CITY OF MARIBYRNONG
ADVERTISED PLAN

Maureen Jackson
PLANNING

Architect's drawing, Architectural plans by McGregor Westlake Architecture

Proposed development of land for the purpose of a three (3) storey building comprising sixteen (16) apartments over two (2) lots at 8-10 Middleton Street,Braybrook.

Prepared for:
Homes Victoria

Prepared by:
Maureen Jackson Planning Pty Ltd
April 2025

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APPENDICES (provided as separate documents)

- Architectural plans by McGregor Westlake Architecture
- Arborist report by Blooming Tree Group
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- Traffic Impact Assessment by Traffix Group
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- Geotechnical plans by Geotechnical Engineering Services
- Landscape Plan by Hansen Partnership

This report is compiled on the basis of the available amount of access and time permitted to investigate its components. In areas where access could not readily be available, assumptions may have been made to aid the client. These assumptions are identified within the body of the report. This report is for the exclusive use of the client and cannot be used for any other purposes without prior permission from Maureen Jackson Planning Pty Ltd. The report is valid only in its entire form.

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1 BACKGROUND

This report has been prepared in support of obtaining planning approval for the development of 16 apartments that incorporate one of the exemplar designs that have been approved in accordance with the Future Homes project. The application is made in accordance with Clause 53.24 of the Maribyrnong planning scheme.

The current proposal applies Exemplar C – McGregor Westlake Architecture to facilitate the development of 16 apartments at 8 -10 Middleton Street, Braybrook.

The key strengths for adapting this exemplar design are outlined as follows:

- The footprint of the building is minimised through consolidation (site coverage of 49%).
- Optimises sunlight and daylight through the northern orientation of apartments balanced with minimal impact on adjoining properties through overlooking.
- Provides a landscape-led design approach throughout the design in planting and linking of open space areas particularly the common open space located at the rear of the site.
- Promotes a more open-air and landscape quality for everyday life within the development. Residents can utilise a common circulation way through the outdoor stairs and 'gallery' access.

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2 THIS REPORT

This report provides an example of the benchmark that can be set in terms of design, liveability and sustainability.

Clause 53.24-1 prevails in relation to the assessment of the development for the following reasons:

- The site(s) are within a General Residential Zone (Schedule 1) in accordance with the Maribyrnong Planning Scheme.
- The proposal is for an apartment development.
- The design uses Exemplar C approved in accordance with the Future Homes project.
- The sites are within 800 metres of a passenger railway station and activity centre.
- The sites are not within a Heritage Overlay or Neighbourhood Character Overlay. The sites however are located in a Development Contributions Overlay Schedule 2. Preliminary advice from Council suggests that Homes Victoria are exempt from making a contribution under this provision.

In addition, as the development is wholly electric, the project will comply with Clause 53.03 of the Maribyrnong Planning Scheme in that there will be no reticulated gas connections to the apartments.

This report includes:

1. A detailed assessment in tabular form in accordance with the provisions of Clause 53.24-6 is provided in this report including plan and sub consultant report references.
2. A detailed description, in tabular form, of how the development complies with the requirements of the Building Future Homes: Adaption Guide (BFHAG).
3. An up-to-date summary of the amendments to the development in response to all queries by the Department of Transport and Planning, Office of the Victorian Government Architect, WSP Consultants and City of Maribyrnong.

The assessment of the proposal concludes that the development fulfils the purpose of this clause and the plans and detailed review show how this development is exemplary in design, liveability and sustainability.

3 PROPOSED DEVELOPMENT

On a combined site with an area of approximately 1,207 square metres, Homes Victoria propose to develop the following:

- A three-storey building consisting of 16 apartments (9 x 1 bedroom and 7x 2 bedroom).
- Ground level parking under the roof of the building comprising 9 car spaces and 16 bicycle spaces for residents and 4 bicycle spaces for visitors.

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4 CLAUSE 53.24-6 ASSESSMENT

Clause 53.24 FUTURE HOMES

Purpose

To facilitate apartment developments that incorporate exemplar designs approved under the Future Homes project.

To facilitate apartment developments that increase the density and diversity of housing to respond to Victoria's population growth.

To facilitate apartment developments that are exemplary in their design, liveability and sustainability.

Table 1 Clause 53.24-6 Development standards

A development must meet all of the following development standards.

