Delegated Planning Committee Meeting

Agenda

Tuesday 25 May 2021
Commencing at 6pm

Council Chamber
Hobsons Bay Civic Centre
115 Civic Parade, Altona

HOBSONS BAY CITY COUNCIL

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Delegated Planning Committee Meeting Agenda 25 May 2021

THE COUNCIL'S MISSION

We will listen, engage and work with our community to plan, deliver and advocate for Hobsons Bay to secure a happy, healthy, fair and sustainable future for all.

OUR VALUES

Respectful

Community driven and focused

Trusted and reliable

Efficient and responsible

Bold and innovative

Accountable and transparent

Recognised

Council acknowledges the peoples of the Kulin nation as the Traditional Owners of these municipal lands and waterways, and pay our respects to Elders past and present.

Chairperson: Cr.

Jonathon Marsden	Mayor and Strand Ward

Councillors:

Cr. Diana Grima	Wetlands Ward
Cr. Matt Tyler	Wetlands Ward

Both applicants and objectors should note that whilst recommendations are included in this agenda the Delegated Planning Committee may accept, amend or propose an alternative resolution.

Agenda

- **Apologies**

- **Disclosure of Interests**

In accordance with sections 127 and 128 of the Local Government Act 2020 Councillors are required to disclose a general or material conflict of interest. A conflict of interest must be disclosed in accordance with section 15.3 of the Hobsons Bay Governance Rules.

Disclosure must occur immediately before the matter is considered or discussed.

- **Business**

Application:	PA1531815
Address	16-18 & 20 Sargood Street Altona
Proposal:	Application under section 87A of the Planning and Environment Act 1987 to amend a planning permit for buildings and works associated with the construction of a six storey building comprising retail premises, office, dwellings and partial basement car parking, use of the land for retail premises and office, a reduction in the car parking requirements at Clause 52.06 of the Hobsons Bay Planning Scheme and a waiver of the loading/unloading requirements at Clause 52.07 of the Hobsons Bay Planning Scheme in accordance with the endorsed plans

PA1531815– 16-18 & 20 Sargood Street Altona

Purpose

Planning Permit PA1531815 was issued on 2 December 2016 for *"Buildings and works associated with the construction of a six storey building comprising retail premises, office, dwellings and partial basement car parking, use of the land for retail premises and office, a reduction in the car parking requirements at Clause 52.06 of the Hobsons Bay Planning Scheme and a waiver of the loading/unloading requirements at Clause 52.07 of the Hobsons Bay Planning Scheme in accordance with the endorsed plans."* This permit was issued at the direction of the Tribunal after a merits review in November 2016.

On 3 February 2021 the permit applicant applied directly to VCAT under Section 87A of the Planning & Environment Act 1987 to amend the current planning permit to include, amongst other things, five additional apartments as well as amendments to the internal layout and roof form which resulted in an increase to the overall building height from 21.95 metres to 24.95 metres, or an overall height increase of 3 metres.

In accordance with VCAT's Initiating Order, the application was advertised with two objections received. Both objectors lodged statement of grounds, with both parties nominating not to participate at the Compulsory Conference which was held on 4 May 2021. As such, they are no longer parties to the appeal. The objectors raised concerns in regard to a lack of available on street parking, excessive building height. Council officers expressed concerns in relation to the increased roof profile and overall height.

As part of the Tribunal proceeding, the Compulsory Conference resulted in further amendments being sought to the application through substituted plans (without prejudice) which are summarised below and discussed in further detail in **Appendix 1**. The key variations include:

- Deletion of the proposed 7th storey.
- Scaling back of the 'amplified' roof form to be generally in accordance with the previously endorsed plans resulting in an overall building height of 22.2 metres or an overall increase of 250 millimetres over the approved development.
- Some internal amendments to the apartments on the first floor have been made to improve internal amenity.

Following a review of these plans, Council Officers formed a view that the substituted plans addressed the previously raised concerns and were suitable for approval.

The purpose of this report is to seek the Delegated Planning Committee's endorsement of the request for Consent Orders issued by the Tribunal to allow the granting of an amended planning permit based on the substituted plans.

Should Councillors not endorse the position agreed at the compulsory conference, the matter will proceed to a full merits hearing currently scheduled for 7th and 8th July 2021.

Recommendation

That the Delegated Planning Committee resolves to:

Agree to the consent order request in Victorian Civil & Administrative Tribunal proceeding PO7/2021 to allow the issue of amended planning permit PA1531815 at 16-18 & 20 Sargood Street, Altona for buildings and works associated with the construction of a six storey building comprising retail, office, dwellings, use of the land for retail premises and office, and a reduction in the car parking requirements of the Hobsons Bay Planning Scheme in accordance with the endorsed plans, subject the conditions contained in the draft amended permit set out in Appendix 2.

Key Issues

- A planning permit currently runs with the land for the construction of a six storey building comprising retail premises, office, dwellings.

- The extent of changes proposed to the approved development in the amendment application is limited to the internal layout brought about by the addition of 5 apartments in place of a first floor car parking area and the conversion of the upper level dwellings to be over two levels resulting in an increased building height and an 'amplified' roof form.

- The more recently substituted plans address the Officer's concerns raised prior to the compulsory conference in relation to the addition of a 7th storey and amplification of the roof profile. The substituted plans remove the 7th level and scale back the roof profile to be similar to the currently endorsed plans.

- Through the above alterations the overall scale, height and architectural form of the building will remain generally consistent with the approved development.

- The proposal seeks a reduction of the statutory parking rate of five spaces. The permit as originally issued already approved a greater reduction. The reduction is consistent with policy objectives which seek to reduce car-based travel with conveniently located public transport options and is supported by Council's Traffic Engineer.

Policy Implications

The proposal demonstrates compliance against the Planning Policy Framework and Local Planning Policy Framework of the Hobsons Bay Planning Scheme.

Consultation and Communication

The application has been advertised at the direction of VCAT in accordance with its Order dated 15 February 2021.

Council has received copies of statement of grounds from the following parties:

- Altona RSL sub branch c/ Williams Winter Solicitors Level 7 55 Lonsdale Street Melbourne; and

- The owner of 2/57 Blyth Street Altona

In summary the concerns raised in relation to the proposed amendments are listed as follows:

- Concerns associated with a lack of on street parking in the area

- The addition of a 7-storey building will have significant impact on the streetscape of this area.
- Reduction in bike parking.

The application was referred to Council's Traffic Engineering department and external Urban Design Consultant. These comments are discussed in further detail in the assessment section of the report.

Conclusion

As a consequence of the alterations shown on the substituted plans, the overall scale, height and architectural form of the building will remain generally consistent with the approved development and will not result in a significant transformation of the proposal which would otherwise give rise to potential off site amenity impacts. Accordingly, the request to amend the permit should be supported.

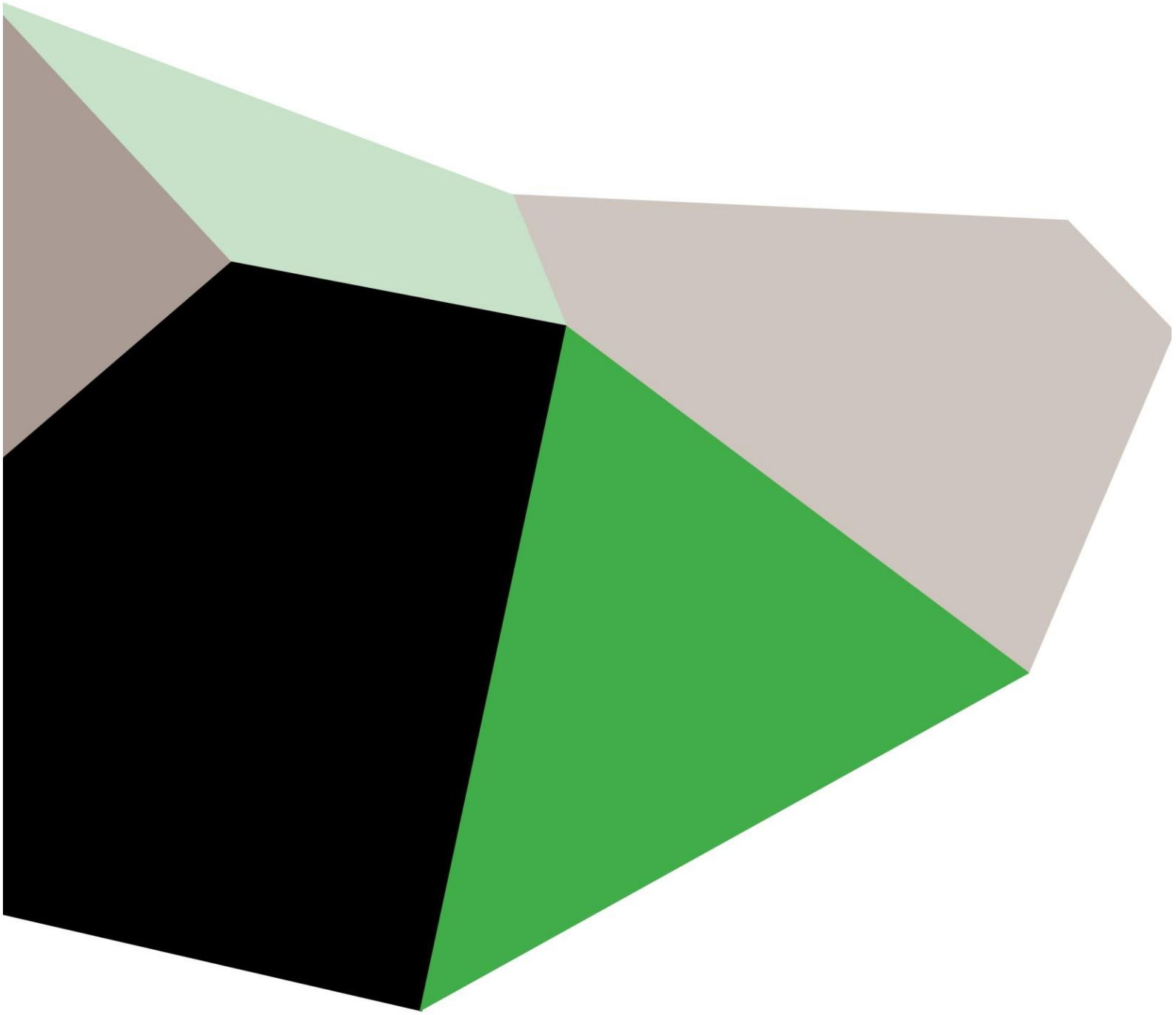
Appendices

1. Officer's Report
2. Draft Amended Planning Permit Conditions (subject to VCAT Order)
3. Locality Map and Advertised Plans
4. Amended Plans (substituted through Tribunal proceedings)
5. Clause 52.06 – Car Parking
6. Guidelines for Higher Density Residential Development

Officer Declaration of Conflict of Interest

Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to the Council, to disclose any direct or indirect interest in a matter to which the advice relates.

Council officers involved in the preparation of this report have no conflict of interest in this matter.



HOBSONS BAY CITY COUNCIL

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Appendix 1

Officer’s Report

Planning Permit No PA1531815 Amendment Pursuant to Section 87A of the Planning & Environment Act 1987

16-18 & 20 Sargood Street Altona

SUMMARY TABLE

Permit issued 2 December 2016 for:	Buildings and works associated with the construction of a six storey building comprising retail premises, office, dwellings and partial basement car parking, use of the land for retail premises and office, a reduction in the car parking requirements at Clause 52.06 of the Hobsons Bay Planning Scheme and a waiver of the loading/unloading requirements at Clause 52.07 of the Hobsons Bay Planning Scheme in accordance with the endorsed plans.
Proposed Section 87A Application lodged with VCAT	Buildings and works associated with the construction of a seven storey building comprising retail, office, use of the land for retail premises and office and a reduction in the car parking requirements in accordance with the endorsed plans.
Applicant:	Redleigh Investments Pty Ltd C/- Planning & Property Partners
Date Section 87A Request Received	3 February 2021
Amended Application	Plans were further amended prior to a compulsory conference at the Victorian Civil and Administrative Tribunal (the Tribunal) held on 4 May 2021.
Zoning:	Mixed Use Zone
Overlays:	Nil
Under what clause (s) is a permit required	Pursuant to Clause 32.04-6, a permit is required to construct and extend two or more dwellings on a lot, dwellings on common property and residential buildings.
Restrictive covenants or easements on title	Not applicable
Cultural Heritage Management Plan	The land is in an area of Cultural Heritage Sensitivity due to its proximity to the coast. A cultural heritage management plan has been approved for this site.
Coastal Inundation	Not applicable
Major Hazard Facility buffer	Not applicable
Site Inspection	23 February 2021
Number of Objections	2

Recommendation	Support the substituted plans presented at the Compulsory Conference with agreed conditions as set out in the recommendation of this report.

BACKGROUND

At its meeting held 7 July 2016, Council's former Special Planning Committee resolved to refuse planning application PA1531815 on various grounds. Planning Permit No. PA1531815 ('the Permit') was subsequently issued at the direction of the Victorian Civil and Administrative Tribunal ('the Tribunal') on 2 December 2016. The permit allowed the use and development of land at 16-18 and 20 Sargood Street for a six storey mixed use building with partial basement car parking, a reduction in car parking and a waiver of the loading/unloading requirements at 16-18 and 20 Sargood Street, Altona. No plans were endorsed under the permit.

In December 2018 the applicant applied directly to VCAT under Section 87A of the Planning & Environment Act 1987 to amend the permit. The amendments at the time included amongst other things removal of basement car parking and relocation of some of the parking to the first floor of the building with a new vehicle access to Blyth Street and subsequent internal variations to the building to accommodate this change. The roof profile was also altered from a more staggered alignment to a more uniform design. This application was disallowed by the Tribunal which raised concerns in relation to pedestrian safety, the design and use of a proposed crossover serving Blyth Street, lack of internal amenity in some apartments and the changed roof form (Refer to VCAT Reference P2616/2018).

Plans were subsequently endorsed in August 2020. The endorsed plans included some amendments which were considered via the 'secondary consent' process available at Condition 2 of the permit. The changes addressed the issues raised by the Tribunal in 2018.

In February 2021 the applicant sought to amend the plans once more by applying directly to VCAT under Section 87A of the Planning & Environment Act 1987 to amend the permit. The proposal amended the design to include (amongst other things) five additional apartments, an increase in height to seven storeys within an amplified roof form, rearrangement of the on-site car parking as well as amendments to the internal layout.

The plans were amended on a 'without prejudice' basis prior to a Compulsory conference held 4 May. These plans reverted back to be consistent with the form and height of the endorsed plans and included the rearrangement of the on-site car parking as well as changes to the internal layout.

SUBJECT SITE & LOCALITY TABLE

Site area	1,118m2
Existing conditions	The subject side is now vacant following recent demolition of the existing buildings on the land. The land is regular in shape with an overall site area of 1118m2.
Surrounds	**North** • 22-26 Sargood Street is located directly north of the subject site. This site contains a public car park. • 92 Railway Street is located further north and contains a double storey brick office building.

	Pedestrian access is provided from the public car park and from Railway Street. **South** • 62-64 Blyth Street is on the opposite side of Blyth Street. The site contains a car park associated with the Coles supermarket. • 14 Sargood Street is located further south and contains a single storey church building currently occupied by the Altona Baptist Church. **East** • 55 Blyth Street is to the east of the subject site. This site contains a single and part double storey building used as a medical centre. • 53A Blyth Street is further to the east of the subject site. This site contains a Telstra communications exchange building. **West** • 25 Sargood Street and 57 Blyth Street is to the west. This site contains one double storey townhouse and six three storey townhouses. Garages are provided in an undercroft layout along the northern boundary with vehicle access from Sargood Street. • 27 Sargood Street is to the west. This site contains a single storey building currently used by the Altona RSL Club. Outdoor tables and chairs are provided within the street frontage.
Local parking restrictions	Two hour parking restrictions apply along Blyth and Sargood Streets respectively
Street trees	There are three street trees on the Sargood Street frontage and one street tree on the Blyth Street frontage.
Infrastructure and services	Infrastructure services are limited to two power poles near the Sargood Street frontage.
Access to services	The site is located within the Altona Beach Activity Centre and within 200m of Altona train station. There are also five other bus routes between 90 and 170 metres of the site along Blyth, Pier and Railway Streets. Taxi services operate from outside the railway station.
Significant on-site vegetation	The subject site does not contain any vegetation.

SITE HISTORY

No other planning permits apply to the site other than the relevant approvals outlined in the background to this report which relate to the same development.

PROPOSED AMENDMENTS

The applicant initially applied to VCAT to amend the permit by making the following modifications to the planning permit and endorsed plans which are summarised as follows:

- A change to the preamble description of the current permit which changes the number of storeys from 6 to 7 and deletion of the reference to the waiver of the

loading/ unloading requirements as a planning permit is no longer required for this. The proposed wording of the permit preamble is set out as follows:

"Buildings and works associated with the construction of a seven storey building comprising retail, office, dwellings, use of the land for retail premises and office and a reduction in the carparking requirements in accordance with the endorsed plans"

- Associated amendments to conditions which were considered no longer relevant to the proposal as amended. These changes are summarised as follows:

Condition 1

Subsequent changes to Condition 1 which delete references to part (a) - (d)

Condition 5

Subsequent changes to Condition 5 which require a revised waste management plan.

Condition 6

Subsequent changes to Condition 6 which require a revised Sustainable Design Assessment

Condition 7

Subsequent change to Condition 7 which requires a revised Acoustic Report and associated changes to the wording of Condition 8.

Condition 11

Deletion of parts (o)–(q) of the construction management plan which include references to the number of workers on site and dust suppression.

Condition 14

Subsequent change to Condition 14 which deletes reference to material detailing associated with public art which is addressed on the revised plans.

Condition 17

Some minor changes to the wording.

Condition 21

Deletion of Condition 21 requiring that each dwelling be provided with one allocated car space within the stacker unless with the written consent of the Responsible Authority.

Condition 25

Deletion of condition requiring that the owner meet the costs of all alterations to services

Condition 33

Deletion of this condition which requires that tenants associated with the retail premises make satisfactory arrangements to control and dispose of litter.

To follow is a list of changes proposed to the development as submitted and advertised with the Section 87A application.

Ground level Parking

- Additional row of car stackers and a DDA car space on ground floor, accessway width reduced from 6.9m to 6.4m. Car lift to first floor removed. The total number of car spaces remains at 49.

- Lift and stair core, pedestrian and office entries mirrored and shifted south by 125mm. Ground floor services and shops rearranged based on advice received from services engineers and to provide further active frontage to Blyth Street.

- Number of internal bicycle spaces reduced from 15 to 12.

1ST Floor Level & above

- Five new apartments added to the first floor via the removal of car parking on this level and removal of a car lift.

- Apartment 101 updated from 3-bedroom to 2-bedroom.

- Residents storage cages rearranged to provide an improved layout.

- Apartment 205 & 206 balconies reduced. No second balcony to apartment 204.

- Apartments 501, 502 & 504 converted to duplex apartments over two levels, seventh storey added with dormer roofs to apartments 501 & 504. Apartment 503 minor internal modifications. Skylights increased in size from 550 x 1400mm to 780 x 1400mm to provide better internal amenity. No skylights to fifth floor bathrooms and hallway.

- Elevations and materials schedule updated

The plans advertised at the direction of the Tribunal are provided in Appendix 3 of this report.

<u>Without Prejudice Substituted Plans</u>

As part of the Tribunal proceeding a Compulsory Conference was held on 4 May 2021. Prior to the compulsory conference the applicant circulated further amended plans on a 'without prejudice' basis. These plans were discussed at the compulsory conference and form the basis of the Consent Order request.

The key change is the deletion of the 7th floor and subsequent reduction in the roof profile and overall height such that the external appearance of the building is generally consistent with the previously endorsed plans. These amendments are referred to in the assessment section of this report and have resolved the Officer's concerns.

The Substituted Plans are provided in Appendix 4 of this report.

PERMIT TRIGGERS

Pursuant to Clause 32.04-6 (Mixed Use Zone), a permit is required to construct two or more dwellings on a lot, noting that primary permission has been previously granted by VCAT in 2016.

There is no maximum height limit in specified the Schedule to the Zone. An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

However, as this application is to amend a permit it is exempt from the objectives and standards of this clause as the application was lodged before the approval of Amendment VC136.

In W Property Group Pty Ltd v Boroondara CC (2017) VCAT 740, the Tribunal considered the question of law on whether the provisions of clause 58 apply to an application to amend an existing permit brought in the Tribunal's original jurisdiction under section 87A and determined that the provisions of Clause 58 are not relevant to an application to amend an existing permit pursuant to Section 72 or 87A of the Act, where the original application for the existing permit was made before the coming into operation of Clause 58. This also applies to Clause 55.07.

In light of the above, the application has been assessed against the Guidelines for Higher Density Residential Development which is contained at Appendix 6 of this report. The comparative assessment shows that the design objectives have been met.

The site is also located within an area of cultural heritage sensitivity. A Cultural Heritage Management Plan has been prepared for the site and a notice of approval has been issued under the Section 65(2) of the Aboriginal Heritage Act 2006.

PUBLIC NOTIFICATION

The application was advertised at the direction of VCAT in accordance with the Initiating Order dated 15 February 2021.

Council has received copies of statement of grounds from the following parties:

- Altona RSL sub-branch c/ Williams Winter Solicitors Level 7 55 Lonsdale Street Melbourne; and
- The owner of 2/57 Blyth Street Altona

In summary the concerns raised in relation to the proposed amendments are listed as follows:

- Concerns with the reduction in car parking including use of the RSL carpark by people not attending the RSL.
- Building height excessive brought about by the increased roof profile.

- Reduction in bike parking.

INTERNAL REFERRALS

The application was referred internally to Council's Traffic Engineer and externally to Council's Urban Design Consultant. The details of the referral responses are provided in the following tables.

Referral	Plan Version	Advice/Response/Conditions
Traffic		Council's Traffic Engineer has offered the following response in relation to the amended proposal supporting a parking reduction of 6 spaces for the following reasons 1. *The site's walkability to public transport (903 Smartbus, railway station)* 2. *The site's walkability to healthcare, community and retail premises* 3. *The* site's *walkability to the leisure facilities (Altona Beach, public parks etc)* *Clause 52.06-6 sets out that a Car Parking Demand Assessment must have regard to the above.* *I am satisfied that the above items lower reliance on car and contribute to viability of having one single bedroom apartment without provision of off-street parking at this particular location.* *Naturally, any owner or tenant of this building should be made aware that their dwelling does not include off-street parking before they buy it/rent it*
Officer Response		Refer to the assessment section of this report noting that these comments relate to the initial S87A amended plans not the substituted plans.

Referral	Plan Version	Advice/Response/Conditions
Urban Design		Council's Urban Design Consultant offered the following comments in relation to the amended proposal as originally submitted: • *The proposed amended outcomes suggested by the applicant are not supported in that they amplify the perceived scale and bulk of the development particularly when viewed along Blyth Street and its southern footpath from the south east and south west.* • *The development of Level 5 now with no natural light or ventilation into common areas is not supported.*

		• *The proposed projection beyond the roof form to accommodate the proposed interconnecting stairs for 501 and 504 only serves to further amplify the proposal.* • *In summary since the earlier permit considerable useful work in developing BADS standards and their subsequent updating has been undertaken that provides direction as to acceptable outcomes for development. The proposal if assessed on these standards would fall short in several areas including daylighting to habitable spaces and the liveability of living areas without circulation incumbrance.*
Officer Response		Refer the assessment section of this report.

ASSESSMENT

The key planning considerations of the proposed amendments relate to:

- *Whether the proposed amendments continue to be supported by planning policy?*
- *Whether the proposed amendments would cause unreasonable off-site amenity impacts?*
- *Whether the internal amenity of the proposed amendments is satisfactory?*
- *Whether the proposed parking arrangements are satisfactory?*

To follow is an assessment of each of these matters in turn which relate specifically to the substituted plans presented at the Compulsory Conference. <u>It should be borne in mind that the development already has a permit and endorsed plans, so the extent of consideration is confined to the proposed amendments.</u>

Will the proposed amendments continue to be supported by planning policy?

To follow is an assessment of the amended proposal against the relevant state and local planning policy provisions.

Planning Policy Framework

Clause 71.02 Operation of the Planning Policy Framework is relevant to the proposal and provides a context for spatial planning and decision making by planning and responsible authorities.

The Planning Policy Framework (PPF) contains a number of directions relevant to the consideration of the proposal. They are:

- **Clause 11.01-1S Settlement**
- **Clause 11.01-1R Settlement**
- **Clause 11.02-1S Supply of Urban Land**
- **Clause 11.03-1S Activity Centres**
- **Clause 13.01-2S Coastal Inundation and Erosion**
- **Clause 13.05-1S Noise**
- **Clause 15 Built Environment and Heritage**

- **Clause 15.01-1S Urban Design**
- **Clause 15.01-1R Urban Design**
- **Clause 15.01-2S Building Design**
- **Clause 15.01-4R Healthy Neighbourhoods**
- **Clause 16 Housing**
- **Clause 16.01-4S Housing Affordability**
- **Clause 16.01-3R Housing Diversity**
- **Clause 16.01-2R Housing Opportunity Areas**
- **Clause 16.01-2S Location of Residential Development**
- **Clause 17.02 Commercial.**
- **Clause 18 Transport**
- **Clause 18.02-4S Car Parking**
- **Clause 18.02-2R Principal Public Transport Network**
- **Clause 19.03-03S Integrated Water Management**

Planning Policy Framework Response

It is clear that planning policy support has already been established for a mixed use development of this site which includes retail, office and residential apartments. The approved development also supports the housing diversity and affordability objectives as referenced above which specifically encourages higher density housing to be located in or close to activity centres that offer good access to services and transport. Therefore, from a strategic planning point of view the currently approved development responds to this trend and is consistent with the urban consolidation initiatives of planning policy highlighted in the previous headings. The amended proposal remains consistent with this policy.

