trees and landscaping, which are concealed by high rear fencing. The site abuts the allotment to one dwelling at 30 Rothwell Street which is a single storey weatherboard dwelling with windows facing the site and a tall solid fence.
5.0 Southern and Eastern Interfaces

The existing 3 storey building height is maintained and sensitively positioned to the slope and surrounding neighbours.

Development responds to the close setbacks and consistent streetcape rhythm and residential grain of development to the north and west.

New development creates safe buildings and spaces throughout the site with clearly defined dwelling entries.

The site is bordered by Dunlop Avenue to the south and Rutwell Street to the east. Both streets are a 1.5m wide road with footpath, grassed verges and street trees on either side. The subject site currently contains low permeable boundary fencing, large open spaces, mature trees and internal pedestrian links that weave through the site to existing buildings entrances.

The southern site of Dunlop Street has a different character to the north side. This is due to the small lot pattern that largely comprises semi-detached dwellings that share one common wall. From the street, these dwellings appear wide, but close together. Dwelling range between 1 to 2 storeys in height contain generally contained front setbacks between 6m to 9m which provides for front gardens which combined with the street trees, results in a leafy street character. Dwellings are consistently constructed from brick and contain low fences.

To the east, the site contains a 3.5m (approx.) frontage to Rutwell Street which slopes 30% (approx.). The site contains one crossover to the street.

To the east, 3 dwellings interface the street which includes the signage of a dual occupancy at 22 Dunlop Avenue facing south, and 9-11 Rutwell Street which orientates towards the site.
6.0 Western Interface

The west of the subject site is an extension of the existing block of flats which is generally aligned with Vasey Street to the south of Dunlop Avenue. Two existing flat buildings interface the site to the west. These buildings are sited on an angle to the site boundary and setback from the side boundary with the subject site. Both buildings contain windows on Ground Floor and Level 1 that interface the site. Spacious setbacks and communal space areas are found to the west.

**URBAN DESIGN PRINCIPLES**

- New development creates safe buildings and spaces throughout the site with clearly defined dwelling entries.
- New landscaping is incorporated into the design.

Figure 9. Western Interface character

Figure 10. Existing Character Photographs
7.0 Urban Design Principles

1. Deliver housing intensification that responds to policy and the site’s proximity and accessibility to the Union Street NCP and surrounding public transport.

2. Development recognises existing and preferred character and maintains its layout through clearly defined public and private realms.

3. Development acknowledges and retains (where possible) large existing and significant trees on site.

4. The existing 3 storey building height is maintained and responds sensitively to the slope and surrounding neighbours.

5. New development creates safe buildings and spaces throughout the site with clearly defined dwelling entries.

6. New development is of contemporary style materials that draw from existing character elements within the area.

7. Development does not adversely impact the amenity of neighbouring properties with respect to views, light and overshadowing.

8. New landscaping is incorporated into the design.

9. Development responds to the townscapes and consistent streetscape rhythm and landscaped margin of development to the south and west.
8.0 Design Response

The following section describes how the proposed development responds to the physical and policy context and urban design principles.

The proposal responds to policy direction for housing intensification, including specific support for increased social housing, in opportune locations such as the Union Street MAX and corresponding services, facilities and public transport options.
The existing scale of buildings and the existing contribution of landscaping will generally be maintained by the proposal. Building layouts have been designed to provide a more conventional and responsive building form to what is currently found on site.

The development provides a consistent and straight frontage to Dooley Avenue which responds to the building form along the southern side of the street. This creates more definition to the street, a clearer delineation between the public and private realm and enhances the safety of the development. Furthermore, the layout of buildings with a mix of north-south and east-west wings, is more fine grain and expresses a vertical rhythm when viewed from the street.

The proposal responds to the existing landscape character on site which generally consists of large trees interspersed between the existing buildings. The location of the proposed apartments were determined to minimise tree removal.

Key significant trees such as the tree located within E302 have been carefully considered and the proposed building layout has been designed to enable their protection. This has created high-quality communal open spaces across the site that feature significant trees. This also contributes breaks between built form when viewed from the public realm, and maintains the existing landscape character that forms an integral and defining factor of the surrounding area.