53.24-7.1 Car parking		
Criterion	**Comment**	**Plan reference**
Car parking spaces must be provided at: • a rate of .6 space per dwelling; rounded down to the closest whole number • if the land is in a Parking Overlay and the overlay specifies a lower car parking rate for a dwelling, the applicable rate in the overlay.	Complies. Carparking is provided at a rate of .6 per apartment. 16x.6 =9.6 or 9 car spaces	Plan A101 and traffic impact assessment report
Mechanical parking may be used to meet the car parking requirement provided the dimensions of the mechanical parking system meets the standards for a B99 vehicle in Australian Standard AS/NZS 2890.1:2004, Parking facilities - Off-street car parking (Standards Australia, 2004).	No mechanical parking is required or provided	N/A
53.24-7.2 Bicycle parking		
Criterion	**Comment**	**Plan reference**
Bicycle parking spaces must be provided at a rate of: • at least 1 space per dwelling for residents. • At least 1 space per 5 dwellings for visitors. At least 20 percent of bicycle parking spaces for residents must be provided as horizontal spaces. All visitor bicycle parking spaces must be provided as horizontal spaces and be located to provide convenient access from surrounding bicycle routes and main building entrances.	Complies. 16 secure bicycle spaces and 4 visitor spaces are provided on site. Residents' bicycle spaces are horizontal spaces located at the rear of the building 4 visitors' spaces are located at the frontage of site for easy accessibility.	Plan A101 and traffic impact assessment report

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53.24-7.3 Communal Open Space		
Criterion	**Comment**	**Plan reference**
A development of 10 or more dwellings must provide a minimum area of communal outdoor open space of 30 square metres. If a development contains 13 or more dwellings, the development must also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space. Each area of communal open space must be: • Accessible to all residents. • Of a useable size, shape and dimension. • Capable of efficient management. • Located to: ○ Provide passive surveillance, where appropriate. ○ Provide outlook for as many dwellings as practicable. ○ Limit overlooking into habitable rooms and private open space of new dwellings. ○ Minimise noise impacts on new and existing dwellings. Any area of communal outdoor open space must be landscaped and where possible include canopy cover and trees. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary area of communal outdoor open space must receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.	A large landscaped communal garden area (75 square metres) is provided to the rear of the site with a visual and physical connection to the apartments and their private open space areas. Seating and shade are provided in this common area. The area has the following characteristics- • Useable and functional size • Durable and low maintenance • Allows passive surveillance from the ground level apartments and circulation areas • Provides limited outlook from some apartments • Limits overlooking into habitable rooms or private open areas • Minimises noise impact through landscaping and location at the rear of the site • Complies with the daylighting /sunlight requirements • Is well landscaped with canopy trees	Plan A111 See Landscape Plan and details
53.24-7.4 Environmentally Sustainable Design		
Criterion	**Comment**	**Plan reference**
A development must achieve: • At least a 7.5 star NatHERS average (area-weighted across all dwellings). • At least a 6.5 star NatHERS for an individual dwelling. • An excellence, or equivalent score, in environmentally sustainable design as outlined in the Building Future Homes Adaptation Guide. • 100 percent Stormwater Treatment Objective-Relative Measure (STORM) rating for the site.	Complies. • The development achieves a 7.5 star NatHERS average rating with no dwelling less than 6.5 star rating. • The development achieves a BESS (Excellence) score of 71%. • The development has been modelled using the Melbourne Water STORM tool and achieves a 100% score.	See Sustainability Management Plan

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53.24-7.5 Accessibility **At least 50 per cent of dwellings must be designed to meet all of the following accessibility design standards.**		
Criterion	**Comment**	**Plan reference**
Dwelling access • A slip resistant continuous step-free pathway must be provided from the street and car parking area to the dwelling entry door. • The pathway must have a minimum clear width of 1.2 metres, no steps, a maximum gradient of 1:14 and a cross fall not steeper than 1:40. • Where ramps with landings are required as part of the pathway, landings must be no less than 1.2 metres in length, and gate and door swings must not overlap this minimum landing requirements. • Landings must be provided at the start and end of ramps. • Where there is a change in height of 190 millimetres or less at an apartment entrance, a step ramp with a gradient not steeper than 1:10 may be used. • Car parking spaces must provide: ▪ A level surface with a gradient not exceeding 1:40 in any direction. ▪ A vertical clearance over the parking space of at least 2.5 metres free of obstructions (the 2.5 m clearance is not required where mechanical parking is used).	Complies. No ramps or step ramps are proposed or required. Clearances in the carpark are over 2.5 metres. Car park gradients do not exceed 1:40 in any direction.	Dwelling access: plan A101-103, A107 and A108 Car park gradients: plan A101 and traffic impact assessment report
Dwelling entrance • The entrance to the dwelling must have: ▪ A clear opening width of at least 850 millimetres. ▪ A level, and step-free transition and threshold. ▪ A level landing on the arrival side of the entrance door of at least 1.35 metres x 1.35 metres.	Complies. Entry door sets are 950 wide overall to achieve 850 clear opening. Each apartment entry is step free and exceeds the landing requirement.	A109 and A110
Internal doors and passageways • Doorways to rooms must have a clear opening width of at least 850 millimetres. • Doorways to rooms must have a level, step-free transition and threshold. • The dwelling must have clear passageways and corridors with a minimum width of 1.2 metres.	Complies. Each doorway provides 850 clear opening and is step free. All passageways are minimum 1.2m wide.	A109 and A110