Furthermore, the substituted plans presented at the compulsory conference go a step further by addressing the broader Building and Urban Design objectives set out in the Planning Policy Framework. In this regard, the deletion of the 7th storey and associated reduction in the roof profile has brought the proposal back generally into line with what has already been approved.

Local Planning Policy Framework

The Local Planning Policy Framework contains the following policies that are relevant to the proposal:

Clause 21.02 'Hobsons Bay Key Issues and Strategic Vision' identifies key issues for the Municipality and provides an overall outline of the Municipal Strategic Statement. The Strategic Framework map of the municipality nominates the subject site to be within a Major Activity Centre, which is well serviced by a range of public transport options and retail and recreational facilities.

- **Clause 21.03 'Settlement'**
- **Clause 21.06 'Built Environment and Heritage'**
- **Clause 21.07 'Housing'**
- **Clause 21.09 'Transport and Mobility'**
- **Clause 22.06 'Mixed Use Policy – Altona Activity Centre'**
- **Clause 22.13 'Environmentally Sustainable Development'**

While Clause 22.13 does not apply to applications lodged prior to its introduction, the original permit did require the submission of a Sustainable Design Statement (SDS) which has since been endorsed.

The draft amended planning permit retains the condition requiring an SDS to be submitted for endorsement assuming it requires changes to reflect the amended plans.

Local Planning Policy Response

As referenced under the previous heading there is clear policy support both within the PPF and LPPF for an appropriately designed mixed use development on the site. While the advertised amended plans presented issues with respect to bulk and mass, the substituted plans alleviate these issues.

Based on the acceptance of the substituted design now sought for approval the amended proposal is consistent with the relevant policies in the LPPF for the following reasons:

- The proposal continues to maintain a high standard of visual amenity and urban design which contributes positively to the character of the surrounding area and Hobsons Bay more broadly. In this regard the architectural form of the building is almost identical to the approved development.

- The amended development is well resolved and will continue to provide a high level of internal amenity for future residents whilst also ensuring amenity impacts on adjoining properties are minimised. In this regard the substituted plans have addressed the principle concerns raised by Council's Urban designer primarily through the deletion of the 7th floor and associated reduction in the roof profile. These changes combined with improved apartment layouts will maintain a high level of internal amenity.

- The proposal addresses potential off-site amenity impacts, which are discussed in more detail in the next section of this report. Based on this analysis, the proposal is consistent and continues to be supported by the planning policies of the Hobsons Bay Planning Scheme.

Will the proposed amendments cause unreasonable off-site amenity impacts?

The subject site abuts road reserves to the west and south, a public car park to the north and a medical centre to the east. Within this physical context, the site has no direct residential 'sensitive' abuttals.

The amended building form as shown in Figure 1 below is essentially the same as the approved design shown in Figure 2. The external built form, particularly as it presents to the nearest residential properties 23m from the site to the west at 57 Blyth Street, has not been significantly altered with the height and length of boundary walls to the west and east maintained in line with the approved development. The east facing balconies of apartments 205 and 206 have also been setback from the east boundary which is acceptable as it will assist in maintaining equitable development rights for the neighbouring property. The proposed building materials and finishes were discussed at the compulsory conference with changes agreed to in relation to some cladding which form part of the draft amended permit

conditions. The roof form is now adjusted based on the plans substituted at the compulsory conference to be consistent with what was originally approved, as illustrated by the perspective below and the substituted plans included in Appendix 4.

One change which will be addressed by conditions is the use of horizontal louvered screens on balconies to prevent overlooking. While opaque glass balustrades have been approved the applicant has agreed to introduce the louvered screens which will have the same effect of preventing overlooking while improving internal amenity to the apartments by minimising the 'fish bowl' affect of an enclosed space. This requirement is included in the draft conditions -.

In light of the above review the amended (substituted plans) maintain the integrity of the approved development and will not cause any unreasonable off-site amenity impacts.

Figure 1: Perspective of Substituted Plan at Compulsory Conference

Figure 2 Endorsed Approved Scheme

Will the amendments compromise the internal amenity of the apartments?

The proposal will increase the total number of dwellings from 31 to 36. The amended (without prejudice plans) change the layout of the first floor to include 9 apartments with improved internal circulation areas for apartments 105-109 which address the Better Apartment Design Standards (BADS). While these standards technically do not apply to this development given that standards were introduced after the original planning permit was issued, the applicant has endeavoured to address Council's Urban Design consultant's concerns which is a positive response.

The proposal also seeks to reduce the size of the balconies for Apartments 205, 206 from in excess of 40m2 each to 11.9 and 12.1m2 respectively. This has resulted from the balconies been pulled away from the east boundary in order to maintain equitable development rights for the neighbouring medical centre site to the east in the event it is redeveloped in the future. While the reduction is substantial the respective areas remain in excess of the 8m2 normally applied for apartments of this type. This is a reasonable outcome for a site within a Major Activity Centre and will maintain an acceptable level of amenity.

As noted previously the deletion of the upper 7th storey and reconfiguration of the roof space will alleviate the concerns raised by Council's Urban Designer in relation the amenity of the apartments which would have had common areas receiving no natural light and ventilation. The substituted plans show alterations made to Level 5 which introduce a skylight into the common area which is acceptable as it will improve access to daylight into this common area and as it is located on the flatter top section of the roof.

In light of the above the notable internal variations to the apartments are largely confined to level 1 and to a lesser extent level 2 which is now supported.

Are the proposed parking arrangements satisfactory?

In the first instance it should be noted that the primary permission for a parking reduction has already been granted for this development. The proposal as originally approved attracted a statutory parking requirement of 72 spaces and provided 63 spaces on site resulting in a reduction of nine spaces. The way the parking was proposed to be allocated resulted in a 12 space shortfall, so the reduction being sought as part of this proposal is less than that approved as part of the original planning permit.

Under Clause 52.06, the statutory car parking requirement for the proposed development based on the substituted plans is 54 spaces. An assessment of the allocated parking spaces is set out in the table below:

Use	**Number of Apartments/ Floor Area**	**Statutory Parking Rate (Column B)**	**Parking Requirement**
1 and 2 bedroom dwellings	26	1 space to each 1 or 2 bedroom dwelling	26
3 or more bedroom dwellings	10	2 spaces to each three or more bedroom dwellings	20
Visitors	36	Not required	0
Office	56.7m2	3 spaces to each 100m2 of net floor area	1
Retail	218.3m2	3.5 spaces to each 100m2 of leasable floor area	7
		Total	**54**

The proposal provides 49 car spaces on site, of which 46 will be allocated to the apartments with 3 remaining spaces allocated for the staff of the retail and office uses.

The resultant shortfall of five car spaces is for the retail and offices uses.

The Car Parking Demand Assessment prepared in the applicant's submission identified an anticipated peak car parking demand for shop customers of five spaces. A total of five car parking spaces are to be provided along the immediate site frontage (including an increase in the on-street provision along Sargood Street of one space, from two to three spaces).

In support of the parking reduction the applicant has provided ABS data from 2016 within the suburb of Altona where 35% of residents in one-bedroom flats/units/apartments in a one or more storey block did not own a car and therefore did not rely upon dedicated parking. Furthermore, the ABS data provided evidence that some three-bedroom dwellings only

required one parking space for the household. In particular, this evidence indicates that up to 67% of residents in a typical multi-level apartment block had one vehicle or less.

With this in mind the parking reduction sought of five spaces for customers of the office and retail uses is an acceptable outcome and should be supported particularly in light of the site's location within a short walking distance of various public transport modes within the Altona Beach Activity Centre and the possibility people will make multi-purpose trips to the centre. Furthermore, the allocation of on-site car parking for the permitted development approved by VCAT resulted in a shortfall of 12 spaces. As such, the amended development represents a reduced off-site reliance when compared with original approved scheme.

Further changes to the substituted plans as agreed to the Compulsory Conference

The agreed outcome and consent position are based on conditions specified in Appendix 2 which were agreed to by the applicant. The majority of the conditions issued in the original planning permit will remain generally unchanged with the exception of the variations set out in Condition 1 which include:

- Increasing the balcony serving Unit 102 to 8m2;
- Replacing fibre cement cladding on the building with aluminium cladding or a similar more robust material;
- Replacing opaque glass balcony screens with horizontal angled louvered screens or similar treatments; and
- The inclusion of a material sample board that includes details of the bronze glass treatment.

The increase in the balcony size for Unit 102 is to ensure it complies with the private open space requirements of the Planning Scheme. The change to the balcony screening treatment is to improve the amenity of these spaces and is consistent with past VCAT decisions where opaque glass 'fishbowl' outcomes are discouraged. Louvered screens will limit overlooking while allowing for ventilation and access to some sunlight or sky, depending on how they are designed. The materials board is consistent with Condition 1 c) of the current permit.

Response to Objector's Concerns

Car Parking

The objector's concerns in relation to lack of parking has been addressed under the previous heading. In this case the implications on the overall availability of on street parking supply is negligible, particularly in light of what has already been approved for this development. The concerns of the RSL about non-patrons parking in their car park is something the RSL needs to manage, noting the club has a fairly limited number of its own on-site spaces. It cannot be assumed people associated with the subject site will use the RSL car park.

Built Form

This report focuses on the substituted plans considered at the compulsory conference where the overall design has been amended to address the roof profile back to similar to what was originally approved and is now acceptable.

Bike Parking

The table below outlines the bicycle parking requirements under Clause 52.34 of the Planning Scheme.

Use	No of Apartments/ Floor Area	Parking Rate	No of Spaces Required
Dwellings	36	1 to each 5 dwellings for residents. 1 to each 10 dwellings for visitors	7 spaces 4 spaces
Office	56.7m2	1 to each 300 sq m of net floor area if the net floor area exceeds 1000 sq m for employees	**0**
		1 to each 600 sq m of leasable floor area if the leasable floor area exceeds 1000 sq m for employees	**0**
Shop	218.3m2	1 to each 500 sq m of leasable floor area if the leasable floor area exceeds 1000 sq m for shoppers	**0**
		Total	11 spaces

Based on the above rates, the proposed development has a statutory requirement for seven resident spaces and four visitor spaces. The provision of a total of 21 bicycle parking spaces well exceeds this requirement.

Conclusion

As a consequence of the alterations shown on the substituted plans the overall scale, height and architectural form of the building will remain generally consistent with the approved development and will not result in a significant transformation of the proposal which would otherwise give rise to potential off site amenity impacts. Accordingly, the request to amend the permit should be supported.

Appendix 2

Draft Amended Planning Permit Conditions

(Subject to VCAT Order)

DRAFT PLANNING PERMIT (subject to VCAT Order)

HOBSONS BAY CITY COUNCIL

Permit No: PA1531815

Planning Scheme:	**Hobsons Bay Planning Scheme**
Responsible Authority:	**Hobsons Bay City Council**

ADDRESS OF THE LAND:	16-20 Sargood St, Altona VIC 3018
THIS PERMIT ALLOWS:	Buildings and works associated with the construction of a six storey building comprising retail, office, dwellings, use of the land for retail premises and office, and a reduction in the car parking requirements of the Hobsons Bay Planning Scheme in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the development starts, three copies of revised plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans prepared by Interlandi Design Pty Ltd Architects dated 14 April 2021 but modified to show to the satisfaction of the Responsible Authority:

   (a) The balcony serving Unit 102 increased to 8m2.

   (b) The fibre cement cladding referenced as CD.01 and CD.02 replaced with ribbed aluminium sheet cladding (light grey metal finish- 'Dulux tranquil retreat') or similar more durable/ robust material.

   (c) Opaque glass balustrades referenced as BA.02 on the plans replaced with horizontal angled louvered screens or other similar treatment to the satisfaction of the Responsible Authority.

   (d) A schedule and sample board of all external materials and finishes. The schedule must show the materials, colour (including two sets of colour samples) and finish of all external walls, roof, fascias, window frames and paving. The schedule must include enlarged sections of the framed perforated green wall treatment and bronze glass.

DRAFT

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

3. Prior to the occupation of any part of the site, all buildings and works specified in the permit must be completed to the satisfaction of the Responsible Authority.

Public Realm Works

4. Prior to the endorsed plans being made available, or another time as agreed with the Responsible Authority, arrangements must be made for the costs associated with the removal and installation of the new street trees, bicycle hoops, street furniture and the replacement of the existing footpath and nature stip. The works are to be undertaken by the Council at the owners cost, or other arrangements made to the satisfaction of the Responsible Authority.

Waste Management Plan

5. Concurrent with the submission of amended plans in accordance with Condition 1, a revised Waste Management Plan must be submitted and approved by the Responsible Authority. The Waste Management Plan must generally accord with the plan submitted with the application but modified as follows:
   (a) revision of the waste calculations to include an assessment based on the City of Melbourne's Guidelines to Preparing a Waste Management Plan 2014.

   (b) restriction of the waste collection times to off peak periods.

   (c) management measures to ensure the collection of waste from the site will occur in the shared parking/loading bay at the Sargood Street frontage of the site, or otherwise to the satisfaction of the responsible authority.

   (d) detail how waste will be transferred from the storage areas to the waiting truck for collection.

   (e) provision of an area for the temporary collection and storage of hard waste.

Sustainable Design Statement

6. Concurrently with the submission of amended plans in accordance with Condition 1, a Sustainable Design Statement detailing sustainable design initiatives to be incorporated into the development must be submitted to, and approved in writing by the Responsible Authority. The Sustainable Design Assessment must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, storm water quality, waste management, material selection and greenhouse emissions. The Sustainable Design Assessment must indicate connection of all the toilets to the first floor dwellings to the stored rainwater in addition to the office toilets. Upon approval the Sustainable Design measures must be incorporated into the development to the satisfaction of the Responsible Authority.

Acoustic Report

DRAFT

7. Prior to the submission of amended plans in accordance with condition 1, an acoustic assessment and report must be prepared by a suitably qualified acoustic engineer (the Acoustic Report). The acoustic report must outline the nature of the assessments undertaken and must prescribe any mitigation measures or acoustic treatments required to protect the dwellings authorised by this permit and adjoining properties from adverse noise impacts emanating from:
   (a) activities associated with the car park (car stackers) generating noise which travels into the dwellings over the floor levels.

   The report must be submitted to the Responsible Authority for approval.

8. Any measures or treatments recommended on the Acoustic Report, must be incorporated into the amended plan referred to in Condition 1 of this permit to the satisfaction of the Responsible Authority. All recommended measures or treatments must be constructed and implemented at the owner's expense to the satisfaction of the Responsible Authority prior to the occupation of the dwellings.

9. Prior to the occupation of the dwellings, a further report must be prepared by a suitably qualified acoustic consultant to the satisfaction of the Responsible Authority demonstrating that the required level of noise attenuation has been achieved in accordance with the above requirements or if not, what works must be undertaken to achieve the required levels of noise attenuation. All works recommended by this further report must be constructed and implemented prior to the occupation of the dwellings to the satisfaction of the Responsible Authority.

10. All remedial building treatments or works designed to achieve compliance with the above acoustic requirement for dwellings must be maintained at all times to the satisfaction of the Responsible Authority.

Construction Management Plan

11. Before the development starts, the owner must submit a Construction Management Plan to the Responsible Authority for approval. The plan may be staged to provide for demolition and construction. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The plan must be to the satisfaction of the Responsible Authority and must provide details of the following:

    (a) hours for the construction activity in accordance with any other condition of this permit. Except with the written consent of the Responsible Authority construction or demolition works must only be carried out between 7am – 6pm Monday to Friday and Saturday 8am – 6pm. No work is to be carried out on Sundays, ANZAC Day or Christmas Day or Good Friday

    (b) measures to control the escape of noise, dust, litter, water and sediment laden runoff from the site.

    (c) measures to control mud, crushed rock or other debris being carried onto public roads or footpaths from the site.

    (d) details of protection works and traffic control measures for Pier Street.

DRAFT

(e) retention of public access to public roads, rights of way and footpaths. Any drawings contained in the plan must include notations that such access will be retained.

(f) access routes for construction vehicles.

(g) any impacts upon adjacent roads and pedestrian walkways and providing for adequate movement and circulation of vehicles and pedestrians adjacent to the land during the demolition and construction phases.

(h) the location and design of a vehicle wash down bay for construction vehicles on the site, if required.

(i) details of measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan.

(j) contact details of key construction site staff including afterhours contact numbers.

(k) the location of any portable site offices and amenities.

(l) an indicative timetable for staging of works.

(m) details of temporary fencing works.

(n) the location of parking areas for construction vehicles and construction workers vehicles, to ensure that vehicles associated with demolition and/or construction activity cause minimal disruption to surrounding land uses and traffic flows.

(o) number of workers expected to work on the site any one time.

(p) Measures to ensure that dust suppression is undertaken in the form of constant water spraying and other natural base proprietary dust suppressant to ensure that dust caused during construction does not cause a nuisance to surrounding properties to the satisfaction of Responsible Authority. The development must not have an adverse impact on existing or future air quality.

(q) any other relevant matters.

12. All activities associated with the construction of the development permitted by this permit must be carried out to the satisfaction of the Responsible Authority and all care must be taken to minimise the effect of such activities on the amenity of the locality.

Green Travel Plan

13. Before the development starts, an integrated travel plan (including a Green Travel Plan) must be submitted to the Responsible Authority for approval. The plan must facilitate and promote the use of sustainable transport modes (walking, cycling, public transport) in preference to private vehicle use, particularly for local and worktrips.

    When approved the plan will form part of this permit. The plan must be implemented to the satisfaction of the Responsible Authority.

Landscaping and Public Works

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14. Concurrent with the submission of amended plans in accordance with Condition 1, three copies of a site layout plan drawn to scale and dimensioned must be submitted to and approved by the responsible Authority. The plan must show the proposed landscape treatment of the site with an emphasis on maximising the use of native drought tolerant species.

    The plan must detail the climbing plant and its support arrangements against the framed graphic Pic Perforated Aluminium screens and panels with vertical bars and the bronze glass along the Sargood Street frontage and the northern wall interfacing the public carpark.

    The plan must detail the provision of street trees to be planted within the road reserve on both the Sargood and Blyth Street frontages of the site. The planting of the street trees are to be carried out by the Responsible Authority at the cost of the owner.

    The plan must incorporate a separate civil works plan detailing all new street furniture, surface treatments and planting consistent with Councils street furniture suite (bench seating, bike parking, outdoor paving, seating area, etc).

    The plan will be endorsed and will then form part of the permit.

15. Prior to the occupation of the buildings hereby permitted, landscaping works as shown on the endorsed plans must be completed and thereafter must be maintained to the satisfaction of the Responsible Authority.

16. Prior to an Occupancy permit being issued by the relevant Building Surveyor the public works including the footpath and vehicle crossover, bicycle hoops, seating and street trees installation must be completed to the satisfaction of the Responsible Authority.

Local Artist Input

17. Prior to the commencement of works an Integrated Art Plan must be submitted for approval detailing the process for compiling a shortlist of local artist/s to provide a design response to be invested in the bronze glass (G.04) to the satisfaction of the Responsible Authority.

18. The artist ultimately engaged by the proponent must be to the satisfaction of the Responsible Authority. The artwork preferred by the permit holder must be to the satisfaction of the Responsible Authority.

Architect Supervision

19. The Architect of the plans submitted with the application, or an alternative suitably qualified person approved by the Responsible Authority, must be appointed for the duration of the project and oversee the implementation of the buildings and works associated with this permit to ensure the project is delivered to a reasonable standard of quality. Details of who is to be appointed must be submitted to the Responsible Authority for approval prior to the commencement of buildings and works.

Car Parking and access Lanes

DRAFT

20. Prior to the occupation of the buildings hereby permitted, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
    (a) constructed;
    (b) properly formed to such levels that they can be used in accordance with the plans;
    (c) surfaced with an all-weather seal coat; and
    (d) drained and maintained,

    to the satisfaction of the Responsible Authority. Parking areas and access lanes must be kept available for these purposes at all times.

21. Concurrent with the submission of amended plans in accordance with Condition 1, a carparking allocation plan shall be provided showing car parking set aside for staff of the retail and office premises and resident parking.

Engineering

22. Prior to commencement of the development the owner must prepare stormwater drainage design plans to the satisfaction of the relevant Building Surveyor. An application to Council must be made for a Legal Point of Discharge for the disposal of stormwater from the subject land and to determine the relevant Council standards for the stormwater drainage system design.

    An on-site storm water detention system must be provided if the volume of stormwater exceeds the capacity of the legal point of discharge.

23. Any vehicle crossings must be constructed in the location shown on the endorsed plan to a standard satisfactory to the Responsible Authority. The relocation of any services including electricity poles, drainage pits, Telstra pits, fire hydrants and the like must be at the expense of the owner and approved by the appropriate authority prior to undertaking such works. Consent for such crossings must be obtained through Council's City Maintenance and Cleansing Department prior to construction.

24. The entire development must be connected to the existing underground drainage and sewerage systems to the satisfaction of the Responsible Authority.

25. The owner must meet the costs of all alterations to and reinstatement of, the Responsible Authority and other Public Authority Assets deemed necessary and required by such Authorities for the development. The owner must obtain the prior specific written consent of the Council or other relevant Authority to such alterations and reinstatements and must comply with conditions required by the said Authority in relation to the execution of such works.

26. If the nature strip is damaged during the construction of the development approved or during the construction of any services, it must be reinstated and made good at the full cost of the owner to the satisfaction of the Responsible Authority.

27. All service pipes, (excluding downpipes), must be concealed on exposed elevations to the satisfaction of the Responsible Authority.

28. Water, electricity, gas, sewerage and telephone services must be installed underground and located to the satisfaction of the Responsible Authority.

DRAFT

Residential amenity

29. Any security alarm or similar device installed by the retail and office uses must be of a silent type.

30. Externally fixed clotheslines must not be visible from outside the site.

31. Equipment, services and architectural features (other than those shown on the endorsed plan) must not be above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

Commercial use

32. The loading and unloading of vehicles and delivery of goods to and from the premises must not to adversely affect the amenity of the area through the emission of noise and vibration.

33. Tenants associated with the retail premises must make satisfactory arrangements for all litter generated by those businesses including food wrappers and containers to be cleared away from the land on a regular basis to the satisfaction of the Responsible Authority.

34. Any kitchen exhaust system must be installed and maintained so as to prevent the emission of unreasonable odours from the premises and to be visually unobtrusive to the satisfaction of the Responsible Authority.

35. No goods, packages, waste refuse or other material shall be stored and or/left exposed outside the premises as to be visible to the public to the satisfaction of the Responsible Authority.

36. All commercial tenancies must at all times maintain an active frontage at ground level in such a manner that allows views into and out of the building to the satisfaction of the Responsible Authority. A minimum of 75% of the shopfront area must provide for unobstructed surveillance into the tenancy from outside and vice versa. Signage, shelving, blinds, displays, awnings or similar must not be located in a manner that prevents views into the building in accordance with this condition.

37. The amenity of the area must not be detrimentally affected by the use or development for any reason including through the:

    (a) transport of materials, goods or commodities to or from the land.

    (b) appearance of any building, works or materials.

    (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

    (d) presence of vermin.

    (e) construction activities.

    (f) hours of operation of the commercial uses.

DRAFT

(g) presence of graffiti.

38. All exposed facades (including the east boundary wall of the development) must be painted with a clear finish anti-graffiti protective coating specifically designed for the ease of removing graffiti. When graffiti occurs, it must be removed to the satisfaction of the Responsible Authority.

39. Mechanical noise emanating from the commercial premises must comply with the State Environment Protection policy N-1 'Control of Noise from Commerce, Industry and Trade.'

40. No sound or amplified equipment or loudspeakers shall be installed so as to be audible from outside the commercial premises.

Time

41. This permit will expire if one of the following circumstances applies:

(i) The development is not started within two years of the date of this permit.
(ii) The development is not completed within four years of the date of this permit.
(iii) The use is not commenced within four years of the date of this permit.

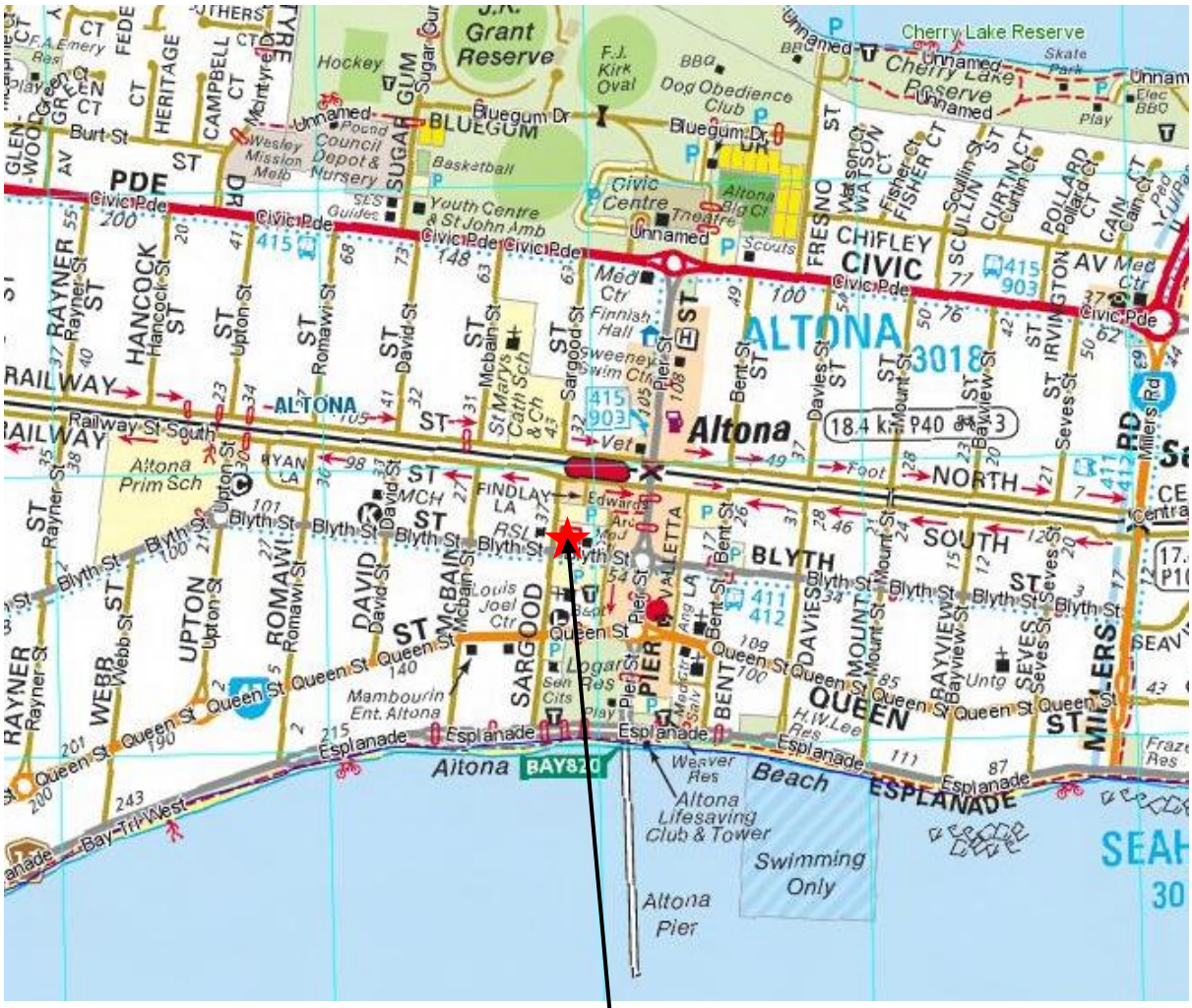
The Responsible Authority may extend the period in which to start the development or commence the use if a request is made in writing before the permit expires or within six months afterwards.