Figure 11. Straight buildings and frontages for consistency with existing streetscape character (source: Hayball)

Figure 12. Proposed building layout and retention of existing significant trees in dark green (source: Tract)
Buildings proposed at 3 storeys in height across the site are designed to work with the slope of the land. The building includes a basement which, particularly on the north eastern corner of the site, has been designed to be fully concealed from the street as it is built into the slope, avoiding excessive cut and fill to the site.

The buildings when viewed from Dunlop Avenue will step downwards with the slope which does not result in the overall building height exceeding 3 storeys at any point, as demonstrated below.

The overall design response applies the principles of Crime Prevention Through Environmental Design (CPTED) providing clear definition between public and private realms.

The buildings have been configured across the site to provide substantial communal open spaces. This is due to the siting of both east-west and north-south running apartment buildings that create useable and well defined spaces.

Additionally, this layout provides apartment orientation in all directions, which contributes to ongoing surveillance internal and external to the site.

This design response defines the edges of communal open space areas, Dunlop Avenue and Redford Streets, avoiding any spaces of entrapment. Communal open spaces areas are also connected by internal links and entrance points are easily identifiable from the streetscape. Each apartment building contains clear and defined entrance points for legibility.

Figure 14. Communal open spaces at varying levels across the site (source: Trans)

Figure 15. Overall height within the 3 storey overall height limit across the sloping site (source: Hayball)
The materials proposed respond to neighbourhood character whilst providing a contemporary, consistent and simplistic composition.

There is a strong presence of red brick within Dunlop Avenue and Notwell Street that add significant character value to the neighbourhood. As such, the proposal incorporates red brick, as well as lighter and darker brick treatments that will be well articulated and evenly distributed across the buildings. The brick is proposed to be combined with a black metal finish with subtle vertical elements and other natural materials. Lighter concrete materials will be used for garden interfaces.

Fencing is also designed with a combination of brick and metal fins, with transparency and permeability. The northern fence will be Colorbond fencing in charcoal that steps with the slope. This is responsive to the "back of house" laneway character.

The proposal maintains the existing 3 storey scale of built form that currently exists on site. In order to alleviate any adverse amenity impacts on neighbouring properties, the proposal is to setbacks a minimum of 6.8m from the rear laneway and in excess of 9m from the southern property boundary of neighbouring properties to the north. This will alleviate overlooking, and significantly reduce visual impact from the north, particularly experienced from the rear backyards of Francis Street dwellings. Notably, these northern boundary setbacks are well in excess of what typically is envisaged under Standard 837 of Clause 55.04.

This, together with significant landscaping (including mature trees) in the northern setback, and significant landscape breaks between buildings, will reduce any visual bulk concerns. The resultant form is seen considered to distract from the heritage values of Francis Street for these reasons and due to the character already experienced.

*Figure 17. Proposed buildings setbacks from the northern boundary (6.8m) and southern boundary of Francis St dwellings (approximately 30m)*
The proposal includes a large amount of new landscaping to replenish the existing supply of trees on site. This will retain and enhance the existing landscape character and reduce amenity impacts from surrounding properties.

The proposed landscaping plan includes medium to large trees with large front setback areas on each boundary frontage. To the north, tree planting is dense along the boundary, which will help to mitigate visual bulk of the development from Francis Street and rear back yards.

On the southern side, the proposal offers high significant amount of new vegetation to complement existing retained trees and to enhance communal open space areas. New landscaping has also been proposed between buildings which will help to mitigate their visual bulk and emphasise their moderate brindle to Dunlop Avenue.

Street trees are also proposed to be planted in an even distribution along both Dunlop Avenue and Northwell Street. This, along with retained street trees, will enhance both streets and provide continuity on either side of the street.

On the western side of the site, significant large trees will be planted to form part of the new public open space, which will further enhance the early character of the adjacent site and surrounding area.

Figure 19. Proposed landscape plan demonstrating well integrated planting through the design (source: Tect)

Figure 18. Consistency in frontage width and streetscape rhythm on Dunlop Avenue (source: Hayball)
9.0 Conclusion

This report summarises the strategic, physical and policy context of the subject site and the broader area to determine a series of urban design principles that should influence its development from an urban design perspective.

It is concluded that the proposal responds appropriately to these urban design principles and therefore, the strategic, physical and policy context.
APPENDIX C – MV/352/2019 – 24-42 Dunlop Avenue, Ascot Vale

Clause 55 – Two or more dwellings on a lot and Residential Buildings

Where there is non-compliance, see main report.