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53.24-6.5 Accessibility **At least 50 per cent of dwellings must be designed to meet all of the following accessibility design standards.**		
Criterion	**Comment**	**Plan reference**
Toilets and showers • At least one toilet must be located on the entry level of the dwelling and must have: ▪ A secure fixing surface to enable future installation of grab rails. ▪ A minimum 1.2 metre x 1.2 metre circulation area located in front of the toilet that is clear of the basin and the door swing. • The toilet must be located in: ▪ the corner of the room if it is in a bathroom with the centreline of the pan 450 to 460 millimetres from the adjacent wall; or ▪ a room with a minimum width of 1.2 metres if it is in a room separate to the bathroom. • A least one bathroom must be located on the entry level of the dwelling and must have a hobless, step-free shower that: ▪ Has a removable shower screen. ▪ Has a minimum clear internal dimensions of 900 millimetres x 900 millimetres. ▪ Has a minimum 1.2 metres x 1.2 metres clear circulation area located in front of the shower. ▪ Is located in the corner of the room to enable future installation of grab rails. • A secure fixing surface must be provided at all toilets, showers and baths to enable future installation of grab rails. This requirement may be met by either: ▪ walls that are constructed of solid masonry or concrete; or ▪ providing additional wall framing or structure lining behind the finished wall surface.	Complies. All apartments are single level, and each bathroom has a toilet located in the corner of the room, with the required dimensions and clearances.	A109 and A110
Kitchen laundry • The kitchen and laundry must have a minimum 1.2 metres clear circulation area in front of appliances and benches. • Floor finishes must extend under appliances and cabinets to allow for future modifications.	Complies. Each kitchen and laundry has 1.2m circulation space, and floor finishes extend below cabinets.	

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53.24-7.6 Building Entry and Circulation		
Criterion	**Comment**	**Plan reference**
Common corridors and passageways providing access to a dwelling entry must have a minimum width of 1.2 metres.	Complies. Access to apartments is from a gallery space that is 3.2m wide.	A101-103
Entries to dwellings and buildings must: • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry.	Complies. Entries to apartments are easy to see using a shared entry from the street. Direct line of sight is provided at each level and from the street. All accessways to apartments are from a gallery with weather protection. All of gallery is a transitional space with a landing at each door and landscaping through the provision of planter boxes. The layout clearly provides entries to non-residential uses i.e. waste area and entrances to residential area through the gallery. Galleries are open for daylight and ventilation with direct line of sight. Planting is low level. All habitable rooms have an external wall opening. No secondary windows are required for borrowed light.	A101-103, A109 and A110

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53.24-6.6 Building Entry and Circulation		
Criterion	**Comment**	**Plan reference**
The layout and design of buildings must: • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: ▪ Include at least one source of natural light and natural ventilation. ▪ Avoid obstruction from building services. ▪ Maintain clear sight lines.	Complies. All spaces have good natural lighting, good surveillance	A101-103
53.24-7.7 Storage		
Criterion	**Comment**	**Plan reference**
Each dwelling must have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) must meet the requirements specified in Table 1.	Complies.	
1 bedroom dwelling Total min storage vol = 10 cubic metres Min storage vol within dwelling = 6 cubic metres	All storage is provided within the dwelling and exceeds 10 m3.	A109 and A110
2 bedroom dwelling Total min storage vol = 14 cubic metres Min storage vol within dwelling = 9 cubic metres	All storage is provided within the dwelling and exceeds 14 m3.	A109 and A110
53.24-7.8 Functional Layout		
Criterion	**Comment**	**Plan reference**
Bedrooms must: • Meet the minimum internal room dimensions specified in Table 2. • Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.	Complies. All rooms meet or exceed the minimum dimensions and areas required, shown on the detailed unit plans.	A109 and A110
Main bedroom Min width 3 m Min depth 3.4 m	As above.	A109 and A110
All other bedrooms Min width 3 m Min depth 3 m	As above.	A109 and A110
Living areas (excluding dining and kitchen areas) must meet the minimum internal room dimensions specified in Table 3.	As above.	A109 and A110
Studio or 1 bedroom dwelling Min width 3.3 m Min area 10 sqm	As above.	A109 and A110
2 or more bedroom dwelling Min width 3.6 m Min area 12 sqm	As above.	A109 and A110