The Responsible Authority may extend the period in which to complete the development if a request is made in writing before the permit expires or within 12 months afterwards and the development was lawfully started before the permit expired.

DRAFT

Appendix 3

Locality Map
and
Advertised Plans (87A Plans)



Subject Site

16-20 Sargood St, Altona

Received by Hobsons Bay City Council on 03/02/2021

PROJECT 16, 18 & 20 Sargood St Altona

All site dimensions and levels are approximate only as derived from Title, Google Maps and Land Vic Data and Subject to confirmation by future Detailed Land Survey
All existing conditions plans are subject to confirmation by future Detailed Land Survey
Development opportunity Subject to Council Approval and further detailed design investigation including relevant key consultants inputs including
Town Planning,Traffic Engineering, Geo Technical, Structural Engineering and Building Service Consultants

87A Application

Not For Construction

14036 Model WD14.pln
18/12/2020

Delegated Planning Committee 19 May 2021

Image Depicts Roof Form Extension to Accommodate Duplex Apartments
South West Corner

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Drawing Scale
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87A Application

Not For Construction

14036 Model WD14.pln
18/12/2020

Delegated Planning Committee 26 May 2021

Image Depicts Roof Form as per the Endorsed Plans
South West Corner

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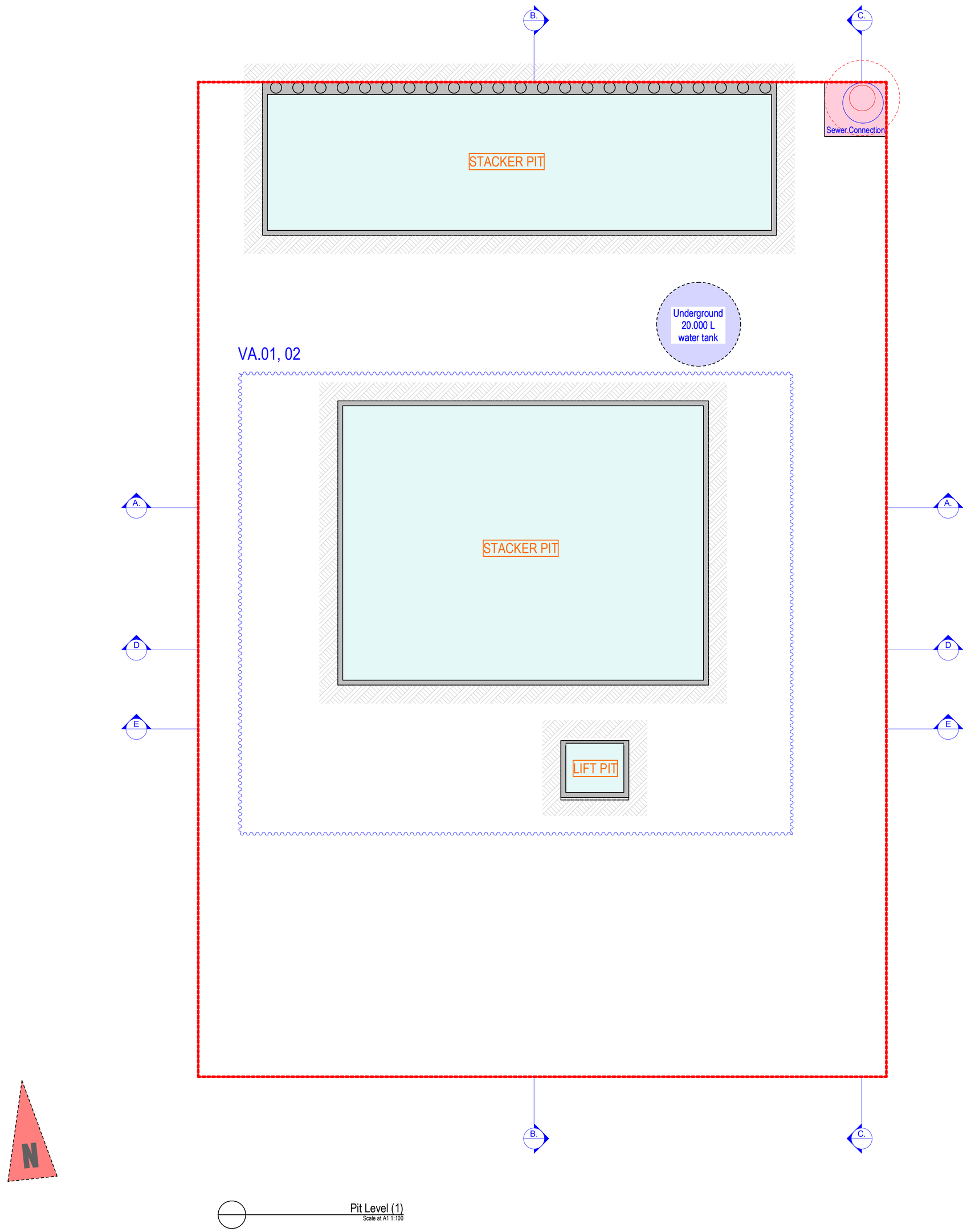
14036 Model WD14.pln

18/12/2020



Delegated Planning Committee - 25 May 2021

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Drawing Number A2.01 Rev. VC Basement Plan

18/12/2020 2:47 PM

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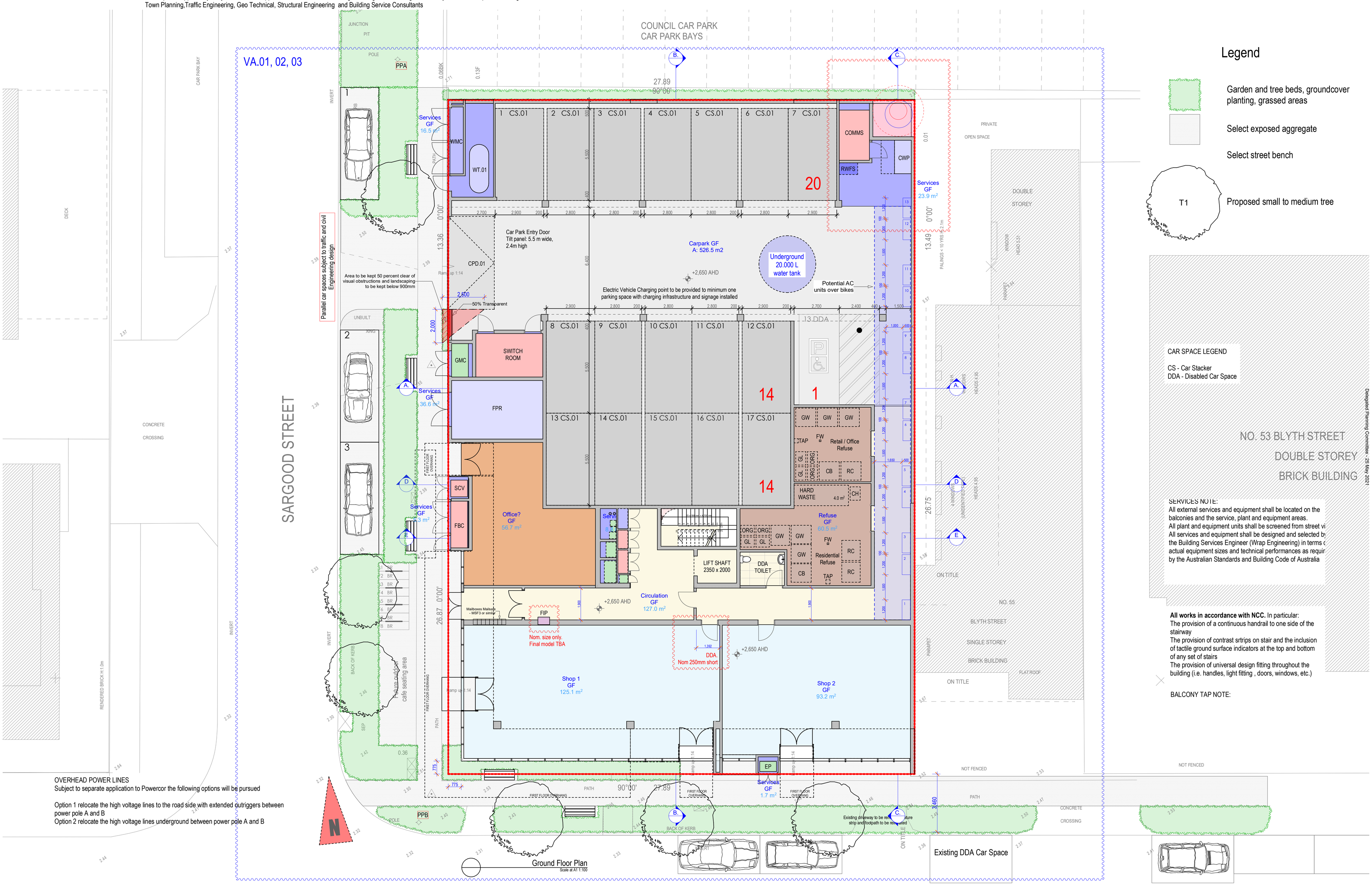
87A Application

Not For Construction

14036 Model WD14.pln

18/12/2020



Ground Floor Plan
Scale at A1 1:100

Legend

- Garden and tree beds, groundcover planting, grassed areas
- Select exposed aggregate
- Select street bench
- T1 — Proposed small to medium tree

CAR SPACE LEGEND

CS - Car Stacker
DDA - Disabled Car Space

NO. 53 BLYTH STREET
DOUBLE STOREY
BRICK BUILDING

SERVICES NOTE:
All external services and equipment shall be located on the balconies and the service, plant and equipment areas.
All plant and equipment units shall be screened from street vi
All services and equipment shall be designed and selected b
the Building Services Engineer (Wrap Engineering) in terms o
actual equipment sizes and technical performances as requir
by the Australian Standards and Building Code of Australia

All works in accordance with NCC. In particular:
The provision of a continuous handrail to one side of the stairway
The provision of contrast srtrips on stair and the inclusion of tactile ground surface indicators at the top and bottom of any set of stairs
The provision of universal design fitting throughout the building (i.e. handles, light fitting , doors, windows, etc.)

BALCONY TAP NOTE:

OVERHEAD POWER LINES
Subject to separate application to Powercor the following options will be pursued

Option 1 relocate the high voltage lines to the road side with extended outriggers between power pole A and B
Option 2 relocate the high voltage lines underground between power pole A and B

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18/12/2020 2:47 PM

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Drawing Number A2.02 **Rev. VC** **Ground Floor Plan**

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Development opportunity Subject to Council Approval and further detailed design investigation including relevant key consultants inputs including
Town Planning,Traffic Engineering, Geo Technical, Structural Engineering and Building Service Consultants

87A Application

Not For Construction

14036 Model WD14.pln

18/12/2020

First Floor Plan
Scale at A1 1:100

Legend

Planter box (Insitu).
Min 1000mm high.

REFUSE BIN LEGEND
CH - Charity Bin
GW - General Waste Bin
RC - Recycling Bin
ORG - Organic Waste Bin
GL - Glass Bin
TAP - Tap & Bin Wash Facilities
FW - Bin Wash Floor Waste

CAR SPACE LEGEND
CP - Conventional Parking Space
TAS - Triple Automated Stacker
DDA - Disabled Car Space
SC - Storage Cage
BR - Bicycle Rack

CAR SPACE ALLOCATION LEGEND
OF - Office staff spaces
RP - Retail Premises staff spaces
R - Residential spaces
SP - Spare spaces

BLYTH STREET
DOUBLE STOREY
BRICK BUILDING

SERVICES NOTE:
All external services and equipment shall be located on the balconies and the service, plant and equipment areas.
All plant and equipment units shall be screened from street view.
All services and equipment shall be designed and selected by the Building Services Engineer (Wrap Engineering) in terms of actual equipment sizes and technical performances as required by the Australian Standards and Building Code of Australia

All works in accordance with NCC. In particular:
The provision of a continuous handrail to one side of the stairway
The provision of contrast srtrips on stair and the inclusion of tactile ground surface indicators at the top and bottom of any set of stairs
The provision of universal design fitting throughout the building (i.e. handles, light fitting , doors, windows, etc.)

BALCONY TAP NOTE:
All balconies and courtyards must be provided with a tap and drain.

NATURAL VENTILATION LEGEND:
OP - Operable window / door / skylight (Minimum scope)

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PROJECT 16, 18 & 20 Sargood St Altona

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All existing conditions plans are subject to confirmation by future Detailed Land Survey
Development opportunity Subject to Council Approval and further detailed design investigation including relevant key consultants inputs including
Town Planning,Traffic Engineering, Geo Technical, Structural Engineering and Building Service Consultants

87A Application

Not For Construction

14036 Model WD14.pln

18/12/2020

Second Floor Plan
Scale at A1 1:100

Legend

Planter box (Insitu).
Min 1000mm high.

SERVICES NOTE:
All external services and equipment shall be located on the balconies and the service, plant and equipment areas.
All plant and equipment units shall be screened from street view.
All services and equipment shall be designed and selected by the Building Services Engineer (Wrap Engineering) in terms of actual equipment sizes and technical performances as required by the Australian Standards and Building Code of Australia

All works in accordance with NCC. In particular:
The provision of a continuous handrail to one side of the stairway
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BALCONY TAP NOTE:
All balconies and courtyards must be provided with a tap and drain.

NATURAL VENTILATION LEGEND:
OP - Operable window / door / skylight (Minimum scope)

Delegated Planning Committee - 25 May 2021

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PROJECT 16, 18 & 20 Sargood St Altona

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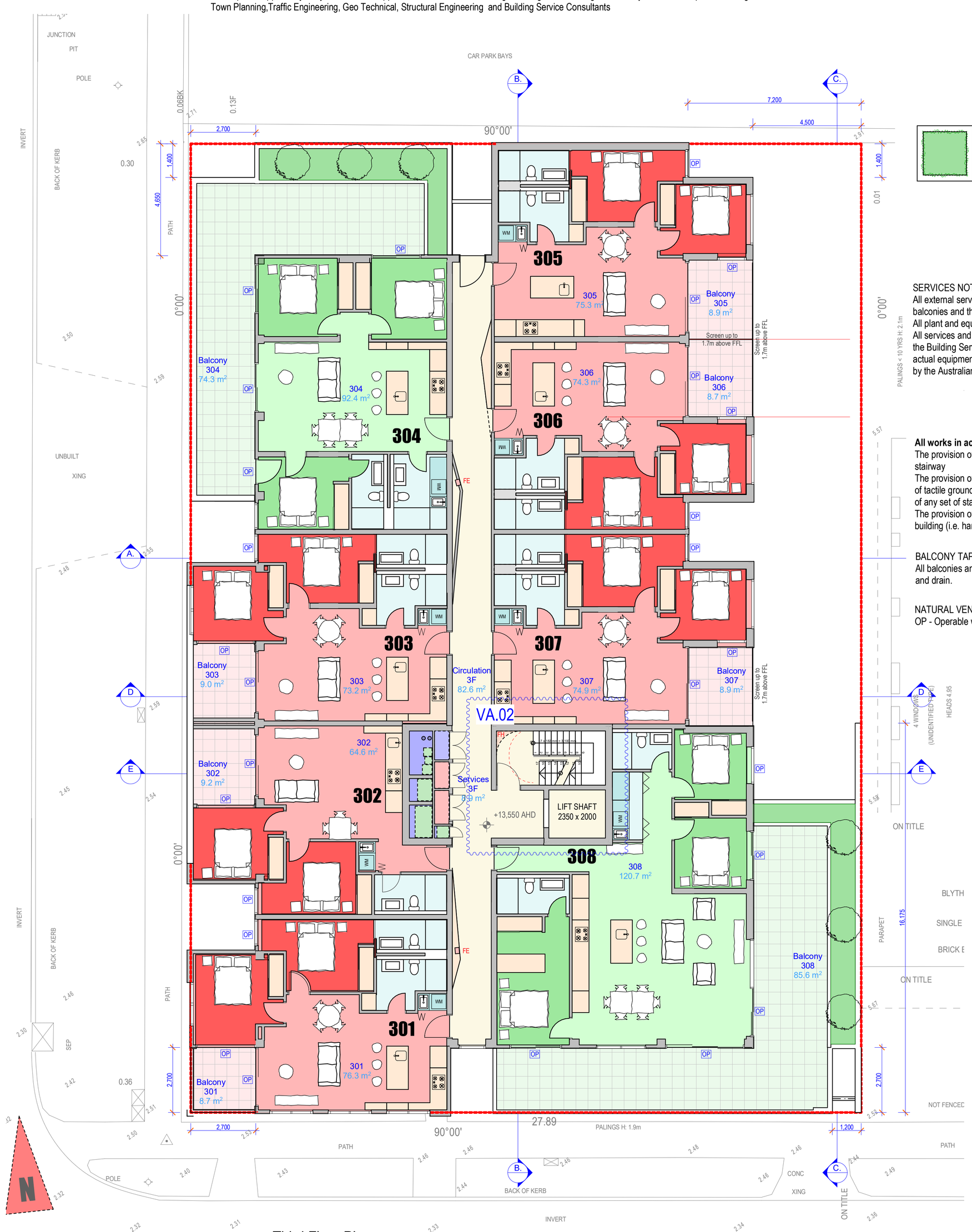
87A Application

Not For Construction

14036 Model WD14.pln

18/12/2020



Third Floor Plan
Scale at A1 1:100

Legend

Planter box (Insitu).
Min 1000mm high.

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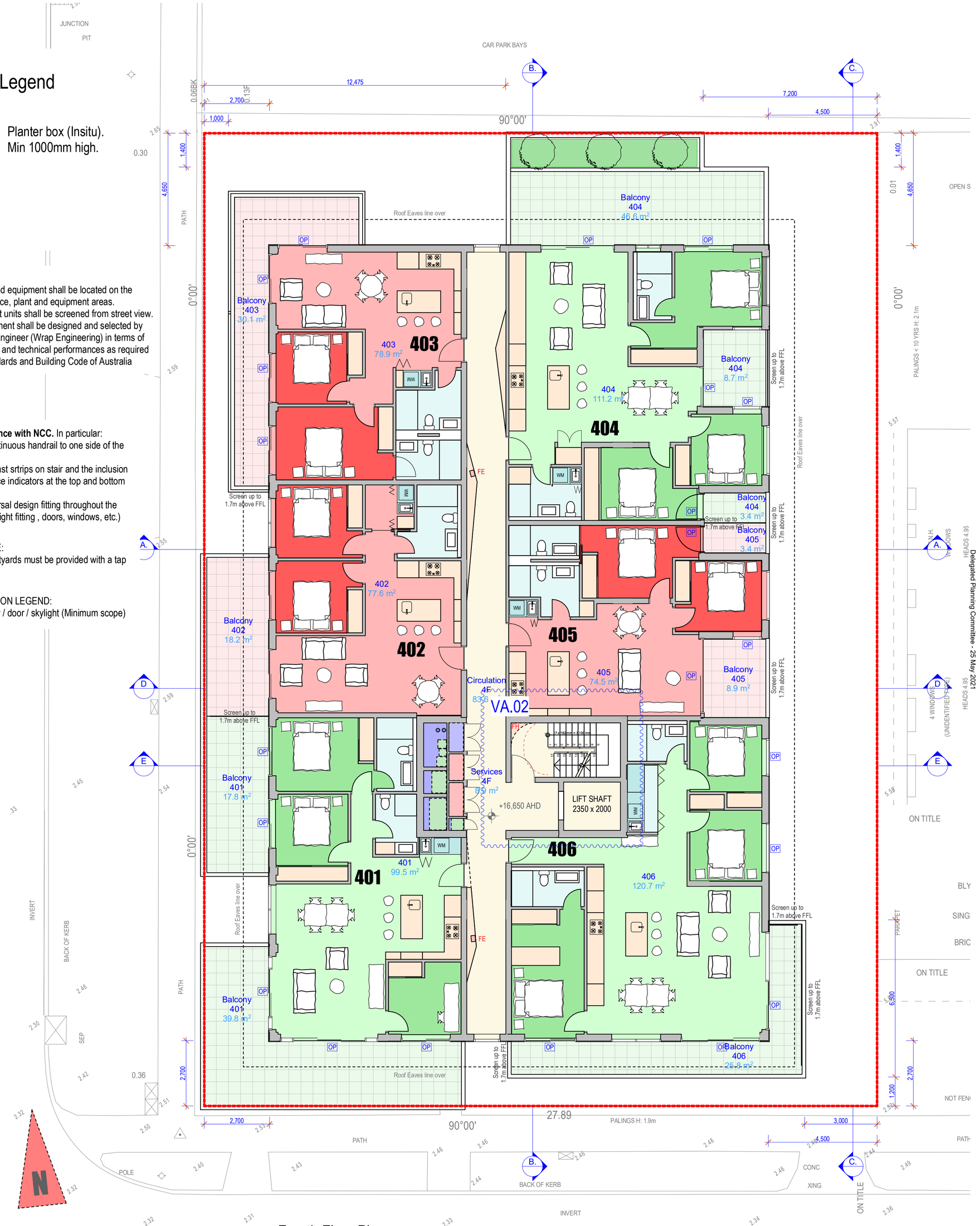
The provision of contrast srtrips on stair and the inclusion of tactile ground surface indicators at the top and bottom of any set of stairs
The provision of universal design fitting throughout the building (i.e. handles, light fitting , doors, windows, etc.)

BALCONY TAP NOTE:
All balconies and courtyards must be provided with a tap and drain.