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</tr>
<tr>
<td>B25 - Accessibility Objective</td>
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</tr>
<tr>
<td>B26 - Dwelling Entry Objective</td>
<td>N/A N/A</td>
<td></td>
</tr>
<tr>
<td>B27 - Daylight to New Windows Objective</td>
<td>✓ ✓</td>
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</tr>
<tr>
<td>B28 - Private Open Space Objective</td>
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<td></td>
</tr>
<tr>
<td>B29 - Solar Access to Open Space Objective</td>
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<td></td>
</tr>
<tr>
<td>B30 - Storage Objective</td>
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<tr>
<td>B31 - Design Detail Objective</td>
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</tr>
<tr>
<td>B32 - Front Fences Objective</td>
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<tr>
<td>B33 - Common Property Objectives</td>
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<td>B34 - Site Services Objectives</td>
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**Clause 55.07 – Apartment Developments**

<table>
<thead>
<tr>
<th>Objective</th>
<th>Notes</th>
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<tbody>
<tr>
<td>B35 – Energy Efficiency Objectives</td>
<td>✓ ✓</td>
</tr>
<tr>
<td>B36 – Communal Open Space Objective</td>
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</tr>
<tr>
<td>B37 – Solar Access to Communal Outdoor Space Objective</td>
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</tr>
<tr>
<td>B38 – Deep Soil Areas and Canopy Trees Objective</td>
<td>✓ ✓</td>
</tr>
<tr>
<td>B39 – Integrated Water and Stormwater Management Objectives</td>
<td>✓ ✓</td>
</tr>
<tr>
<td>B40 – Noise Impacts Objectives</td>
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</tr>
<tr>
<td>B41 – Accessibility Objective</td>
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</tr>
<tr>
<td>B42 – Building Entry and Circulation Objectives</td>
<td>✓ ✓</td>
</tr>
<tr>
<td>B43 – Private Open Space above Ground Floor Objective</td>
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</tr>
<tr>
<td>B44 – Storage Objective</td>
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<tr>
<td>B45 – Waste and Recycling Objectives</td>
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<tr>
<td>Objective</td>
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</tr>
<tr>
<td>-----------------------------------------------</td>
<td>---</td>
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<tr>
<td>B46 – Functional Layout Objective</td>
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</tr>
<tr>
<td>B47 – Room Depth Objective</td>
<td>✓</td>
</tr>
<tr>
<td>B48 – Windows Objective</td>
<td>✓</td>
</tr>
<tr>
<td>B49 – Natural Ventilation Objectives</td>
<td>✓</td>
</tr>
</tbody>
</table>
Location of Objector's Properties

| 76 Bulla Road, STRATHMORE VIC 3041 |
APPENDIX B
MV/439/2019 – 165-169 Keilor Road, Essendon
Clause 58 (Apartment Developments) of the Moonee Valley Planning Scheme

Apartment Developments (Clause 58 and Schedule to the General Residential Zone).

Where there is non-compliance, see main report.

<table>
<thead>
<tr>
<th>Title and Objective</th>
<th>Complies with Standard</th>
<th>Complies with Objective</th>
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<tbody>
<tr>
<td>D1 - Urban context objectives</td>
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<tr>
<td>D2 - Residential policy objectives</td>
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<td>✓</td>
</tr>
<tr>
<td>D3 - Dwelling diversity objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D4 - Infrastructure objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D5 - Integration with the street objective</td>
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<td>✓</td>
</tr>
<tr>
<td>D6 - Energy efficiency objectives</td>
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<td>✓ subject to condition</td>
</tr>
<tr>
<td>D7 - Communal open space objective</td>
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<td>✓</td>
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<tr>
<td>D8 - Solar access to communal outdoor open space objective</td>
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<td>✓</td>
</tr>
<tr>
<td>D9 - Safety objective</td>
<td>✓</td>
<td>✓</td>
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<td>D10 - Landscaping objectives</td>
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<td>D12 - Parking location objectives</td>
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<td>✓</td>
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<tr>
<td>D13 - Integrated water and stormwater management objectives</td>
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<td>✓ subject to condition</td>
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<td>D14 - Building setback objectives</td>
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<td>D15 - Internal views objective</td>
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<td>D16 - Noise impacts objectives</td>
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<td>D17 - Accessibility objective</td>
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<td>D18 - Building entry and circulation objectives</td>
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<td>Objective</td>
<td>Complies</td>
<td>Non-compliance</td>
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<td>-----------</td>
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<tr>
<td>D20 - Storage objective</td>
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<td>D22 - Site services objectives</td>
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</tr>
<tr>
<td>D23 - Waste and recycling objectives</td>
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<td>✓ subject to condition</td>
</tr>
<tr>
<td>D24 - Functional layout objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D25 - Room depth objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D26 - Windows objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D27 - Natural ventilation objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