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53.24-7.9 Room depth		
Criterion	**Comment**	**Plan reference**
Single aspect habitable rooms must not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth must be measured from the external surface of the habitable room window to the rear wall of the room.	Complies. No habitable room is 9 metres in depth.	A109 and A110
53.24-7.10 Windows		
Criterion	**Comment**	**Plan reference**
Habitable rooms must have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area must be: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window.	Complies. All habitable rooms have external windows, and no room borrows daylight from a secondary area.	A109 and A110
53.24-7.11 Natural Ventilation		
Criterion	**Comment**	**Plan reference**
The design and layout of dwellings must maximise openable windows, doors or other ventilation devices in external walls of the building. All dwellings must provide effective natural ventilation. Effective ventilation includes cross ventilation ,single sided ventilation or mechanically assisted ventilation. For cross ventilation : • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. The breeze path must be measured between the ventilation openings on different orientations of the dwelling.	Complies. Each dwelling has an effective breeze path between 6 and 14 m, as shown on the plans.	A109 and A110

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53.24-7.12 Deep soil and canopy cover		
Criterion	**Comment**	**Plan reference**
A development must: • Provide the canopy cover and deep soil areas specified in Table 4 (existing trees can be used to meet the canopy cover requirements of Table 4). • Provide canopy cover through canopy trees that are: ▪ Located in an area of deep soil specified in Table 5, or where deep soil cannot be provided, located in planters specified in Table 5. ▪ Consistent with the canopy diameter and height at maturity specified in Table 6. ▪ Located in communal outdoor open space or common areas or street frontages. ▪ Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. ▪ Consider the soil type and drainage patterns of the site.	Complies. Ten new canopy trees are provided, all located in deep soil. Canopy diameter and mature height is consistent with Table 6. Trees are located within the front, side and rear landscaped setbacks. Irrigation is provided using the 10kl rainwater re-use system. Soil type and drainage has been carefully considered in the landscape design.	See landscape design intent statement See landscape plan A101 and A111
Site area 1001-1500 square metres Canopy cover 50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree Deep soil 7.5% of site area	Complies. Site area 1,208 square metres Canopy cover Required: 50 m2 + 20% * 208 m2 = 91.6 m2 Provided: 243.5 m2 1 Type B tree and 9 Type A trees are provided. Deep soil Required: 7.5% * 1,208 m2 = 90.6 m2 Provided: 43.0% * 1,208 m2 = 518.5 m2	A111
Tree type: In soil – min area In planter – min volume, depth	Complies. All trees are located in deep soil and achieve the soil volumes required.	

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5 BUILDING FUTURE HOMES: ADAPTION GUIDE (BFHAG) ASSESSMENT

Table 2 Objectives and principles for exemplar apartment designs

2. Responsive to need. **2.1 Apartment diversity**		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development supports a greater density than that of a typical suburban townhouse project. B. The development comprises a range of apartment sizes and types, to cater for a range of households. C. Apartments suit a range of age groups and households including singles, couples, elderly people and families.	The development provides a greater density than a typical suburban townhouse project and targets singles and couples based on the specific requirements of Housing Victoria.	
Performance Targets		
1.The development should provide a range of apartment sizes and types including family-sized apartments, as Table 1.4 (Future Homes Adaptation Guide) shows.	The 16 apartments provide one bedroom and two-bedroom accommodation. There are 9 one-bedroom apartments ranging in size from 50.2- 53.1 square metres There are 7 two-bedroom apartments ranging in size from 70.4 – 71.4 square metres Note: the 2-bedroom apartments are below the 75 square metre minimum however function as well with the lower area based on the design of the apartments.	A101-103
2. All apartments should have generous bench space beside the stove and sufficient fridge and pantry space.	All apartments meet kitchen spatial requirements.	A109 and A110
3. Apartments with two or more bedrooms must include family-friendly features such as: •a bathtub separate to a shower recess; a shower above a bathtub may be acceptable if there is a second shower elsewhere in the dwelling •a laundry trough.	The two-bedroom apartments are considered family friendly however they have a single bathroom with shower. HV try to put families with children in stand-alone houses, rather than apartment developments, and this proposal has been adapted to suit Homes Vic specific requirements. Laundry tubs are provided in each apartment.	A109 and A110