NATURAL VENTILATION LEGEND:
OP - Operable window / door / skylight (Minimum scope)



Fourth Floor Plan
Scale at A1 1:100

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Third and Fourth Floor Plan

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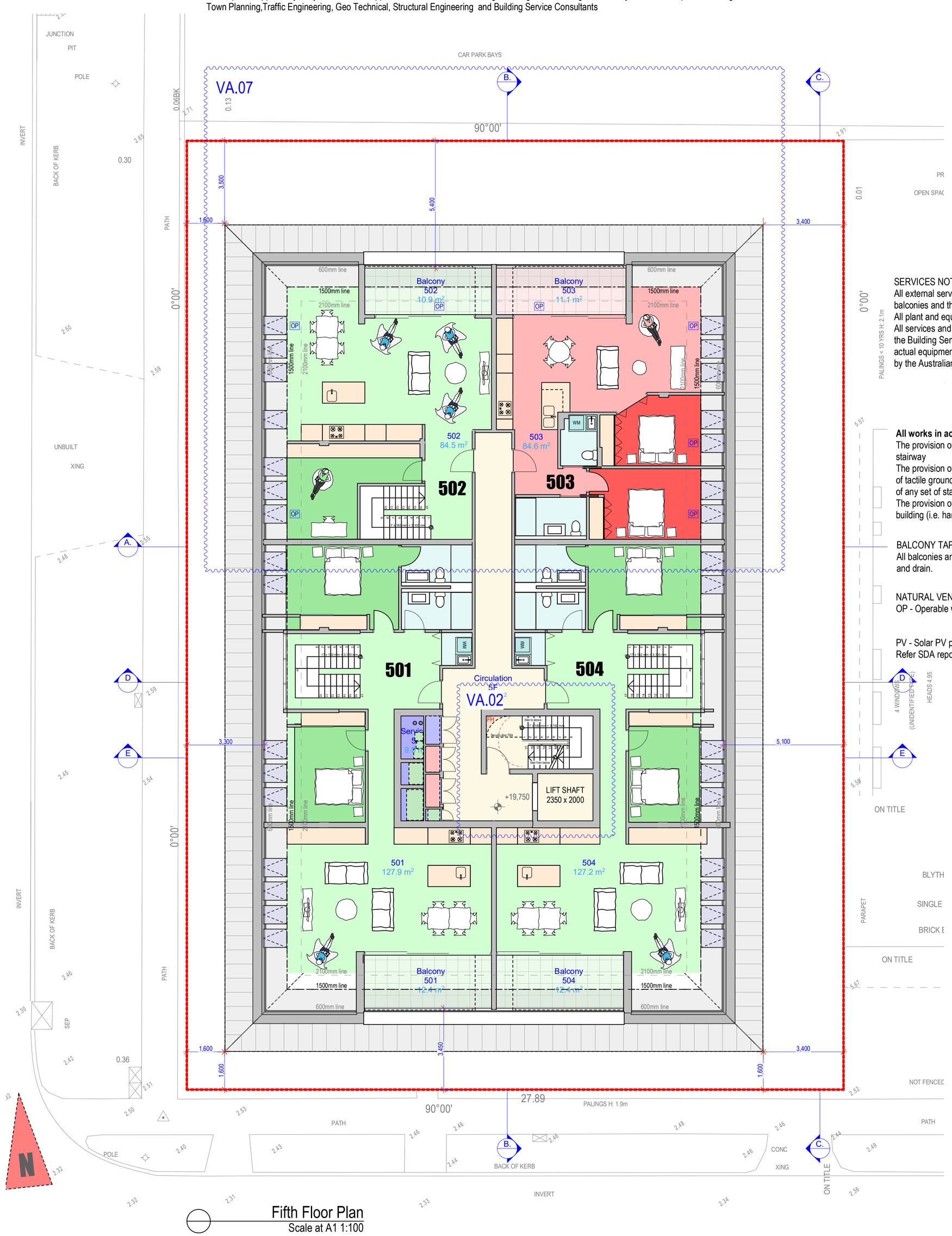
87A Application

Not For Construction

14036 Model WD14.pln

18/12/2020



Fifth Floor Plan
Scale at A1 1:100

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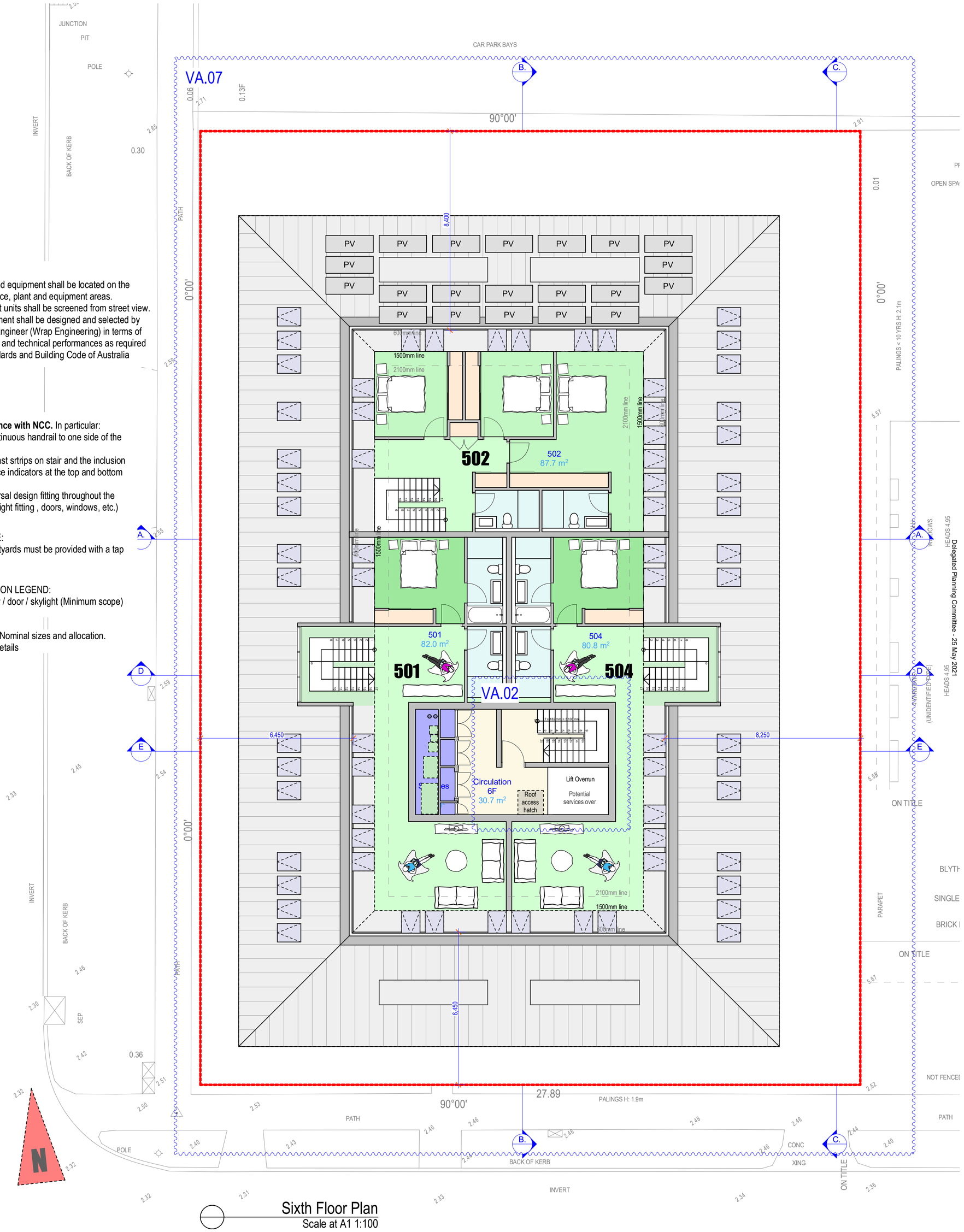
The provision of contrast srtrips on stair and the inclusion of tactile ground surface indicators at the top and bottom of any set of stairs
The provision of universal design fitting throughout the building (i.e. handles, light fitting , doors, windows, etc.)

BALCONY TAP NOTE:
All balconies and courtyards must be provided with a tap and drain.

NATURAL VENTILATION LEGEND:
OP - Operable window / door / skylight (Minimum scope)

PV - Solar PV panels. Nominal sizes and allocation.
Refer SDA report for details



Sixth Floor Plan
Scale at A1 1:100

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Drawing Number A2.06 **Rev. VC** 18/12/2020 2:47 PM **Fifth and Sixth Floor Plan**

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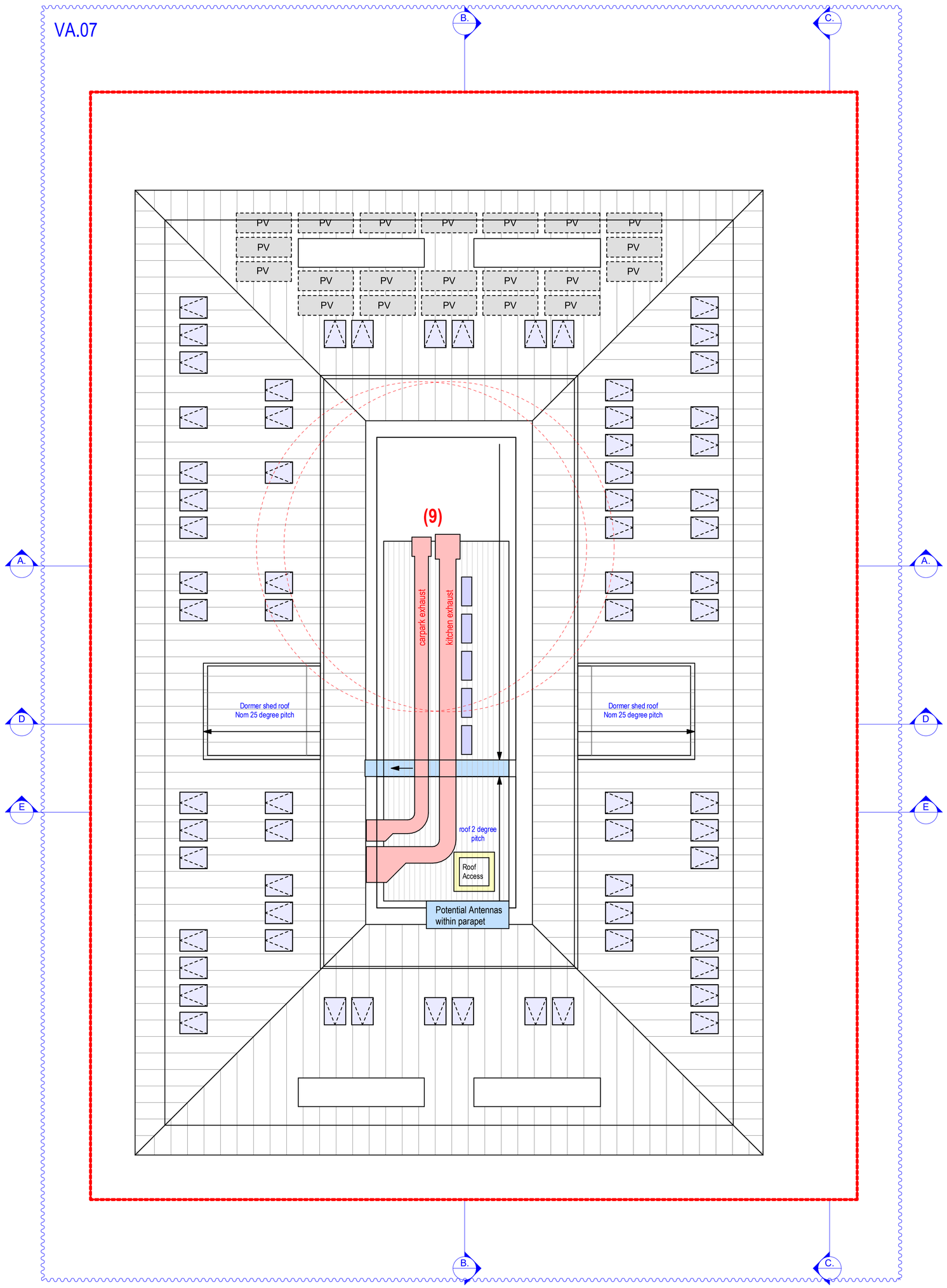
87A Application

Not For Construction

14036 Model WD14.pln

18/12/2020



Roof Plan
Scale at A1 1:100

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Drawing Number A2.06A Rev. VC 18/12/2020 2:47 PM Roof Plan

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87A Application

Not For Construction

14036 Model WD14.pln

18/12/2020

VA.08

DEVELOPMENT SUMMARY			
	Space	Type	Area
Ground Floor Plan			
	GF	Carparking	526.5
	GF	Circulation	127.0
	GF	Offices	56.7
	GF	Refuse	60.5
	GF	Services	92.8
	GF	Shop 1	125.1
	GF	Shop 2	93.2
			1,081.8 m²
First Floor Plan			
	1F	Circulation	104.3
	1F	Services	19.2
	101	Apartment Area 1bed	65.0
	101	Terrace Area 1bed	8.7
	101	Terrace Area 2 bed	3.4
	102	Apartment Area 2bed	76.7
	102	Terrace Area 2 bed	10.7
	103	Apartment Area 1bed	58.9
	103	Terrace Area 1bed	10.4
	104	Apartment Area 3bed	120.7
	104	Terrace Area 3bed	29.4
	105	Apartment Area 1bed	55.4
	105	Terrace Area 1bed	39.4
	106	Apartment Area 1bed	55.8
	106	Terrace Area 1bed	40.3
	107	Apartment Area 2bed	75.1
	107	Terrace Area 2 bed	12.5
	108	Apartment Area 2bed	73.8
	108	Terrace Area 2 bed	12.1
	109	Apartment Area 2bed	75.1
	109	Terrace Area 2 bed	12.1
	205	Residential Storage	154.7
			1,113.7 m²
Second Floor Plan			
	2F	Circulation	91.5
	2F	Services	8.7
	201	Apartment Area 3bed	99.7
	201	Terrace Area 3bed	65.4
	202	Apartment Area 1bed	64.1
	202	Terrace Area 1bed	18.2
	203	Apartment Area 2bed	73.9
	203	Terrace Area 2 bed	8.7
	204	Apartment Area 2bed	75.1
	204	Terrace Area 2 bed	8.7
	205	Apartment Area 2bed	74.9
	205	Terrace Area 2 bed	15.9
	206	Apartment Area 2bed	73.9
	206	Terrace Area 2 bed	15.3
	207	Apartment Area 2bed	73.9
	207	Terrace Area 2 bed	48.4
	208	Apartment Area 3bed	120.6
	208	Terrace Area 3bed	12.7
	209	Apartment Area 1bed	58.5
	209	Terrace Area 1bed	10.8

DEVELOPMENT SUMMARY			
	Space	Type	Area
Third Floor Plan			
	3F	Circulation	82.6
	3F	Services	8.9
	301	Apartment Area 2bed	76.3
	301	Terrace Area 2 bed	8.7
	302	Apartment Area 2bed	64.6
	302	Terrace Area 2 bed	9.2
	303	Apartment Area 2bed	73.2
	303	Terrace Area 2 bed	9.0
	304	Apartment Area 3bed	92.4
	304	Terrace Area 3bed	74.3
	305	Apartment Area 2bed	75.3
	305	Terrace Area 2 bed	8.9
	306	Apartment Area 2bed	74.3
	306	Terrace Area 2 bed	8.7
	307	Apartment Area 2bed	74.9
	307	Terrace Area 2 bed	8.9
	308	Apartment Area 3bed	120.7
	308	Terrace Area 3bed	85.6
			956.5 m²
Fourth Floor Plan			
	4F	Circulation	83.6
	4F	Services	8.9
	401	Apartment Area 3bed	99.5
	401	Terrace Area 3bed	57.6
	402	Apartment Area 2bed	77.6
	402	Terrace Area 2 bed	18.2
	403	Apartment Area 2bed	78.9
	403	Terrace Area 2 bed	30.1
	404	Apartment Area 3bed	111.2
	404	Terrace Area 3bed	58.7
	405	Apartment Area 2bed	74.5
	405	Terrace Area 2 bed	12.3
	406	Apartment Area 3bed	120.7
	406	Terrace Area 3bed	25.8
			857.6 m²
Fifth Floor Plan			
	5F	Circulation	56.4
	5F	Services	9.0
	501	Apartment Area 3bed	127.9
	501	Terrace Area 3bed	12.4
	502	Apartment Area 3bed	84.5
	502	Terrace Area 3bed	10.9
	503	Apartment Area 2bed	84.6
	503	Terrace Area 2 bed	11.1
	504	Apartment Area 3bed	127.2
	504	Terrace Area 3bed	12.4
			536.4 m²
Sixth Floor Plan			
	5F	Services	8.6
	6F	Circulation	30.7
	501	Apartment Area 3bed	82.0
	502	Apartment Area 3bed	87.7
	504	Apartment Area 3bed	80.8
			289.8 m²

APARTMENT SUMMARY		
	Apartment	Area m2
Apartment Area 1bed		
	101	65.0
	103	58.9
	105	55.4
	106	55.8
	202	64.1
	209	58.5
6		
Apartment Area 2bed		
	102	76.7
	107	75.1
	108	73.8
	109	75.1
	203	73.9
	204	75.1
	205	74.9
	206	73.9
	207	73.9
	301	76.3
	302	64.6
	303	73.2
	305	75.3
	306	74.3
	307	74.9
	402	77.6
	403	78.9
	405	74.5
	503	84.6
19		
Apartment Area 3bed		
	104	120.7
	201	99.7
	208	120.6
	304	92.4
	308	120.7
	401	99.5
	404	111.2
	406	120.7
	501	209.9
	502	172.2
	504	208.0
11		
36		3,259.9 m²

87A Application

Car Parking Summary - Final car space allocation refer Traffic Engineers report

Total Car Spaces:

Car stackers	48
DDA car space	01

Apartment residents (End):

Refer Endorsed plans dated 27/08/2020

	1 bed x 03	03
	2 bed x 17	17
	3 bed x 11	22
Apartment residents (Total)	**31**	**42 car spaces**

DDA car space (End)	01
Spare (End)	02
Non-Residential Car Spaces (End)	04
	49 car spaces

Apartment residents (87A):

	1 bed x 06	06
	2 bed x 19	19
	3 bed x 11	22
Apartment residents (Total)	**36**	**47 car spaces**

DDA car space	01
Non-Residential Car Spaces	01
	49 car spaces

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Drawing Number A2.07 **Rev. VC** **Development Summary**

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DRAFT 87A Application

14036 Model WD14.pln
18/12/2020
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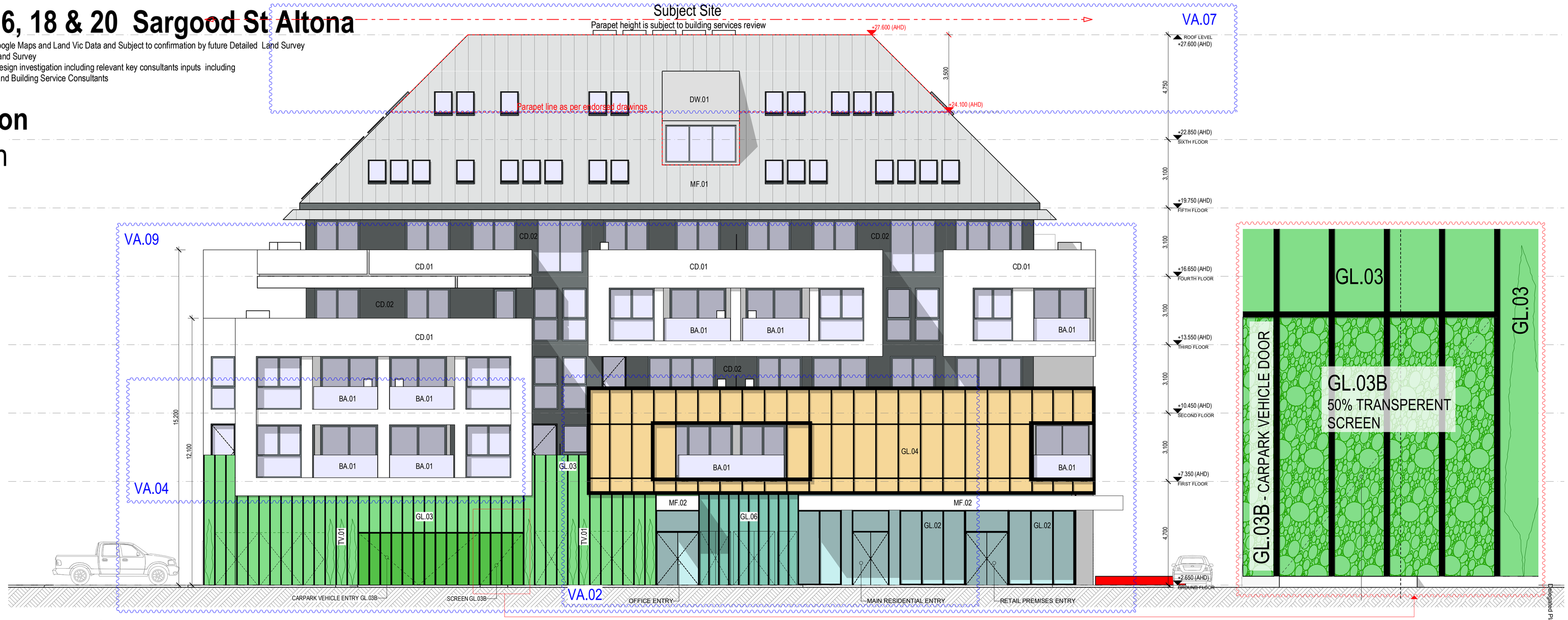
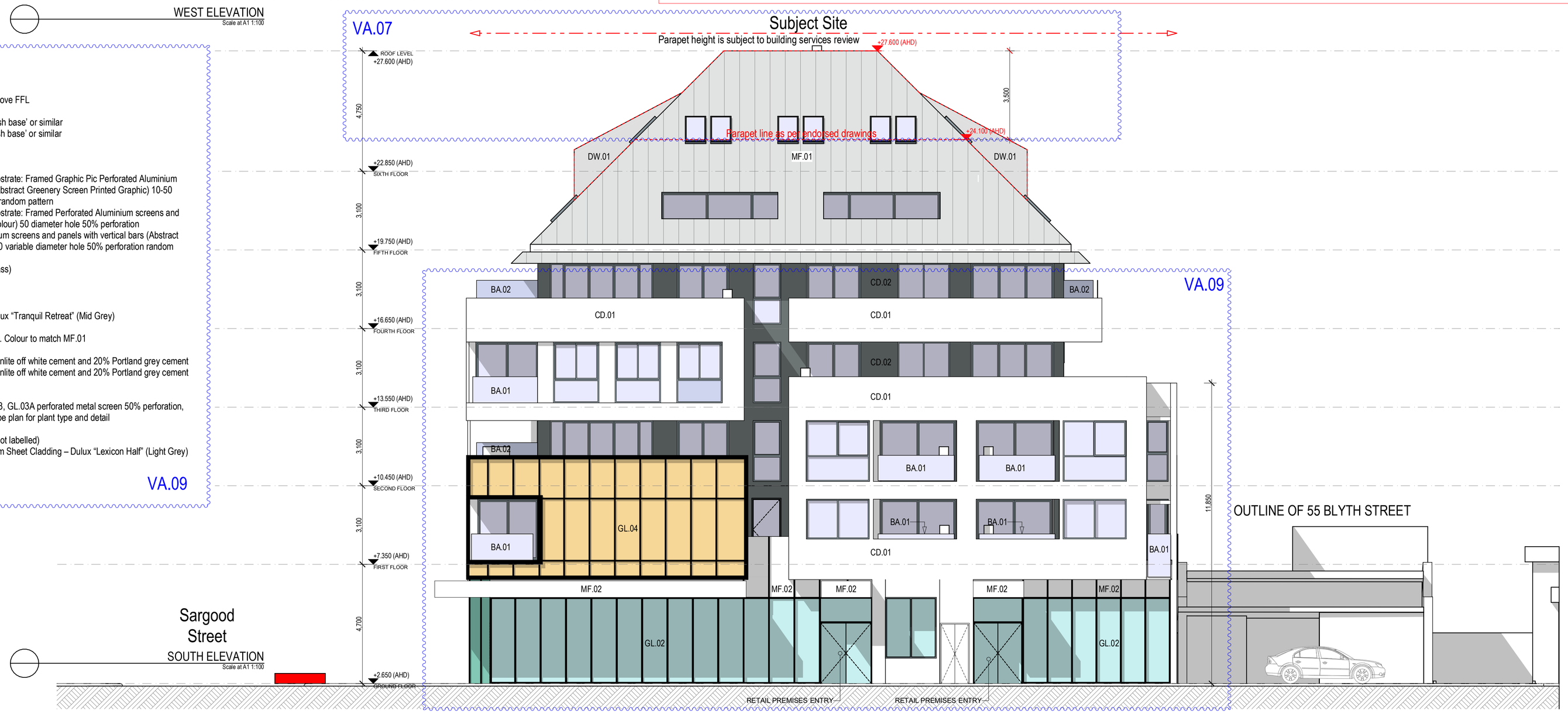


WEST ELEVATION
Scale at A1 1:100



Sargood Street
SOUTH ELEVATION
Scale at A1 1:100

Material Schedule

BA.01	Glass Balustrade
BA.02	Glass Balustrade opaque up to 1.7m above FFL
CD.01	Fibre cement cladding Cemintel 'Whiteish base' or similar
CD.02	Fibre cement cladding Cemintel 'Blackish base' or similar
GL.01	Clear glass (Residential – Not labelled)
GL.02	Clear glass (Commercial)
GL.03	Cladding over solid non-transparent substrate: Framed Graphic Pic Perforated Aluminium screens and panels with vertical bars (Abstract Greenery Screen Printed Graphic) 10-50 variable diameter hole 50% perforation random pattern
GL.03A	Cladding over solid non-transparent substrate: Framed Perforated Aluminium screens and panels with vertical bars (Green Grey colour) 50 diameter hole 50% perforation
GL.03B	Framed Graphic Pic Perforated Aluminium screens and panels with vertical bars (Abstract Greenery Screen Printed Graphic) 10-50 variable diameter hole 50% perforation random pattern
GL.04	Framed feature curtain wall (Bronze Glass)
GL.05	Glass opaque up to 1.7m above FFL
GL.06	Urban Art
MF.01	Ribbed Aluminium sheet Cladding – Dulux "Tranquil Retreat" (Mid Grey)
MF.02	Metal cladding 'Off White'
MF.03	Roof services screen - Perforated mesh. Colour to match MF.01
RN.01	Precast panels made up of 80% Brightonlite off white cement and 20% Portland grey cement
RN.02	Precast panels made up of 80% Brightonlite off white cement and 20% Portland grey cement with 40x40mm ribs
TV.01	Twining Vine (climbing plant) over GL.03, GL.03A perforated metal screen 50% perforation, 10-50mm diameter hole. Refer landscape plan for plant type and detail
WN.01	Window and Door Frames 'Charcoal' (Not labelled)
DW.01	Dormer Window Form Ribbed Aluminium Sheet Cladding – Dulux "Lexicon Half" (Light Grey)

VA.09

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Elevations

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DRAFT 87A Application

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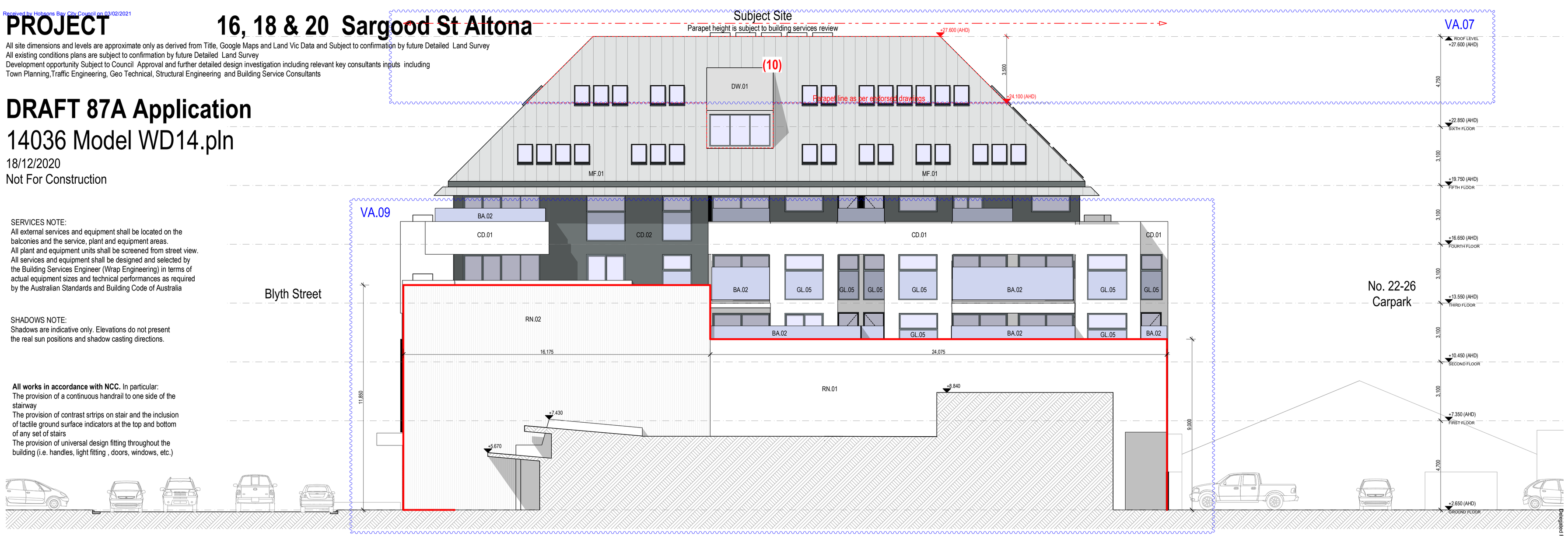