- Complies, X - Non-compliance, N/A - Not Applicable
### Item 10.3 - Attachment D

#### Preliminary Planning

**Development Summary**

- **Property:** 165-169 Kakar Road, Easendon
- **Project:** Residential Development
- **Status:** 2100 Plant, 2021 Site
- **Stage:** 2022/01

#### Site Plan

- **Stage 1:** 1524m²
- **Stage 2:** 1356m²
- **Total:** 2880m²

#### Plan Details

<table>
<thead>
<tr>
<th>Area Type</th>
<th>Length</th>
<th>Width</th>
<th>Area</th>
<th>Gross</th>
<th>Net</th>
<th>Gross</th>
<th>Net</th>
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<tbody>
<tr>
<td>Stage 1</td>
<td>1524m²</td>
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<tr>
<td>Stage 2</td>
<td>1356m²</td>
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<td></td>
<td></td>
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<tr>
<td>Total</td>
<td>2880m²</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**

- All areas are approximate and subject to change during construction.
- Final design and layout may vary.
- Material and plant details are subject to change.

---

**Attachment D**

- **Purpose:** Detailed site plan and development summary.
- **Details:** Plan layout, area calculations, and project milestones.

---

**Rothelowman**

- **Contact:** 03 8808 8800
- **Email:** info@rothelowman.com

---

**Plan Details:**

- **Area:** 2880m²
- **Stage:** 1524m², 1356m²
- **Additional Notes:** Site plan with dimensions and area calculations.
APPENDIX A

MV/2/2019 – 8-24 Everage Street, Moonee Ponds
Clause 58 (Apartment Developments) of the Moonee Valley Planning Scheme

Apartment Developments (Clause 58 and Schedule to the General Residential Zone).

Where there is non-compliance, see main report.

<table>
<thead>
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<tr>
<td>D1 - Urban context objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D2 - Residential policy objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D3 - Dwelling diversity objective</td>
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</tr>
<tr>
<td>D4 - Infrastructure objectives</td>
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<td>✓</td>
</tr>
<tr>
<td>D5 - Integration with the street objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D6 - Energy efficiency objectives</td>
<td>✓ subject to condition</td>
<td>✓ subject to condition</td>
</tr>
<tr>
<td>D7 - Communal open space objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D8 - Solar access to communal outdoor open space objective</td>
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<td>✓</td>
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<tr>
<td>D9 - Safety objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D10 - Landscaping objectives</td>
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<td>✓ subject to condition</td>
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<tr>
<td>D11 - Access objective</td>
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<td>✓</td>
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<tr>
<td>D12 - Parking location objectives</td>
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<tr>
<td>D13 - Integrated water and stormwater management objectives</td>
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<td>D14 - Building setback objectives</td>
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<td>D15 - Internal views objective</td>
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<td>✓</td>
</tr>
<tr>
<td>D16 - Noise impacts objectives</td>
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<tr>
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</tr>
<tr>
<td>D18 - Building entry and circulation objectives</td>
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</tr>
<tr>
<td>D19 - Private open space objective</td>
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<td>✓</td>
</tr>
<tr>
<td>D20 - Storage objective</td>
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<td>D22 - Site services objectives</td>
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<tr>
<td>D27 - Natural ventilation objectives</td>
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✔ - Complies, X - Non-compliance, N/A - Not Applicable
A1718039 - PROPOSED MIXED USE DEVELOPMENT
8 EVERAGE STREET MOONEE PONDS VIC
TOWN PLANNING APPLICATION - REVISED SUBMISSION 9/10/19