EAST ELEVATION
Scale at A1 1:100

Material Schedule

BA.01	Glass Balustrade
BA.02	Glass Balustrade opaque up to 1.7m above FFL
CD.01	Fibre cement cladding Cemintel 'Whiteish base' or similar
CD.02	Fibre cement cladding Cemintel 'Blackish base' or similar
GL.01	Clear glass (Residential – Not labelled)
GL.02	Clear glass (Commercial)
GL.03	Cladding over solid non-transparent substrate: Framed Graphic Pic Perforated Aluminium screens and panels with vertical bars (Abstract Greenery Screen Printed Graphic) 10-50 variable diameter hole 50% perforation random pattern
GL.03A	Cladding over solid non-transparent substrate: Framed Perforated Aluminium screens and panels with vertical bars (Green Grey colour) 50 diameter hole 50% perforation
GL.03B	Framed Graphic Pic Perforated Aluminium screens and panels with vertical bars (Abstract Greenery Screen Printed Graphic) 10-50 variable diameter hole 50% perforation random pattern
GL.04	Framed feature curtain wall (Bronze Glass)
GL.05	Glass opaque up to 1.7m above FFL
GL.06	Urban Art
MF.01	Ribbed Aluminium sheet Cladding – Dulux "Tranquil Retreat" (Mid Grey)
MF.02	Metal cladding 'Off White'
MF.03	Roof services screen - Perforated mesh. Colour to match MF.01
RN.01	Precast panels made up of 80% Brightonlite off white cement and 20% Portland grey cement
RN.02	Precast panels made up of 80% Brightonlite off white cement and 20% Portland grey cement with 40x40mm ribs
TV.01	Twining Vine (climbing plant) over GL.03, GL.03A perforated metal screen 50% perforation, 10-50mm diameter hole. Refer landscape plan for plant type and detail
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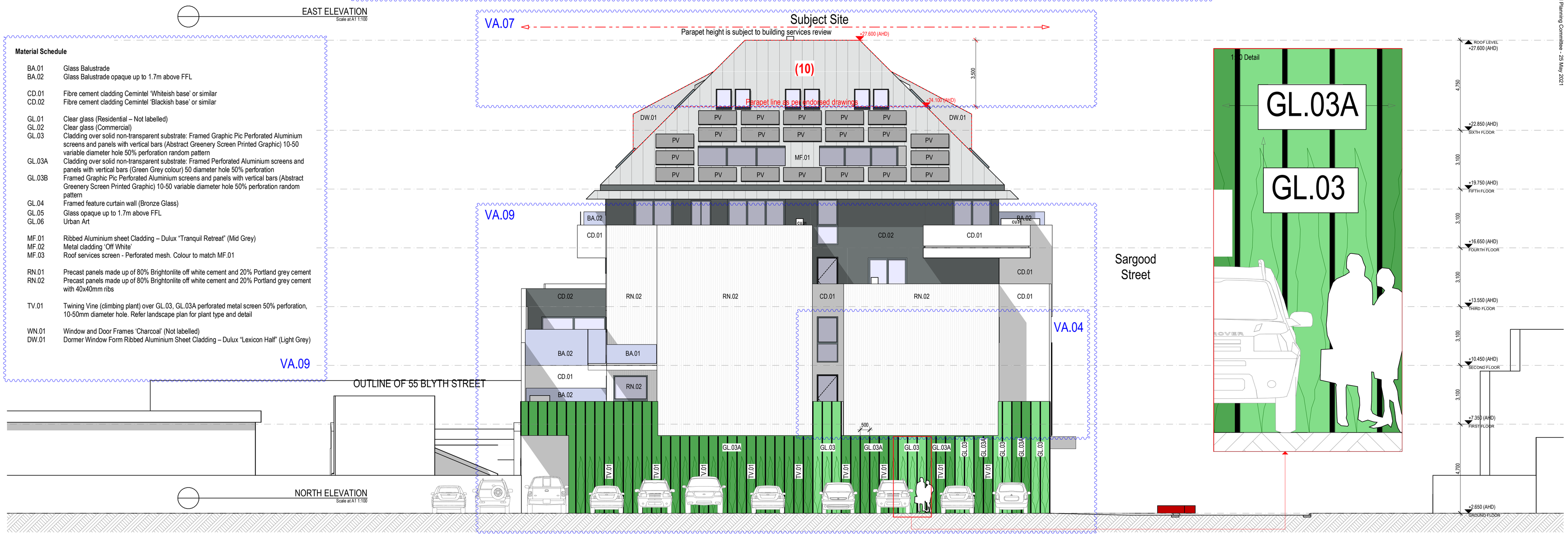
DW.01	Dormer Window Form Ribbed Aluminium Sheet Cladding – Dulux "Lexicon Half" (Light Grey)



NORTH ELEVATION
Scale at A1 1:100

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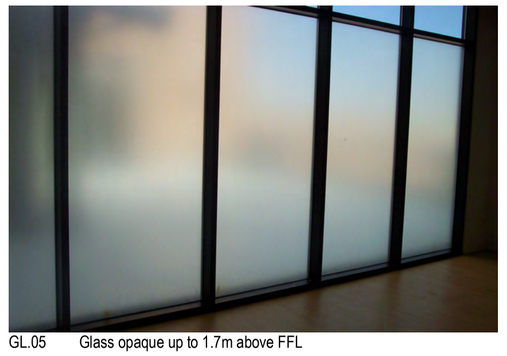
18/12/2020

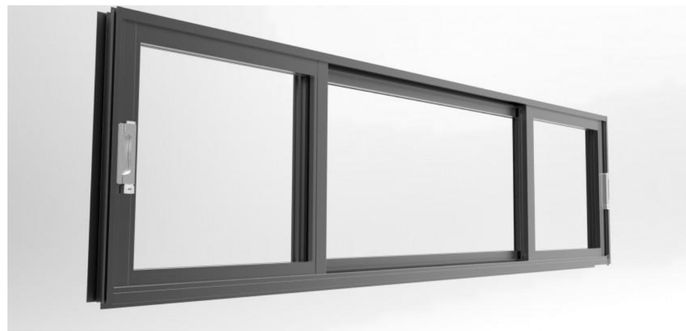
VA.09

BA.01 Glass Balustrade
BA.02 Glass Balustrade opaque up to 1.7m above FFL

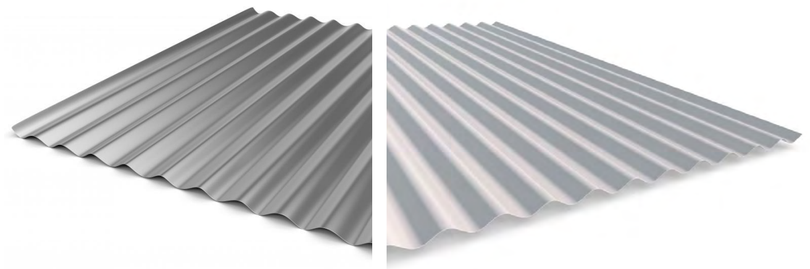
GL.01 Clear glass (Residential – Not labelled)
GL.02 Clear glass (Commercial)



GL.05 Glass opaque up to 1.7m above FFL



WN.01 Window and Door Frames 'Charcoal' (Not labelled)



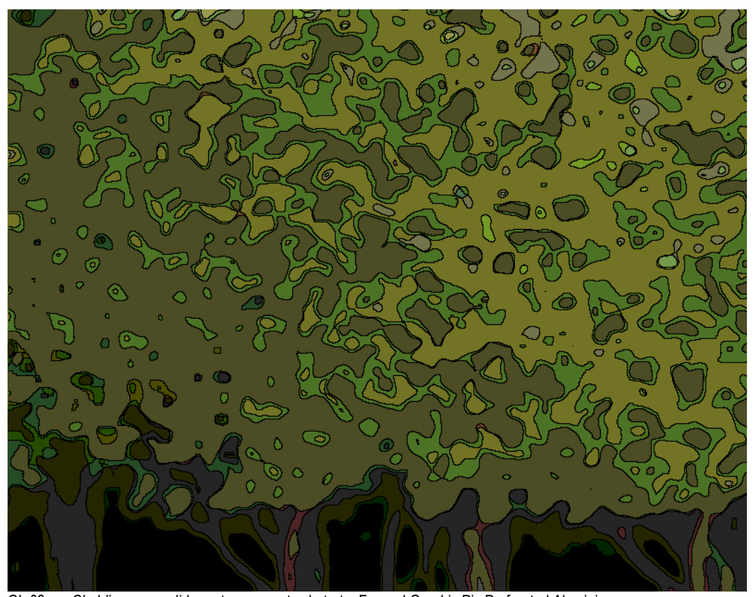
MF.01 Ribbed Aluminium sheet Cladding – Dulux "Tranquil Retreat" or similar
Representing material for colour only, not type.

RN.01 Precast panels made up of 80% Brightonlite off white cement and 20% Portland grey cement
RN.02 Precast panels made up of 80% Brightonlite off white cement and 20% Portland grey cement with 40x40mm ribs
CD.01 Fibre cement cladding Cemintel 'Whiteish base' or similar

CD.02 Fibre cement cladding Cemintel 'Blackish base' or similar

GL.03A Cladding over solid non-transparent substrate: Framed Perforated Aluminium screens and panels with vertical bars (Green Grey colour) 50 diameter hole 50% perforation

GL.04 Framed feature curtain wall (Bronze Glass)



GL.03 Cladding over solid non-transparent substrate: Framed Graphic Pic Perforated Aluminium screens and panels with vertical bars (Abstract Greenery Screen Printed Graphic) 10-50 variable diameter hole 50% perforation random pattern

GL.03B Framed Graphic Pic Perforated Aluminium screens and panels with vertical bars (Abstract Greenery Screen Printed Graphic) 10-50 variable diameter hole 50% perforation random pattern

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Material Schedule

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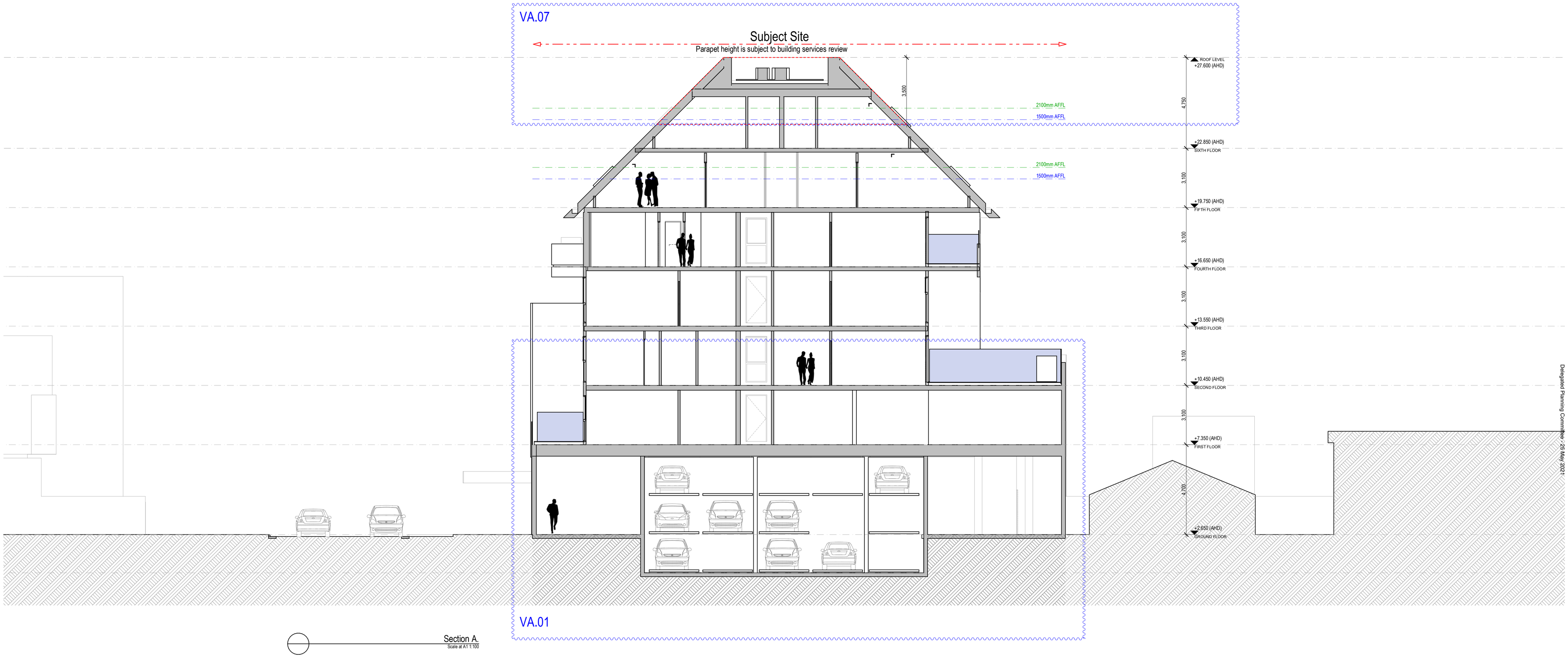
87A Application

Not For Construction

14036 Model WD14.pln
18/12/2020



Section A.
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87A Application

Not For Construction

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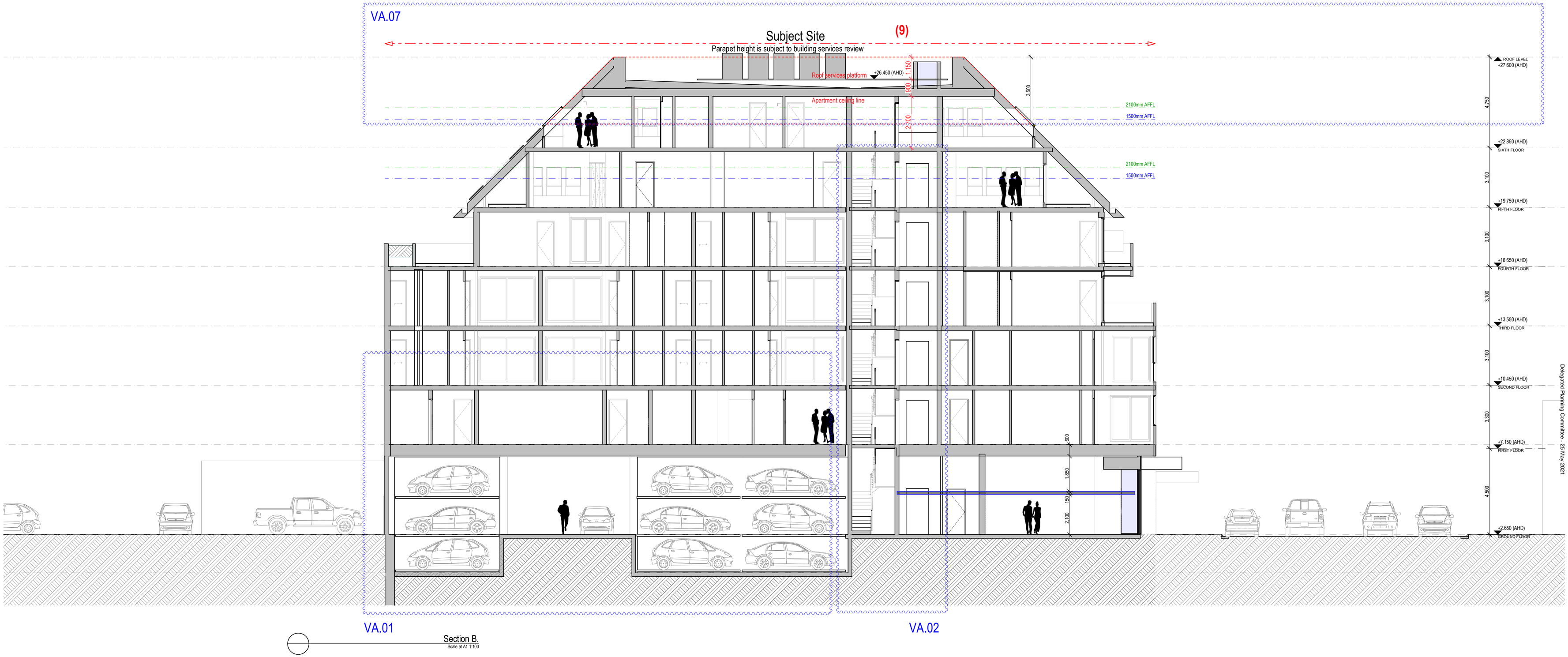
18/12/2020



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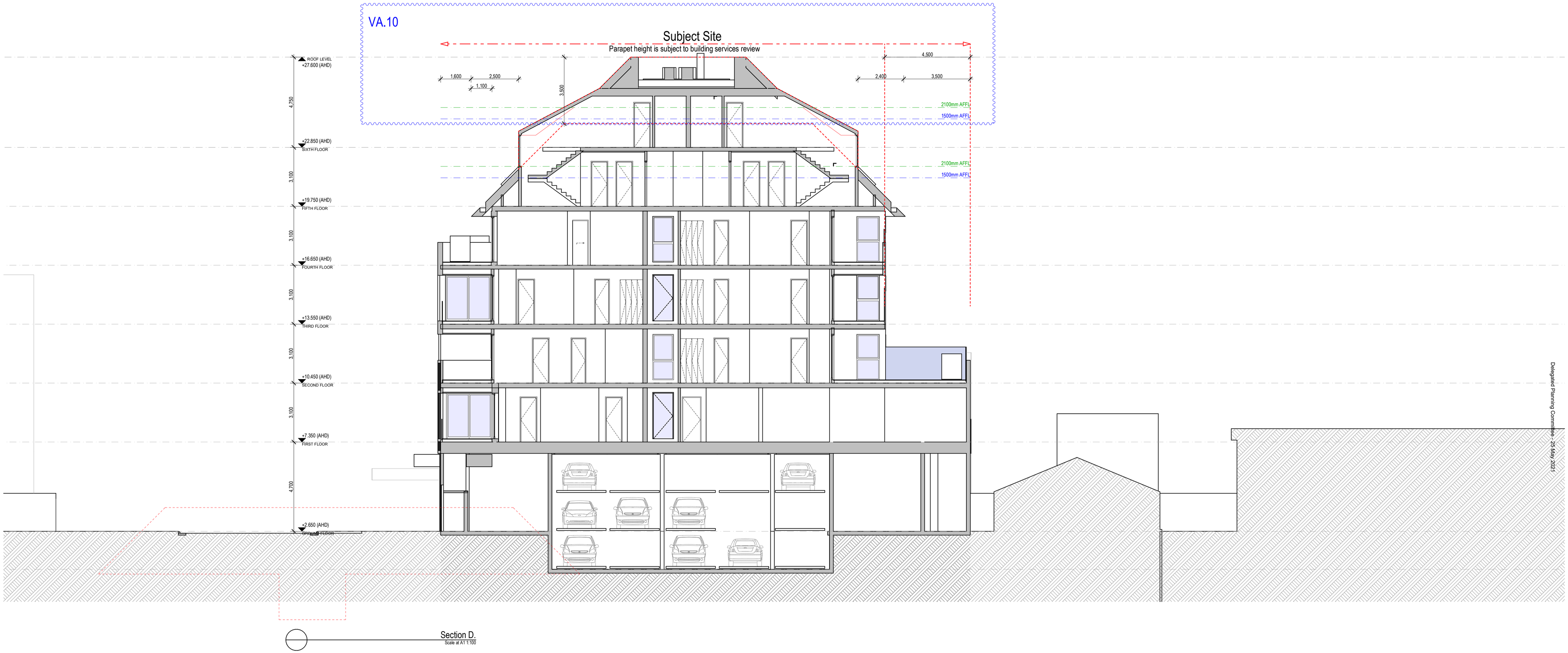
87A Application

Not For Construction

14036 Model WD14.pln

18/12/2020



Section D.
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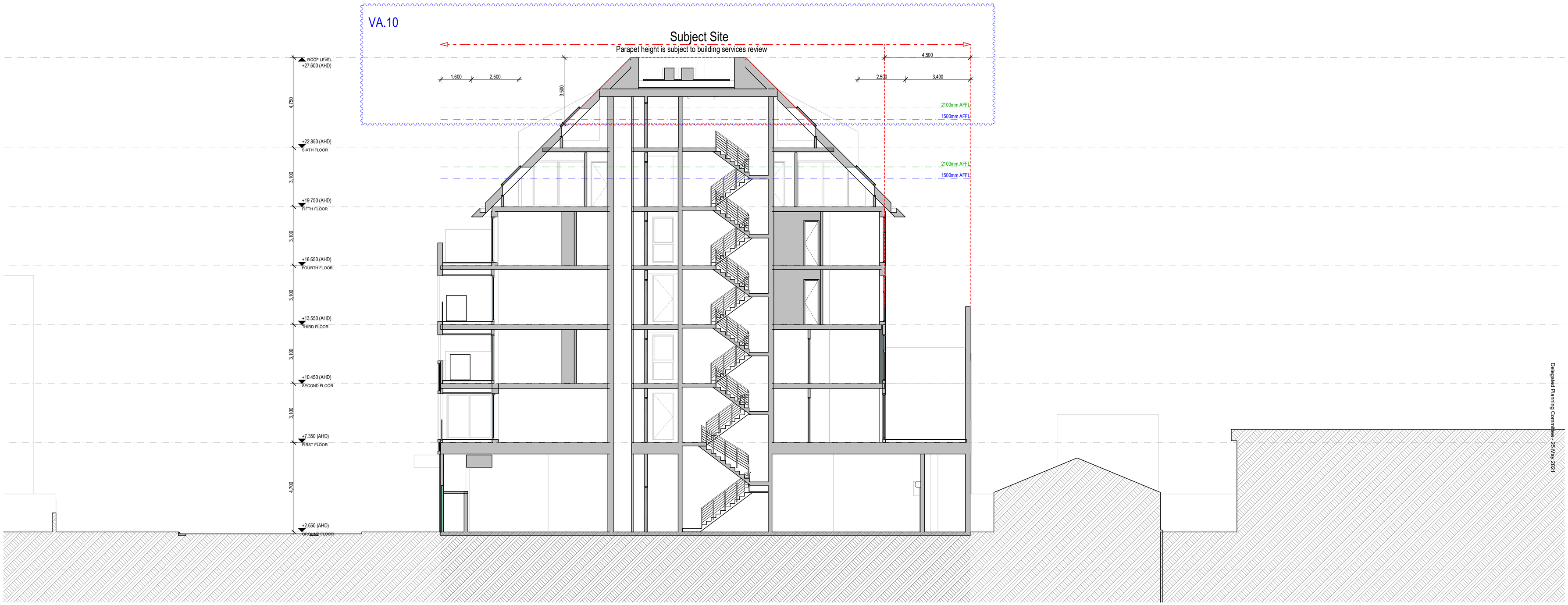

Section E...
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Appendix 4

Amended Plans (substituted through Tribunal proceedings)

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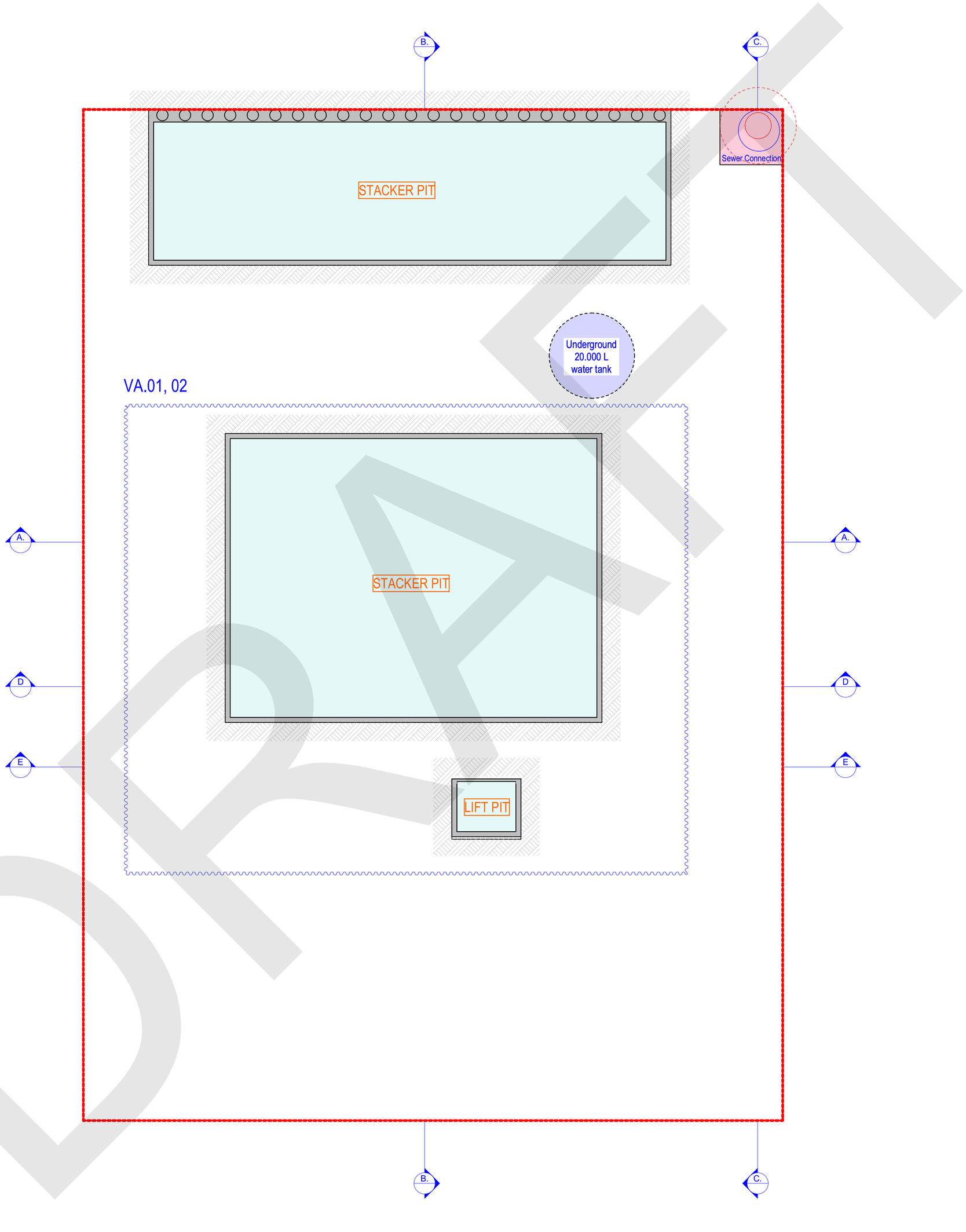

Pit Level (1)
Scale at A1 1:100

DRAFT

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Basement Plan

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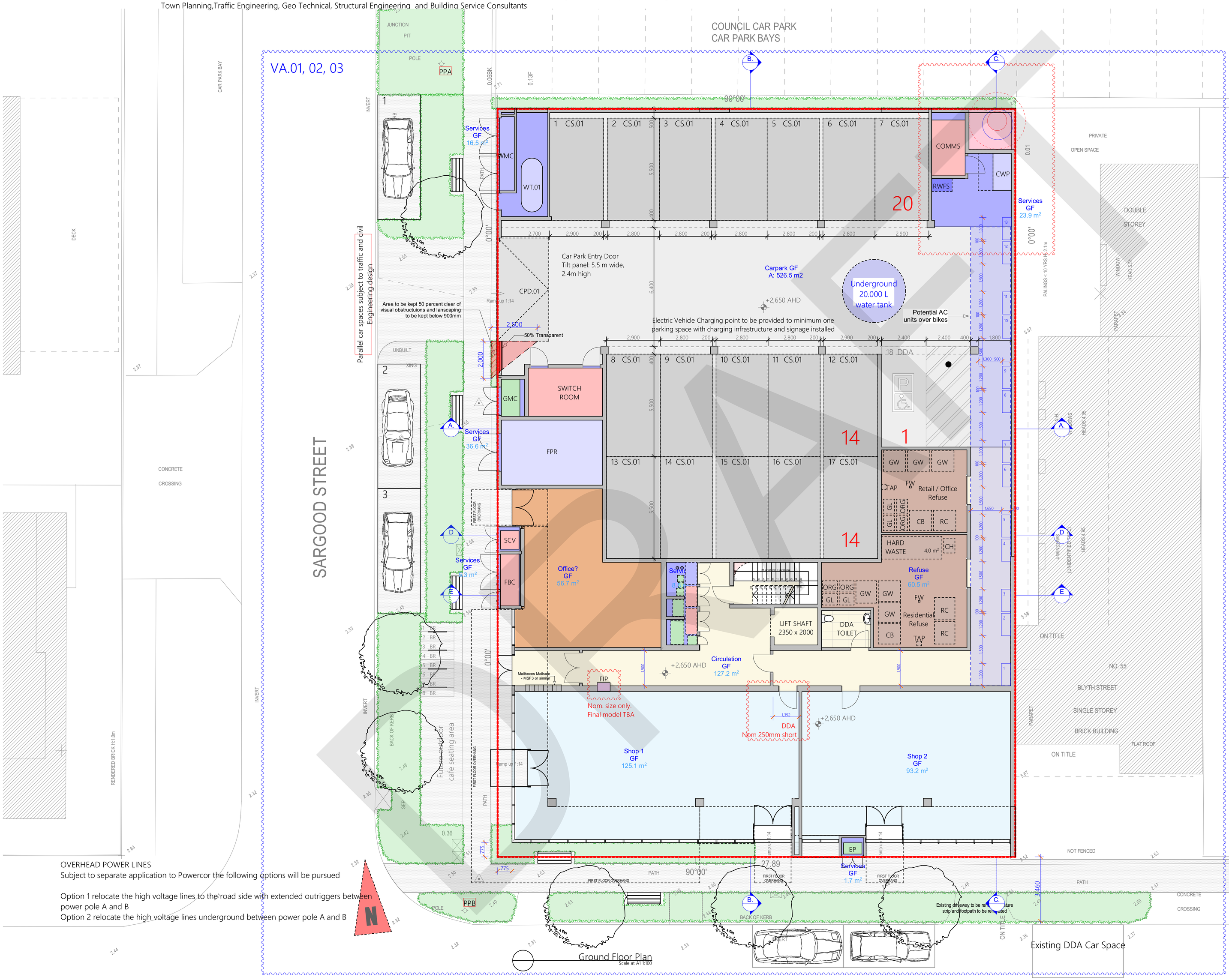

Legend

- Garden and tree beds, groundcove planting, grassed areas
- Select exposed aggregate
- Select street bench
- T1 — Proposed small to medium tree

CAR SPACE LEGEND

CS - Car Stacker
DDA - Disabled Car Space

NO. 53 BLYTH STREET
DOUBLE STOREY
BRICK BUILDING

SERVICES NOTE:
All external services and equipment shall be locate
balconies and the service, plant and equipment are
All plant and equipment units shall be screened fro
All services and equipment shall be designed and s
the Building Services Engineer (Wrap Engineering)
actual equipment sizes and technical performance
by the Australian Standards and Building Code of A

All works in accordance with NCC. In particular:
The provision of a continuous handrail to one side
stairway
The provision of contrast srtrips on stair and the in
of tactile ground surface indicators at the top and
of any set of stairs
The provision of universal design fitting throughou
building (i.e. handles, light fitting , doors, windows

BALCONY TAP NOTE:

OVERHEAD POWER LINES
Subject to separate application to Powercor the following options will be pursued

Option 1 relocate the high voltage lines to the road side with extended outriggers between power pole A and B
Option 2 relocate the high voltage lines underground between power pole A and B

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Drawing Number A2.02 Rev.WP Ground Floor Plan
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VA.01, 02, 04, 05

COMMENTS FOR INTERNAL DISCUSSION ONLY, TO BE REMOVED PRIOR TO VCAT SUBMISSION

(1)
Carpark columns increased from 350 x 350mm to 400 x 400mm as advised by Ross. **Ross**, please confirm minimum carpark column size. Also, confirm northern boundary piers + shotcrete space is 500mm
Traffic engineer to advise if access aisle width column-to-column can be reduced to 6.3m given there are only 6 columns in the way.

(2)
In the current layout lift & stair core would move south by 125mm on all levels

(3)
Steve, can fire pump room (FPR) be 5250 x 3500. If needed, can increase to 5250 x 3750.

(4)
Steve, can cold water pump (CWP) be in the North-east corner? Water tank remains behind water meters with min. 1500mm width clear

(5)
HWS in cupboard (nom. 4.0L x 1.5W x 2.0H as advised by Steve) near apartment 106. Flues discharged directly to outside

(6)
Apartment 105 - 109 columns updated to match upper levels

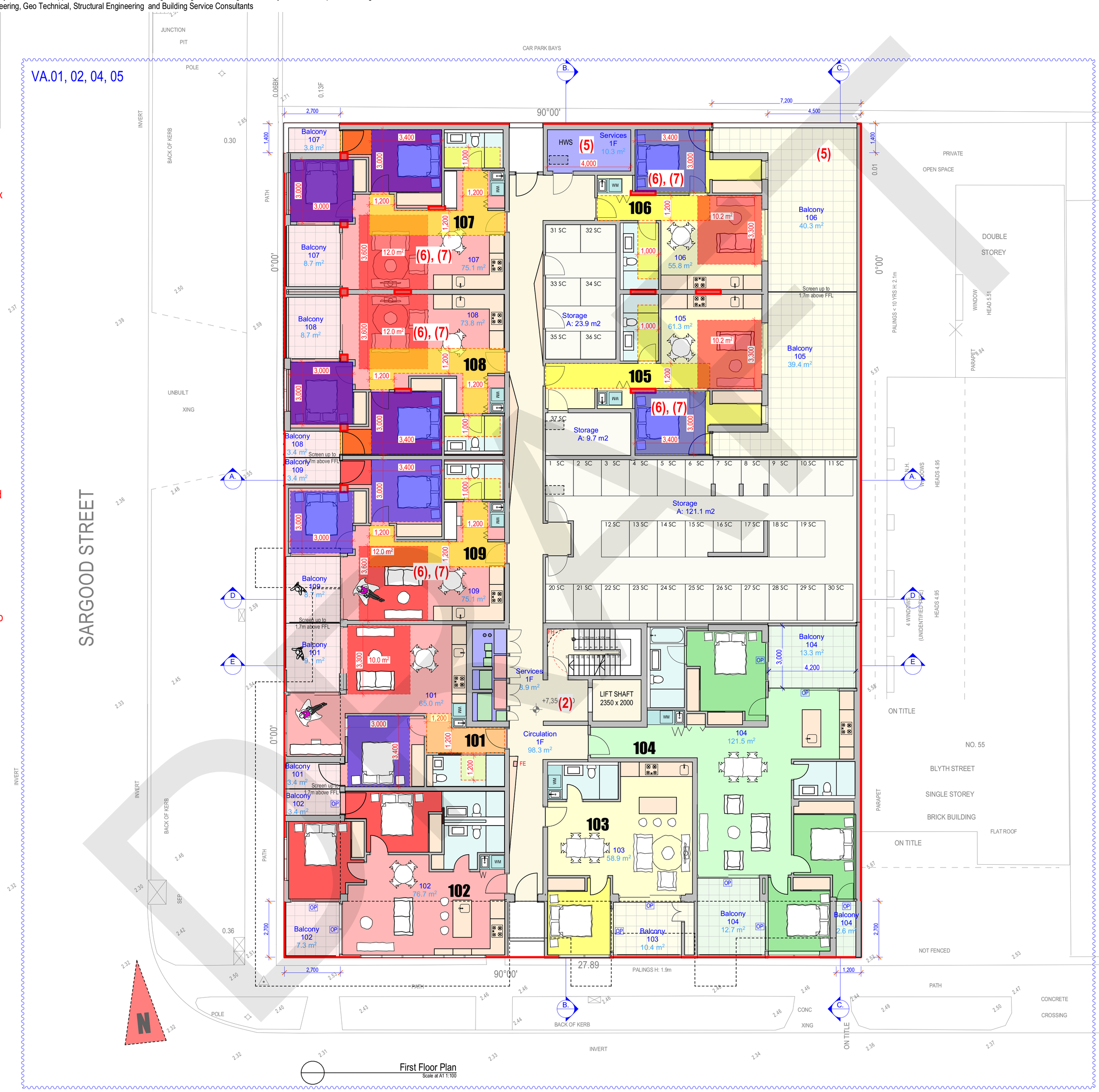
(7)
New apartments 105 - 109 BADS compliance subject to design development
Main BADS requirements:

- 1 main bedroom per apartment to be min. 3.0m x 3.4m. Other bedrooms min. 3.0m x 3.0m. (shown in blue)
- Living area of 1 bedroom apartment to be min. 10sqm and min. 3.3m wide (shown in red)
- Living area of 2 bedroom apartment to be min. 12sqm and min. 3.6m wide (shown in red)
- Minimum habitable room windows to be min. 1.2m wide (shown in green)
- Clear path to main bedroom and bathroom to be min. 1.2m wide (shown in yellow)
- Bathroom clear circulation space (1 bathroom per apartment) to be either 1.2 x 1.2m or 1 x 2.7m (shown in yellow)

(8)
deleted

(9)
Roof services. WRAP to review and confirm

(10)
Elevation subject to design resolution



First Floor Plan
Scale at A1 1:100

Legend

Planter box (Insitu). Min 1000mm high.

REFUSE BIN LEGEND
CH - Charity Bin
GW - General Waste Bin
RC - Recycling Bin
ORG - Organic Waste Bin
GL - Glass Bin
TAP - Tap & Bin Wash Facilities
FW - Bin Wash Floor Waste

CAR SPACE LEGEND
CP - Conventional Parking Space
TAS - Triple Automated Stacker
DDA - Disabled Car Space
SC - Storage Cage
BR - Bicycle Rack

CAR SPACE ALLOCATION LEGEND
OF - Office staff spaces
RP - Retail Premises staff spaces
R - Residential spaces
SP - Spare spaces

BLYTH STREET
DOUBLE STOREY
BRICK BUILDING

SERVICES NOTE:
All external services and equipment shall be located on the balconies and the service, plant and equipment areas.
All plant and equipment units shall be screened from street view.
All services and equipment shall be designed and selected by the Building Services Engineer (Wrap Engineering) in terms of actual equipment sizes and technical performances as required by the Australian Standards and Building Code of Australia

All works in accordance with NCC. In particular:
The provision of a continuous handrail to one side of the stairway
The provision of contrast srtrips on stair and the inclusion of tactile ground surface indicators at the top and bottom of any set of stairs
The provision of universal design fitting throughout the building (i.e. handles, light fitting , doors, windows, etc.)

BALCONY TAP NOTE:
All balconies and courtyards must be provided with a tap and drain.

NATURAL VENTILATION LEGEND:
OP - Operable window / door / skylight (Minimum scope)

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First Floor Plan

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Second Floor Plan
Scale at A1 1:100

Legend

Planter box (Insitu).
Min 1000mm high.

SERVICES NOTE:
All external services and equipment shall be located on the balconies and the service, plant and equipment areas.
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BALCONY TAP NOTE:
All balconies and courtyards must be provided with a tap and drain.

NATURAL VENTILATION LEGEND:
OP - Operable window / door / skylight (Minimum scope)

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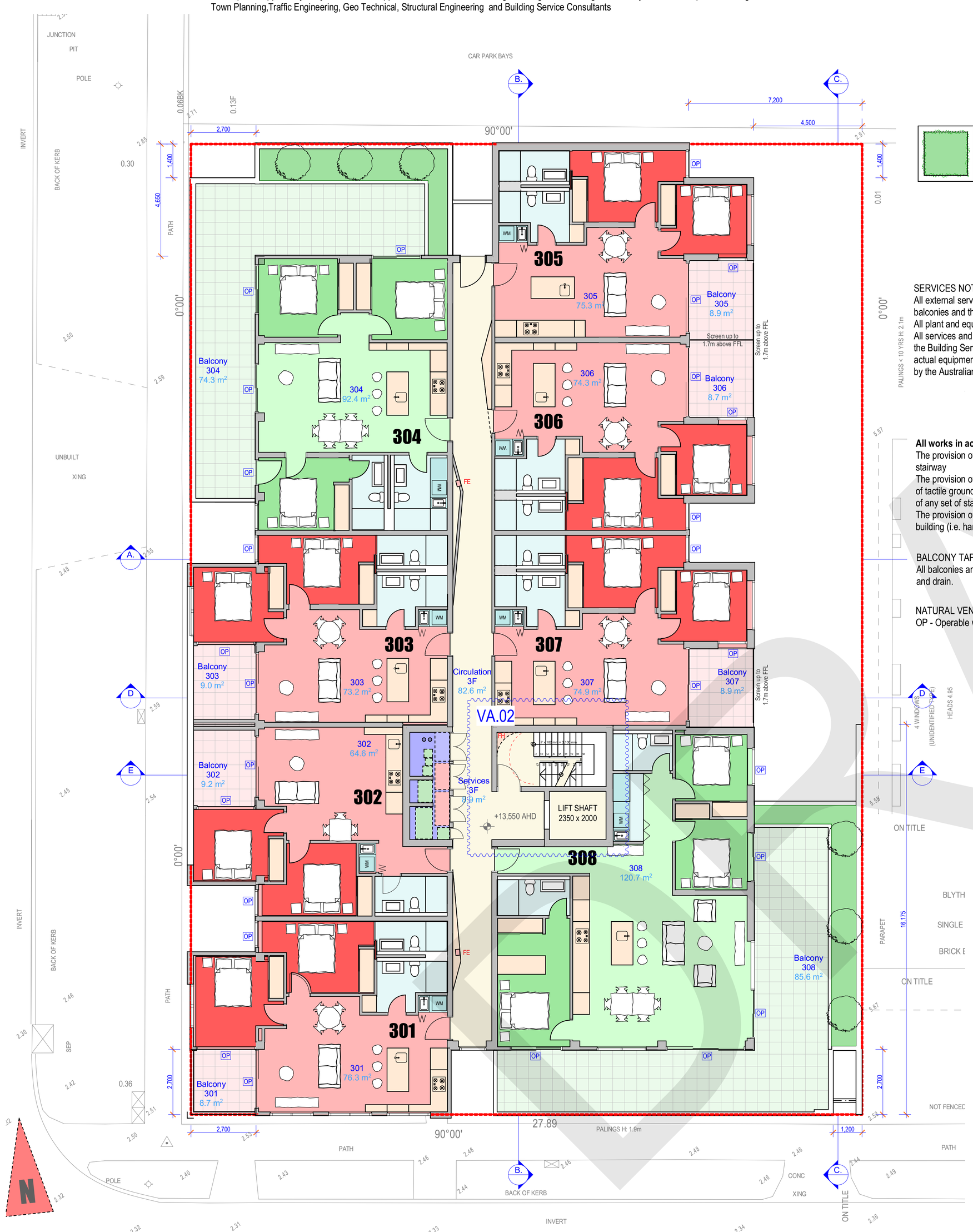


Third Floor Plan
Scale at A1 1:100

Legend

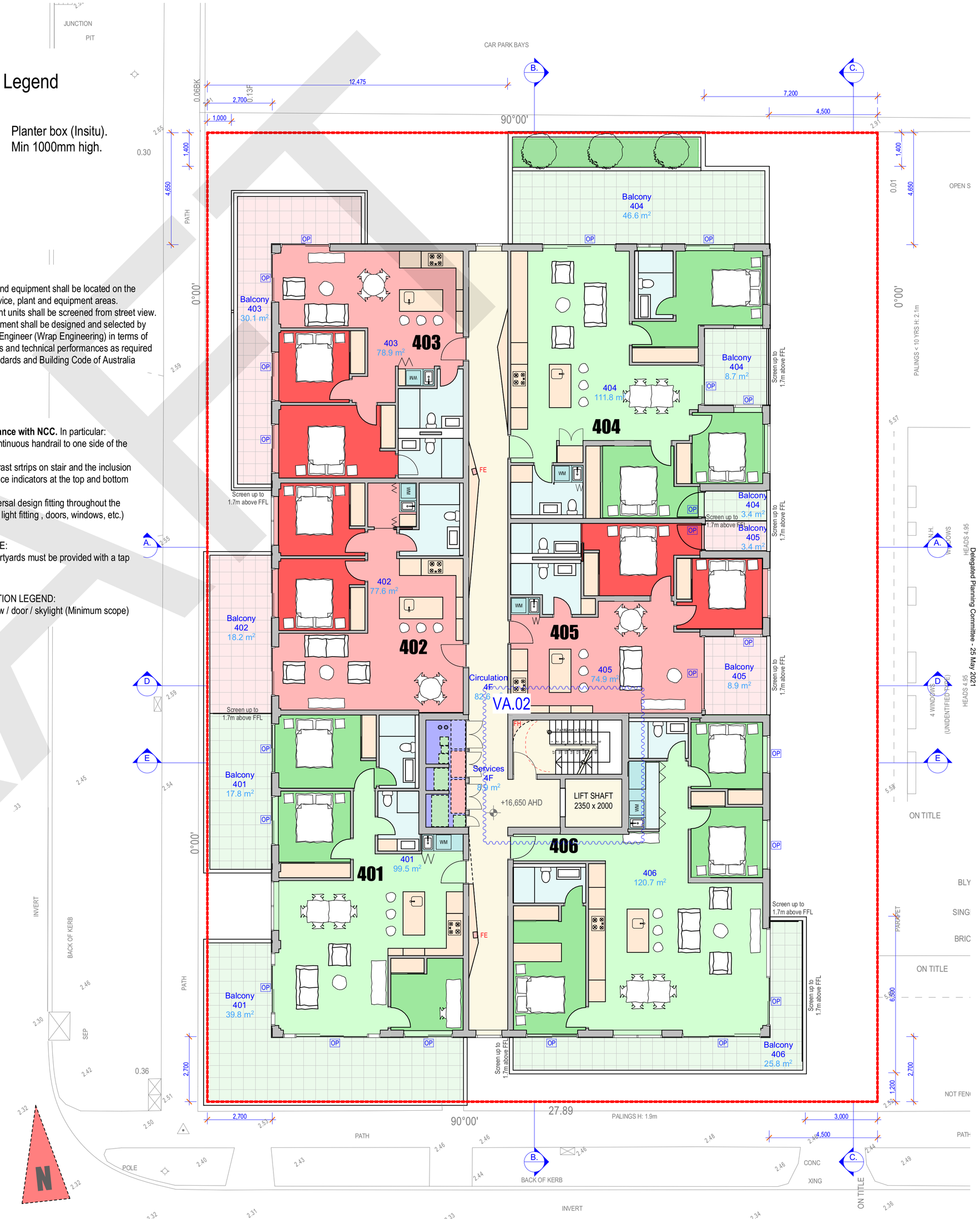
Planter box (Insitu).
Min 1000mm high.

SERVICES NOTE:
All external services and equipment shall be located on the balconies and the service, plant and equipment areas.
All plant and equipment units shall be screened from street view.
All services and equipment shall be designed and selected by the Building Services Engineer (Wrap Engineering) in terms of actual equipment sizes and technical performances as required by the Australian Standards and Building Code of Australia

All works in accordance with NCC. In particular:
The provision of a continuous handrail to one side of the stairway
The provision of contrast srtrips on stair and the inclusion of tactile ground surface indicators at the top and bottom of any set of stairs
The provision of universal design fitting throughout the building (i.e. handles, light fitting , doors, windows, etc.)

BALCONY TAP NOTE:
All balconies and courtyards must be provided with a tap and drain.

NATURAL VENTILATION LEGEND:
OP - Operable window / door / skylight (Minimum scope)



Fourth Floor Plan
Scale at A1 1:100

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Third and Fourth Floor Plan

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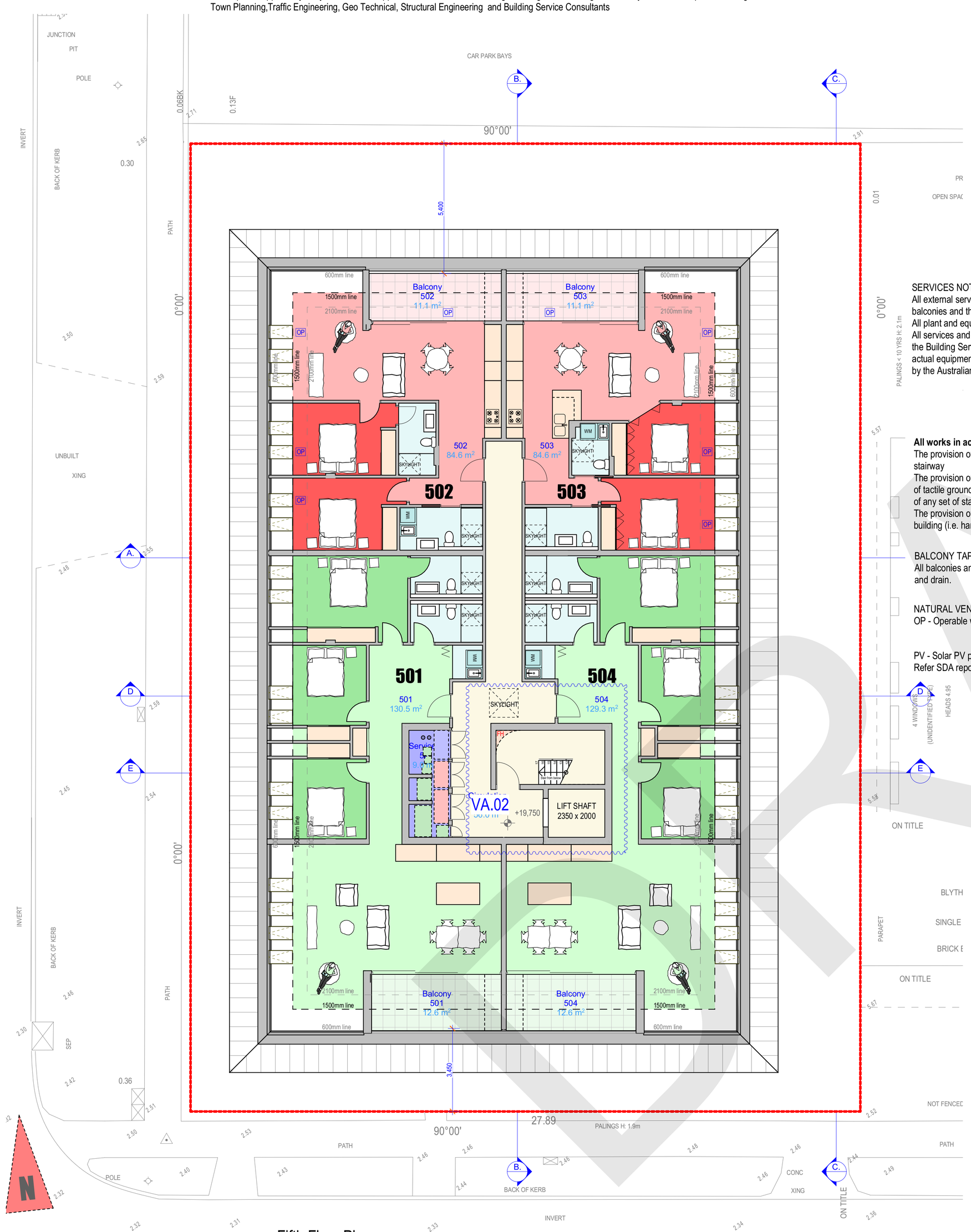

Fifth Floor Plan
Scale at A1 1:100

SERVICES NOTE:
All external services and equipment shall be located on the balconies and the service, plant and equipment areas.
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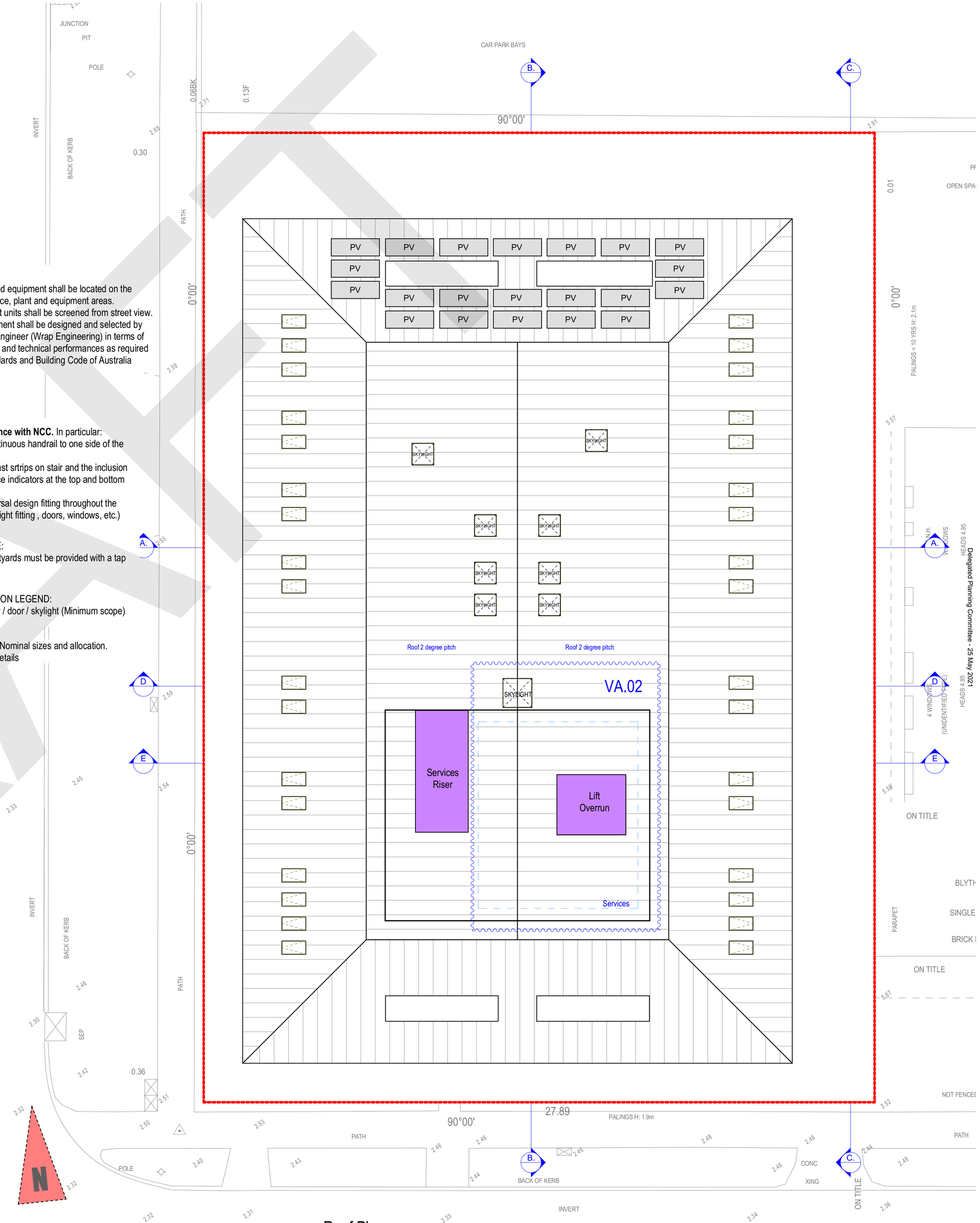
All services and equipment shall be designed and selected by the Building Services Engineer (Wrap Engineering) in terms of actual equipment sizes and technical performances as required by the Australian Standards and Building Code of Australia

All works in accordance with NCC. In particular:
The provision of a continuous handrail to one side of the stairway
The provision of contrast srtrips on stair and the inclusion of tactile ground surface indicators at the top and bottom of any set of stairs
The provision of universal design fitting throughout the building (i.e. handles, light fitting , doors, windows, etc.)

BALCONY TAP NOTE:
All balconies and courtyards must be provided with a tap and drain.

NATURAL VENTILATION LEGEND:
OP - Operable window / door / skylight (Minimum scope)

PV - Solar PV panels. Nominal sizes and allocation.
Refer SDA report for details



Roof Plan
Scale at A1 1:100

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VA.08

DEVELOPMENT SUMMARY

	Space	Type	Area
Ground Floor Plan			
	GF	Carparking	526.5
	GF	Circulation	127.2
	GF	Offices	56.7
	GF	Refuse	60.5
	GF	Services	92.8
	GF	Shop 1	125.1
	GF	Shop 2	93.2
			1,082.0 m²
First Floor Plan			
	1F	Circulation	98.3
	1F	Residential Storage	145.0
	1F	Services	19.2
	101	Apartment Area 2bed	65.0
	101	Terrace Area 2 bed	12.5
	102	Apartment Area 2bed	76.7
	102	Terrace Area 2 bed	10.7
	103	Apartment Area 1bed	58.9
	103	Terrace Area 1bed	10.4
	104	Apartment Area 3bed	121.5
	104	Terrace Area 3bed	28.6
	105	Apartment Area 1bed	61.3
	105	Residential Storage	9.7
	105	Terrace Area 1bed	39.4
	106	Apartment Area 1bed	55.8
	106	Terrace Area 1bed	40.3
	107	Apartment Area 2bed	75.1
	107	Terrace Area 2 bed	12.5
	108	Apartment Area 2bed	73.8
	108	Terrace Area 2 bed	12.1
	109	Apartment Area 2bed	75.1
	109	Terrace Area 2 bed	12.1
			1,114.0 m²
Second Floor Plan			
	2F	Circulation	90.2
	2F	Services	8.7
	201	Apartment Area 3bed	99.7
	201	Terrace Area 3bed	65.4
	202	Apartment Area 1bed	64.1
	202	Terrace Area 1bed	18.1
	203	Apartment Area 2bed	73.9
	203	Terrace Area 2 bed	8.7
	204	Apartment Area 2bed	75.1
	204	Terrace Area 2 bed	8.7
	205	Apartment Area 2bed	75.2
	205	Terrace Area 2 bed	15.9
	206	Apartment Area 2bed	74.3
	206	Terrace Area 2 bed	15.3
	207	Apartment Area 2bed	74.9
	207	Terrace Area 2 bed	48.6
	208	Apartment Area 3bed	121.4
	208	Terrace Area 3bed	12.7
	209	Apartment Area 1bed	58.5
	209	Terrace Area 1bed	10.8
			1,020.2 m²

DEVELOPMENT SUMMARY

	Space	Type	Area
Third Floor Plan			
	3F	Circulation	82.6
	3F	Services	8.9
	301	Apartment Area 2bed	76.3
	301	Terrace Area 2 bed	8.7
	302	Apartment Area 2bed	64.6
	302	Terrace Area 2 bed	9.2
	303	Apartment Area 2bed	73.2
	303	Terrace Area 2 bed	9.0
	304	Apartment Area 3bed	92.4
	304	Terrace Area 3bed	74.3
	305	Apartment Area 2bed	75.3
	305	Terrace Area 2 bed	8.9
	306	Apartment Area 2bed	74.3
	306	Terrace Area 2 bed	8.7
	307	Apartment Area 2bed	74.9
	307	Terrace Area 2 bed	8.9
	308	Apartment Area 3bed	120.7
	308	Terrace Area 3bed	85.6
			956.5 m²
Fourth Floor Plan			
	4F	Circulation	82.6
	4F	Services	8.9
	401	Apartment Area 3bed	99.5
	401	Terrace Area 3bed	57.6
	402	Apartment Area 2bed	77.6
	402	Terrace Area 2 bed	18.2
	403	Apartment Area 2bed	78.9
	403	Terrace Area 2 bed	30.1
	404	Apartment Area 3bed	111.8
	404	Terrace Area 3bed	58.7
	405	Apartment Area 2bed	74.9
	405	Terrace Area 2 bed	12.3
	406	Apartment Area 3bed	120.7
	406	Terrace Area 3bed	25.8
			857.6 m²
Fifth Floor Plan			
	5F	Circulation	56.0
	5F	Services	9.0
	501	Apartment Area 3bed	130.5
	501	Terrace Area 3bed	12.6
	502	Apartment Area 2bed	84.6
	502	Terrace Area 2 bed	11.1
	503	Apartment Area 2bed	84.6
	503	Terrace Area 2 bed	11.1
	504	Apartment Area 3bed	129.3
	504	Terrace Area 3bed	12.6
			541.4 m²
			5,571.7 m²

APARTMENT SUMMARY

	Apartment	Area m2
Apartment Area 1bed		
	103	58.9
	105	61.3
	106	55.8
	202	64.1
	209	58.5
5		
Apartment Area 2bed		
	101	65.0
	102	76.7
	107	75.1
	108	73.8
	109	75.1
	203	73.9
	204	75.1
	205	75.2
	206	74.3
	207	74.9
	301	76.3
	302	64.6
	303	73.2
	305	75.3
	306	74.3
	307	74.9
	402	77.6
	403	78.9
	405	74.9
	502	84.6
	503	84.6
21		
Apartment Area 3bed		
	104	121.5
	201	99.7
	208	121.4
	304	92.4
	308	120.7
	401	99.5
	404	111.8
	406	120.7
	501	130.5
	504	129.3
10		
36		3,024.4 m²

Nominal car parking allocation:

Total cars:	**49**
Car stackers:	48
DDA car space:	1
Apartment residents:	**46**
1-bed x 5	5
2-bed x 21	21
3-bed x 10	20
DDA car space:	**1**
Balance for commercial premises:	**2**

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14036 Model WD15A.pln

14-Apr-21

SERVICES NOTE:
All external services and equipment shall be located on the balconies and the service, plant and equipment areas.
All plant and equipment units shall be screened from street view.
All services and equipment shall be designed and selected by the Building Services Engineer (Wrap Engineering) in terms of actual equipment sizes and technical performances as required by the Australian Standards and Building Code of Australia

SHADOWS NOTE:
Shadows are indicative only. Elevations do not present the real sun positions and shadow casting directions.

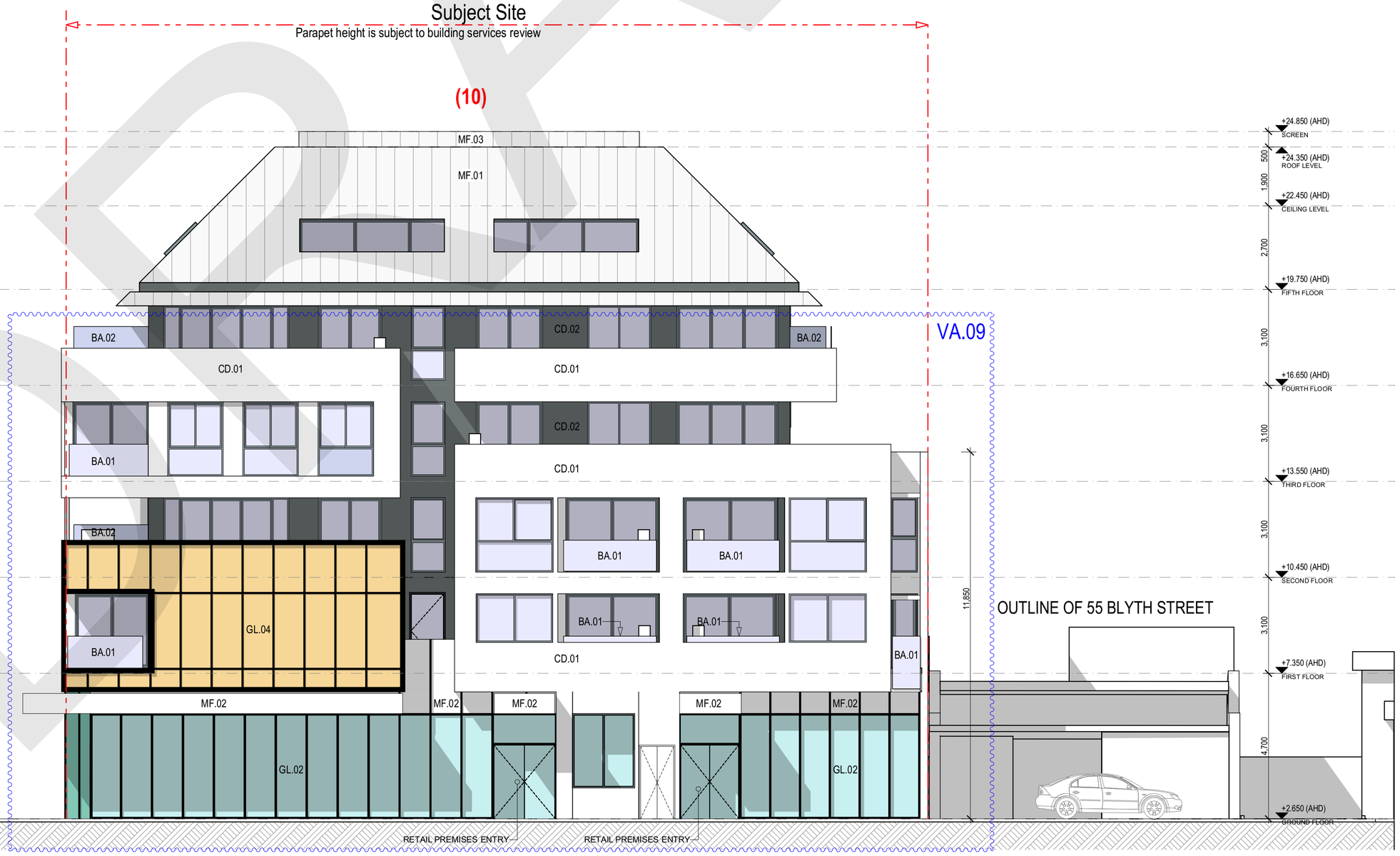
All works in accordance with NCC. In particular:
The provision of a continuous handrail to one side of the stairway
The provision of contrast srtrips on stair and the inclusion of tactile ground surface indicators at the top and bottom of any set of stairs
The provision of universal design fitting throughout the building (i.e. handles, light fitting , doors, windows, etc.)

WEST ELEVATION
Scale at A1 1:100

Material Schedule

BA.01	Glass Balustrade
BA.02	Glass Balustrade opaque up to 1.7m above FFL
CD.01	Fibre cement cladding Cemintel 'Whiteish base' or similar
CD.02	Fibre cement cladding Cemintel 'Blackish base' or similar
GL.01	Clear glass (Residential – Not labelled)
GL.02	Clear glass (Commercial)
GL.03	Cladding over solid non-transparent substrate: Framed Graphic Pic Perforated Aluminium screens and panels with vertical bars (Abstract Greenery Screen Printed Graphic) 10-50 variable diameter hole 50% perforation random pattern
GL.03A	Cladding over solid non-transparent substrate: Framed Perforated Aluminium screens and panels with vertical bars (Green Grey colour) 50 diameter hole 50% perforation
GL.03B	Framed Graphic Pic Perforated Aluminium screens and panels with vertical bars (Abstract Greenery Screen Printed Graphic) 10-50 variable diameter hole 50% perforation random pattern
GL.04	Framed feature curtain wall (Bronze Glass)
GL.05	Glass opaque up to 1.7m above FFL
GL.06	Urban Art (refer details)
MF.01	Ribbed Aluminium sheet Cladding – Dulux "Tranquil Retreat" or similar
MF.02	Metal cladding 'White'
MF.03	Roof services screen - Perforated mesh. Colour to match MF.01
RN.01	Precast panels made up of 80% Brightonlite off white cement and 20% Portland grey cement
RN.02	Precast panels made up of 80% Brightonlite off white cement and 20% Portland grey cement with 40x40mm ribs
TV.01	Twining Vine (climbing plant) over GL.03, GL.03A perforated metal screen 50% perforation, 10-50mm diameter hole. Refer landscape plan for plant type and detail
WN.01	Window and Door Frames 'Charcoal' (Not labelled)

VA.09



Sargood Street
SOUTH ELEVATION
Scale at A1 1:100

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Elevations

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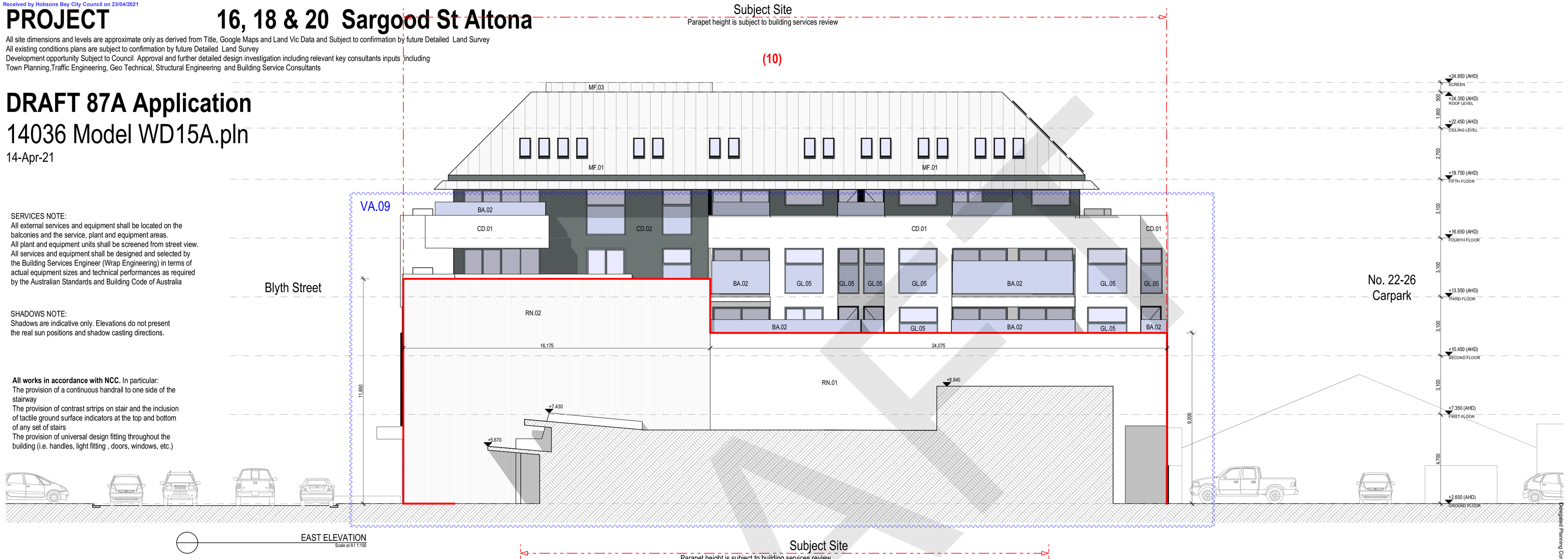

EAST ELEVATION
Scale at A1 1:100

Material Schedule

BA.01	Glass Balustrade
BA.02	Glass Balustrade opaque up to 1.7m above FFL
CD.01	Fibre cement cladding Cemintel 'Whiteish base' or similar
CD.02	Fibre cement cladding Cemintel 'Blackish base' or similar
GL.01	Clear glass (Residential – Not labelled)
GL.02	Clear glass (Commercial)
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GL.06	Urban Art (refer details)
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MF.03	Roof services screen - Perforated mesh. Colour to match MF.01
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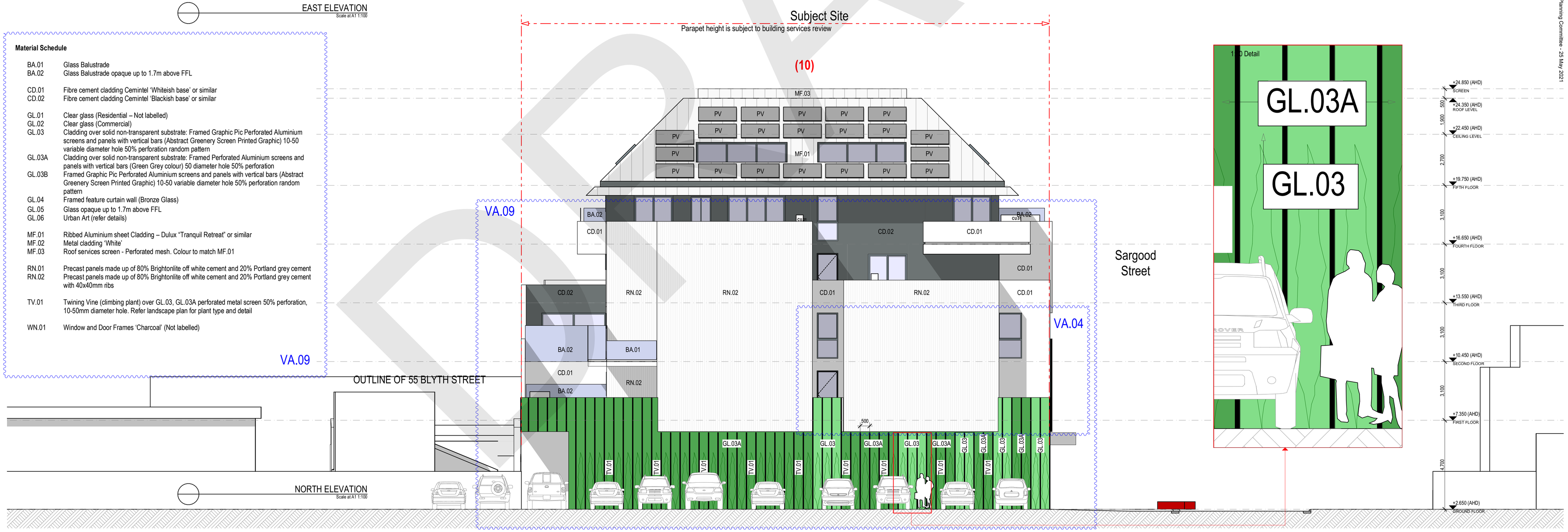
WN.01	Window and Door Frames 'Charcoal' (Not labelled)



NORTH ELEVATION
Scale at A1 1:100

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VA.09

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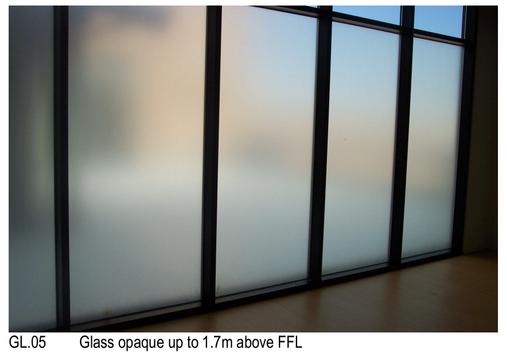
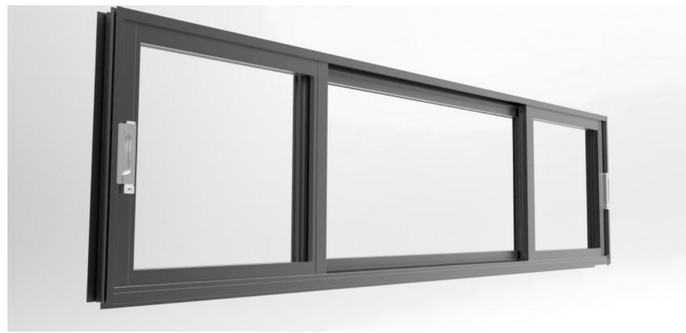
BA.02 Glass Balustrade opaque up to 1.7m above FFL

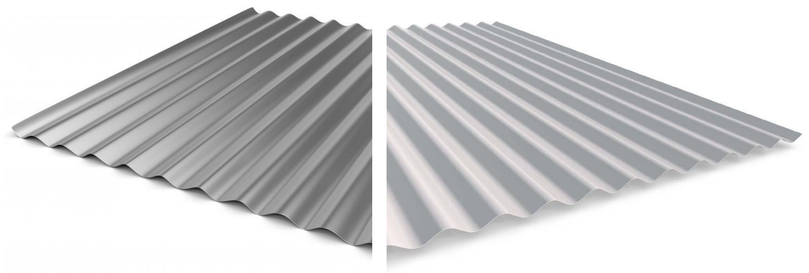
GL.01 Clear glass (Residential – Not labelled)
GL.02 Clear glass (Commercial)



GL.05 Glass opaque up to 1.7m above FFL



WN.01 Window and Door Frames 'Charcoal' (Not labelled)



MF.01 Ribbed Aluminium sheet Cladding – Dulux "Tranquil Retreat" or similar
Representing material for colour only, not type.

RN.01 Precast panels made up of 80% Brightonlite off white cement and 20% Portland grey cement
RN.02 Precast panels made up of 80% Brightonlite off white cement and 20% Portland grey cement with 40x40mm ribs
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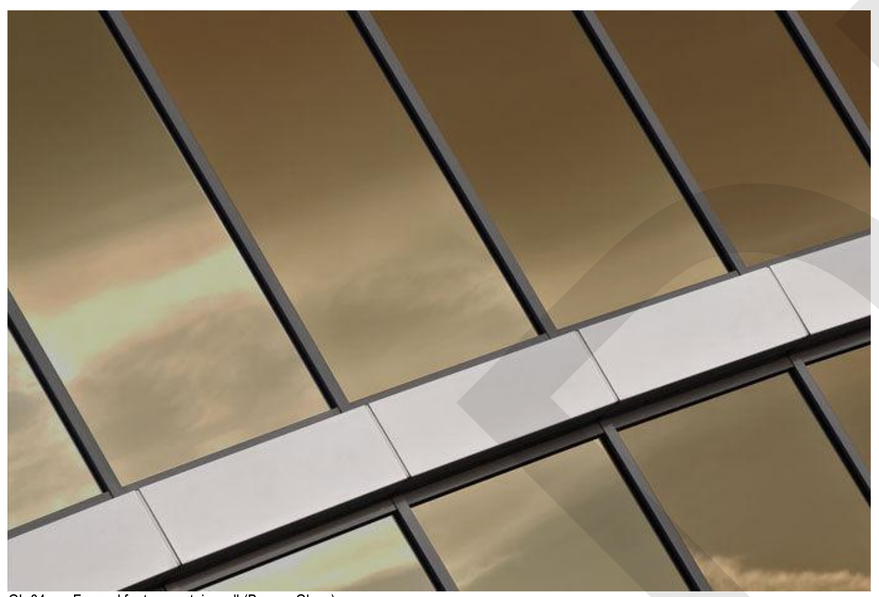
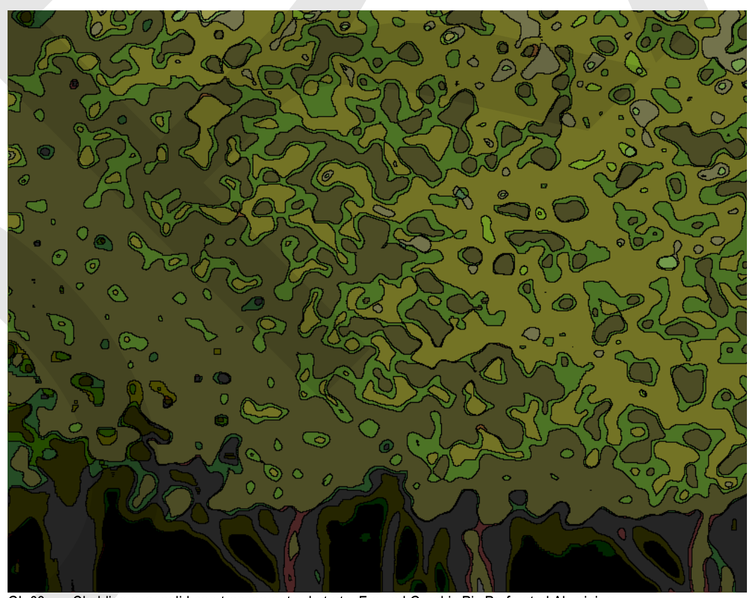
GL.03A Cladding over solid non-transparent substrate: Framed Perforated Aluminium screens and panels with vertical bars (Green Grey colour) 50 diameter hole 50% perforation



GL.04 Framed feature curtain wall (Bronze Glass)



GL.03 Cladding over solid non-transparent substrate: Framed Graphic Pic Perforated Aluminium screens and panels with vertical bars (Abstract Greenery Screen Printed Graphic) 10-50 variable diameter hole 50% perforation random pattern

GL.03B Framed Graphic Pic Perforated Aluminium screens and panels with vertical bars (Abstract Greenery Screen Printed Graphic) 10-50 variable diameter hole 50% perforation random pattern

GL.04 Framed feature curtain wall (Bronze Glass)

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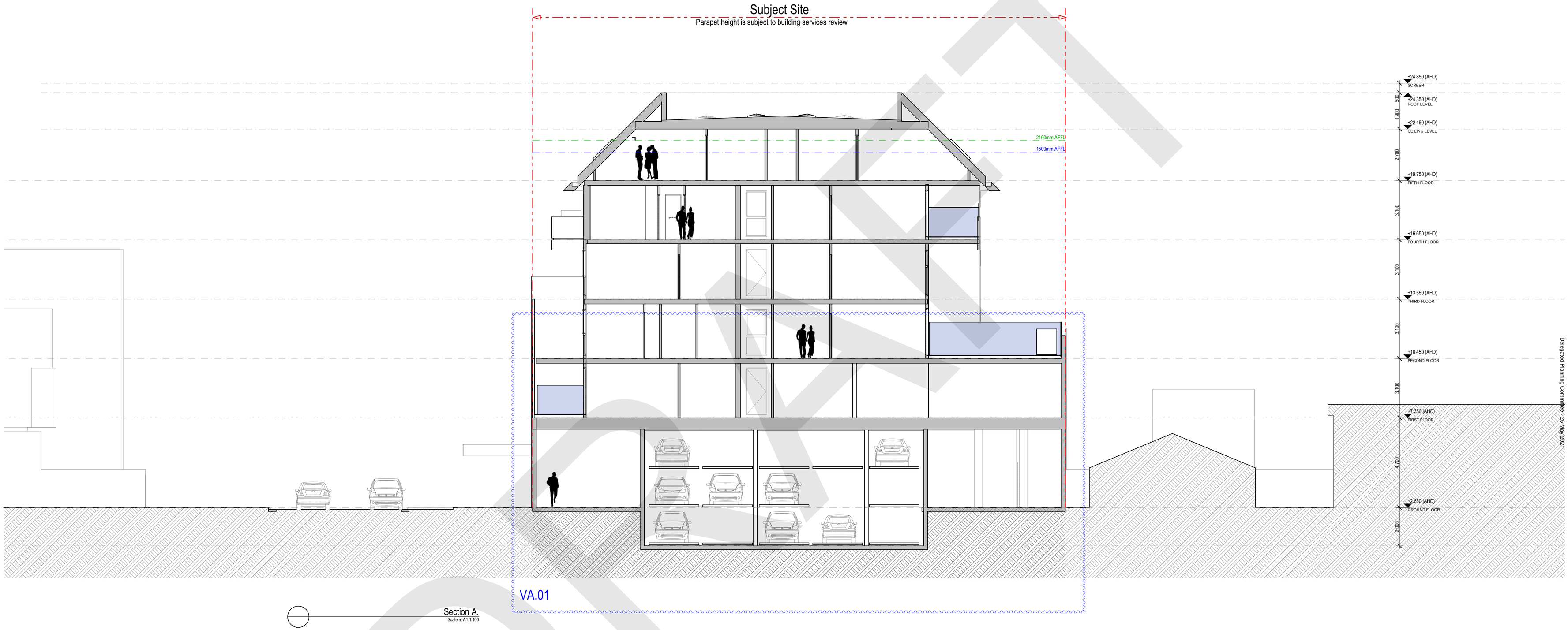

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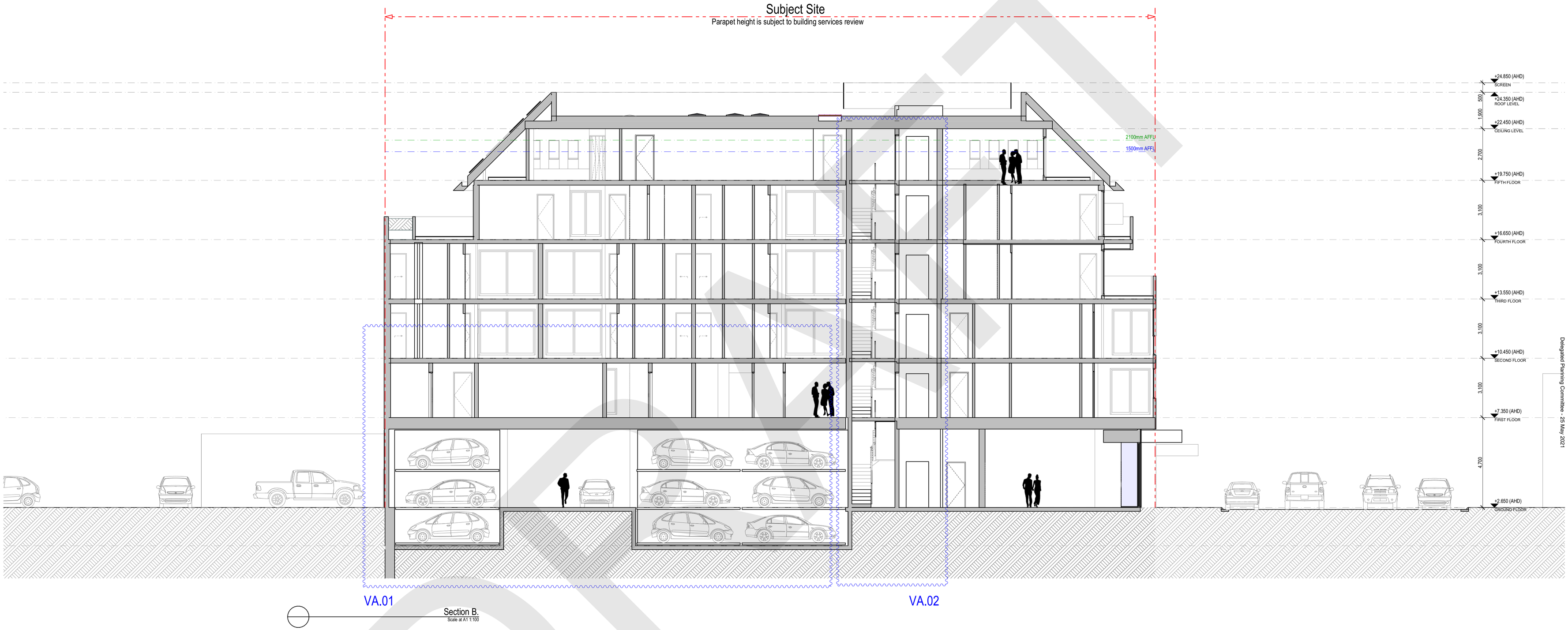

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Sections

Appendix 5

Clause 52.06 (Car parking) Assessment

APPENDIX 5 – CLAUSE 52.06 OF THE HOBSONS BAY PLANNING SCHEME (CAR PARKING)

Table 1 sets out the number of car parking spaces required for a use. **Dwelling** • 1 to each one or two bedroom dwelling, • 2 to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) • 1 for visitors to every 5 dwellings for developments of 5 or more dwellings.	**Variation sought** (Refer to assessment section of this report)
Design standard 1 – Accessways Accessways should: • Be at least 3 metres wide. • Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. • Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. • Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. • If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction. • Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone. • Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided. If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway. If entry to the car space is from a road, the width of the accessway may include the road.	**Complies.** Access to/from the site is proposed via a 5.5m wide accessway, which facilitates simultaneous two-way movements into the site in accordance with AS2890.1:2004. Vehicles accessing the site can enter and exit in a forward direction in accordance with Clause 52.06-9 (Design Standard 1). A pedestrian sight triangle is provided on the south side of the access point, with the obstruction 50% clear in accordance with Clause 52.06- No sight triangle is required on the north side due to the width of the accessway
Design standard 2 – Car parking spaces Car parking spaces and accessways should have the minimum dimensions as outlined in Table 2. A wall, fence, column, tree, tree guard or any other structure that abuts a car space should not encroach into the area marked 'clearance required' on Diagram 1. A column, tree or tree guard may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. A structure may project into the space if it is at least 2.1 metres above the space. Car spaces in garages or carports should be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.	**Complies.** The DDA car parking space is measured to be 2.4m wide and 5.4m long with an adjacent shared area of the same dimensions in accordance with the relevant Australian Standard. The DDA space located adjacent to the wall has been provided with an additional 300mm clearance, in accordance with Clause 52.06-9 All other spaces are provided in the form of stackers

Design standard 3: Gradients Accessway grades should not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design should have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less. Ramps (except within 5 metres of the frontage) should have the maximum grades as outlined in Table 3. Where the difference in grade between two sections of ramp or floor is greater that 1:8(12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp should include a transition section of at least 2 metres to prevent vehicles scraping or bottoming. Grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart should be assessed for clearances.	**N/A** The carpark is at grade and contained inside the building.
Design standard 4: Mechanical parking Mechanical parking may be used to meet the car parking requirement provided: • At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. • Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. • The design and operation is to the satisfaction of the responsible authority.	**Complies** A total of 48 car spaces are to be provided by way of the three 'Wöhr Combilift 543-2' stacker units. The stacker units located on the southern side of the carpark are to be provided in a tandem arrangement which is consistent with the 'Wöhr Combilift Drive Through | 2 Rows' system. The car stackers are to be provided with a platform length of 5.5m. The car stackers are to be provided with a platform width of 2.9m for end spaces and 2.8m for intermediate spaces which accommodates useable platform widths of 2.6m. A height clearance of at least 3.75m is to be provided for the car stackers. All car stacker spaces can accommodate a vehicle height of at least 1.8m, which accords with the requirements of Clause 52.06 of the Planning Scheme
Design standard 5: Urban design Ground level car parking, garage doors and accessways should not visually dominate public space. Car parking within buildings (including visible portions of partly submerged basements) should be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks. Design of car parks should take into account their use as entry points to the site. Design of new internal streets in developments is encouraged to maximise on street parking opportunities.	**Complies** The proposed ground level carpark is wholly contained inside the building and screened from the public realm.

Design standard 6: Safety Car parking should be well lit and clearly signed. The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings. Pedestrian access to car parking areas from the street should be convenient. Pedestrian routes through car parking areas and building entries and other destination points should be clearly marked and separated from traffic in high activity parking areas.	**Complies.** The proposed development complies with the relevant standards. Vehicle and pedestrian routes are separated with adequate sight lines.
Design standard 7: Landscaping The layout of car parking areas should provide for water sensitive urban design treatment and landscaping. Landscaping and trees should be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths. Ground level car parking spaces should include trees planted with flush grilles. Spacing of trees should be determined having regard to the expected size of the selected species at maturity.	**N/A** Parking is contained inside the building

Appendix 6

Assessment – Guidelines for Higher Density Residential Development

APPENDIX 6 – ASSESSMENT – GUIDELINES FOR HIGHER DENSITY RESIDENTIAL DEVELOPMENT

Appendix B Assessment – Guidelines for Higher Density Residential Development

ELEMENT 1: URBAN CONTEXT

Urban context concerns the broader setting of a development- including its existing physical surroundings, its social and economic environment, and a strategic view of the area in which it is located and its role over time. One key aspect of urban context is understanding neighbourhood character – how the features of an area come together to make a particular place distinctive. All new development should make a positive contribution to an area's character, protecting and contributing to its valued natural, built and community qualities. However higher density development implies a context that is changing - at least to some degree. Consequently, a second key aspect is to consider how the area is likely to change over time.

OBJECTIVES	RESPONSE
Objective 1.1 *To ensure buildings respond creatively to their existing context and to agreed aspiration for the future development of the area.*	**Achieved** Refer to the assessment section of this report .
Objective 1.2 *To provide a creative design response that is based on a clear understanding of the urban context and neighbourhood character.*	**Not achieved** The site, through Council's strategic vision for the Altona Activity Centre, has been zoned Mixed Use. The site has long been identified as a potential site that supports a greater land use mix and a development of greater scale which is maintained in this amended proposal

ELEMENT 2: BUILDING ENVELOPE

Building envelopes – the location of buildings on their lot, their height and overall shape – can affect neighbourhood character, sunlight to adjoining buildings and open spaces, privacy and overlooking of other uses, the quality of spaces inside the building, the amenity and usability of private open space, and the sense of pedestrian scale and amenity in nearby streets. Higher density development means increasing the overall volume of building envelopes. To accommodate this increase it may be possible to increase heights, or to maintain existing built form patterns (with reduced areas of open spaces around them), or to adopt different building patterns (such as change from freestanding to semidetached or row houses). Different approaches have different impacts on the qualities listed above. It is therefore important to identify characteristics that support the preferred neighbourhood character of an area and to derive a design response appropriate to that context. It is also important to provide for a good result in the context of new higher density development – not only on the subject site but with likely future development on nearby sites.

OBJECTIVES	RESPONSE
Objective 2.1 *To ensure that the height of new development responds to existing urban context and neighbourhood character objectives of the area*	**Achieved** Refer to the assessment section of this report.
Objective 2.2 *To ensure new development is appropriate to the scale of nearby streets, other public spaces, and buildings*.	**Achieved** Refer to the assessment section of this report
Objective 2.3 *To protect sunlight access to public spaces*.	**Achieved** While this application is not supported by any shadow diagrams, the vertical walls and general building envelope across the lower levels of this building has not changed to a level that would alter sunlight access within the public realm.
Street Setbacks **Objective 2.4** *To respond to existing or preferred street character*.	**Achieved** The proposed street setbacks including Blyth and Sargood Street remain consistent with the current approved development emphasised by the retail and office space at ground level.
Buildings **Objective 2.5** *To ensure building separation supports private amenity and reinforces neighbourhood character.*	**Achieved** The built form separation across the critical northern and eastern boundaries has largely been established from the plans approved in the planning permit issued at the direction of VCAT in 2016. That said Council's Urban Designer has questioned the suitability of the east facing balconies projecting to the boundary at levels 1 and 2. While these spaces are contained inside a high boundary wall which has remained part of the development concept from its inception, the amenity of the first floor apartments is likely to be compromised by the projecting east facing balconies of apartments 205 and 206 at the second floor level. When drawing comparisons with the original scheme, the east facing balconies at second floor level were setback 4.5 metres compared to 3.5 metres in the current scheme. The minor variation proposed is acceptable and provides shading and weather protection to the living room windows in the dwellings below.
Objective 2.6 *To ensure areas can develop with an equitable access to outlook and sunlight.*	**Achieved** As referenced under the previous heading the plans adopt reasonable side setbacks which have carried through from the first VCAT decision. While the latest plans include balconies extending to the east at first and second floor level, the latest plans adopt an increased setback to the edge of the east facing balconies for apartments 205 and 206.
Objective 2.7	**Achieved**

To ensure visual impacts to dwellings at the rear are appropriate to the context	There are no adjoining dwellings which share an abuttal with this site. While future development abutting the site to the east remains uncertain, the plans in the current scheme apply reasonable side setbacks which can be improved with conditions as required to address overlooking.
Views to and from Residential Units **Objective 2.8** *To maximise informal or passive surveillance of streets and other public open spaces.*	**Achieved** The layout of the development includes retail and office space which maintains clear activation of the ground floor relative to Blyth and Sargood Streets. Furthermore, the apartments above contain a series of balconies which wrap around the building along both Street frontages which will reinforce proper surveillance of both streets
Objective 2.9 *To maximise residential amenity through the provision of views and protection of privacy within the subject site and on neighbouring properties.*	**Achieved** The dwellings will each have an acceptable level of amenity. Overlooking between balcony spaces can be improved by adding louvered screens as opposed to opaque glazing. This has been accepted by the applicant and adopted as part of the conditions agreed to at the compulsory conference.
Wind Protection **Objective 2.10** *To ensure new taller buildings do not create adverse wind effects.*	**Achieved** A wind assessment has not been submitted and was not required as part of any conditions of the planning permit. The site is on a corner and does not propose any large gaps or breaks that would result in wind channelling through a space. The balconies are not at such a height above ground level that there would be an unreasonable impact to amenity levels as a consequence of wind.
Roof Form **Objective 2.11** *To treat roof spaces and forms as a considered aspect of the overall building design.*	**Achieved** (Refer to the assessment section of this report) The design intent of the original plans was to create a recessive roof form or lantern roof designed to conceal the upper level. The substituted plans correct this issue by deleting the 7th floor level

ELEMENT 3: STREET PATTERN AND STREET-EDGE QUALITY

Because of their generally larger site sizes, built form and frontage widths, higher density residential buildings have a significant part to play in the comfort and usable qualities of the street they edge. New development that supports a dense street and block pattern and provides for the thoughtful location of building entries, front fences and car park entries will contribute significantly to streets that are safe, comfortable and interesting to use.

OBJECTIVES	RESPONSE
Street Pattern and Street Edge Integration	**Achieved**

Objective 3.1 *To create walkable areas with a safe and interesting public setting*.	The development has responded to the existing street pattern. The interface of retail/ office tenancies along Blyth Street and Sargood Street will contribute to the pedestrian route across both frontages of the site which links to the main spine of the Altona Activity Centre. The garden space provided along the frontage at ground level provides for a softening of this interface to the street. This theme is generally consistent with the earlier approved development schemes for the site.
Objective 3.2 *To closely integrate the layout and occupation patterns of new development with the street.*	**Achieved** The development has located ground floor uses along both street perimeters. This will increase safety, use and interest in the street consistent with one of the design suggestions. The façade includes large glazed areas allowing for visual connection in and out to the public realm. The residential entry is recessed but is of adequate proportion and with view out from inside to ensure ongoing activation of the street frontage. This theme is generally consistent with the earlier approved development schemes for the site.
Objective 3.3 *To ensure car parking does not dominate the street frontage*.	**Achieved** The car parking for the development is proposed at ground level to the rear of the commercial tenancies and fully concealed inside the building. The concealed space is supported by perforated aluminium screens and panels which will ensure that car parking is not clearly noticeable from Sargood Street.
Building Entries **Objective 3.4** *To create street entrances with a strong identity that provides a transition from the street to residential interiors.*	**Achieved** A shared foyer area is provided to the residential Dwellings from Sargood Street which will be distinct and separate from the retail and office entrances.
Objective 3.5 *To ensure car park entries do not detract from the street*.	**Achieved** Entry to the car parking area is proposed from Sargood Street. The design of the rear portion of the development is a green perforated aluminium screening as referenced under objective 3.3. The garage door is to be made of the same material and as such has been designed as part of the overall scheme. This design solution has already been adopted in the earlier approved schemes.

ELEMENT 4: CIRCULATION AND SERVICES

The shared 'infrastructure' in higher density development, including circulation, parking and service spaces is important to ensure that buildings function well, are efficient and capable of being properly maintained.

OBJECTIVES	RESPONSE
Parking Layout **Objective 4.1** *To provide adequate, safe and efficiently designed parking layouts*.	**Achieved** (Refer to the assessment section of this report).
Objective 4.2 *To provide safe and convenient access between car parking and bicycle areas and the pedestrian entry to buildings.*	**Achieved** The ground level parking area offers connections to a side corridor along the eastern boundary which connects with the bicycle storage areas and the main foyer. This space provides safe and convenient links to a central lift core, stairs and external access through to Sargood Street.
Circulation spaces **Objective 4.3** *To create shared internal spaces that contribute positively to the experience of living in higher density development*.	**Achieved** (Refer to the assessment section of this report)
Site Services **Objective 4.4** *To minimise running and maintenance costs.*	**Achieved** The development provides suitable and energy efficient site services that will minimise running costs.
Objective 4.5 *To minimise water use.*	**Achievable with conditions** A Sustainable Design Assessment has not been submitted with this application. While the earlier approved schemes were supported by SDA assessments, a revised report should be submitted and approved by the Council as part of Condition 1 with the plans cross referenced against the endorsed SDA report.
Objective 4.6 *To incorporate provisions for site services in the building design to ensure good function and ease of service and maintenance*.	**Achieved** Utility meters and water mains will be located at ground level accessible from the car park area. A revised waste management plan must be submitted and approved as a condition of consent to address the amendments made to the plans. Mail delivery will be via individual letter boxes located at the residential entry point.

ELEMENT 5: BUILDING LAYOUT AND DESIGN

Site design and building form refer to the arrangement of buildings, spaces and landscape within a site. They involve a careful consideration of building scale and form, movement patterns, and external spaces. The interrelationships between these, rather than their individual characteristics, will largely determine the effectiveness of the design. In addressing these issues, new development should achieve the highest architectural standard possible.

OBJECTIVES	RESPONSE
Dwelling diversity **Objective 5.1** *To provide a range of dwelling sizes and types in higher density residential development.*	**Achieved** Within the proposed development there is provision for a mix of one, two and three bedroom dwelling types. The layouts are varied as are the balcony sizes that accompany each dwelling type. The development provides for a suitable range of household types (older couples, young families, young professionals without children, etc.) and will contribute to dwelling diversity.
Design Detail **Objective 5.6** *To promote buildings of high architectural quality and visual interest.*	**Achieved** (Refer to the assessment section of this report) The building retains many elements of the previously approved building footprint. The substituted plans correct flaws identified in the upper levels of the building.

ELEMENT 6: OPEN SPACE AND LANDSCAPE DESIGN

New development should contribute to the creation of private and public open spaces that are accessible, attractive, safe and comfortable for their use.

OBJECTIVES	RESPONSE
Objective 6.1 *To ensure access to adequate open space for all residents.*	**Achieved** The balcony spaces provided to the dwellings are appropriately private and each measure in excess of 8.0 square metres (exceeding the ResCode requirement) except for one dwelling. The spaces are of good dimension and connect to internal living areas. Some of the dwellings are provided an additional balcony off one of the bedrooms. It is noted that the proposed conditions also require the balcony serving apartment 102 to be increased in size to 8m2.
Objective 6.2 *To ensure common or shared spaces are functional and attractive for their intended users.*	**Not Applicable** There is no provision or requirement for communal open space. The site is well located with regard to open space areas by way of council reserves and the nearby beach environs.
Objective 6.3 *To allow solar access to the private and shared open spaces*	**Achieved** The orientation of the built form has allowed for a number of dwellings to have north facing balconies,

of new high density residential units.	although most have an even spread across the east west and south elevations. This is an acceptable outcome and generally consistent with the previously approved designs.
Objective 6.4 *To integrate the design of shared and private open space into overall building design and façade composition*	**Achieved** The balcony spaces have provided for breaks or recessed areas across the main facades of the built form. From a vantage point of the main facades provide visual interest depth, light and shade which is generally consistent with the earlier approved schemes.
Objective 6.5 *To provide for greenery within open spaces*	**Achieved** The plans incorporate landscape planter boxes in some balcony spaces.
Public Open Spaces **Objective 6.6** *To create public open space appropriate to its context*.	**Not applicable** No public open space is proposed as part of this development.