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2. Responsive to need. 2.1 Apartment diversity		
Criterion	**Comment**	**Plan reference**
Design Considerations		
1. Where possible, locate larger apartments at ground level and/or with convenient access to open and green space.	1 x 1 bed (44.0 sqm) and 1x 2 bed (66.6 sqm) are located at ground level with convenient access to private open space and communal open space	A101
2. For three-bedroom apartments, consider including an additional toilet separate from the main bathroom. A separate toilet is not required if there are two full bathrooms.	N/A	
3. To support family-friendly living, use the spatial requirements in Table 1.5 as a guide when designing a kitchen.	All apartments meet kitchen spatial requirements of Table 1.5.	A109 and A110
2.2 Garden Area		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development is green, leafy and has an open-garden character that also contributes to the street.	The consolidation of two lots has enabled the building footprint and volume to be minimised whilst maximizing the deep soil, landscape and open space of the development. It allows a landscape setting at street level and the common open space at the rear will promote tree cover and bird life.	See landscape design response and landscape plan
Mandatory Requirement		
1. A development must provide a minimum garden area equivalent to at least 35 percent of the total site area.	Site area – 1,208 m2 Minimum garden area – 35% * 1,208 = 422.8 m2 Proposed garden area – 42.9% * 1,208 = 518.5 m2	A111
2.3 Parking: cars		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development provides sufficient, convenient car parking on-site for residents. B. The development supports the short- and long-term adaptation of car parking areas for more sustainable transport options. C. The development supports sustainable transport alternatives to fossil-fuel-based cars.	The development provides carparking at a rate of .6 per dwelling with 9 carspaces provided on site. The location under the building footprint at ground level ensures weather protection and convenient access for residents. Bicycle parking provides a sustainable alternative to fossil- fuel cars.	See traffic engineering impact assessment report

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2.3 Parking: cars		
Criterion	**Comment**	**Plan reference**
Mandatory Requirement		
1. .6 carparking space must be provided per apartment and be located on site. If a parking overlay specifies a lesser parking requirement, the lesser amount applies over the mandatory requirement. 2. Where used, mechanical parking must meet the dimensions and requirements for a B99 vehicle as per AS2890.1 2004 (off street), which Figure 1.2 (Future Homes Adaptation Guide) shows.	The development provides carparking at a ratio of .6 per dwelling which complements the resident profile of Homes Victoria tenants. No mechanical carparking is required or provided on site.	
Performance Targets		
Car Parking 1. Car parking facilities should: • be reasonably close and convenient to dwellings and residential buildings • be secure • meet minimum exhaust extraction requirements if enclosed. • height clearance of 2.1 metres	Carparks are located under cover at ground level with safe and direct access to the lobby area. No exhaust extraction is required. The height clearance is 2.5m throughout. No mechanical parking is required.	
Accessways	Vehicle accessways are designed to meet the requirements of this clause and AS2890.1:2004	See traffic impact assessment report and Plan A101
Car Parking Spaces	Detailed compliance is provided in the traffic engineering impact assessment report	See traffic impact assessment report and Plan A101
Gradients	No gradient changes required as the site is flat.	A101
Mechanical Parking	N/A	
Urban Design	To reduce the visual impact of roller shutters, these are open mesh set behind the building line with landscape surrounds.	A105
Safety	The carpark is open on 3 sides for casual surveillance. It is well lit. Direct pedestrian access to carpark is provided through entry lobby. There is a pedestrian route to carpark	Plan A101 shows pedestrian route to the carpark.
Landscaping	WSUD planting is provided surrounding the carparking area with trees and shelter provided. No flush grilles are required as landscaping is located on periphery of the carpark area. The first floor is located above the carpark.	Plan LCD 001.
Disabled Spaces	N/A	

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2.3 Parking: cars		
Criterion	**Comment**	**Plan reference**
Design Considerations		
1. Visitor car parking may be provided on-site. 2. Vehicles must enter and exit the site in a forward direction. 3. Limit vehicular noise and exhaust, to protect residents and neighbours. 4. Locate most of the car parking and driveway underneath the building footprint, …a permeable surface should be used for future adaptation and to reduce stormwater run-off. 5. Avoid locating basements near the front boundary. 6. Consider the safety implications of one-way access driveways, 7. Any mechanical parking system that meets the minimum dimensions and standards specified in the exemplar designs can be adopted. 8. Some councils might prohibit a 'wet' drained basement, so consider the on-site treatment of drained groundwater. 9. Consider how car parking spaces can be utilised for other purposes, temporarily and for future adaptive re-use. 10. Consider providing space for the future installation of electric vehicle charging infrastructure to each car park including conduit of adequate capacity and charging stations.	No visitor carparking is provided onsite. Vehicles enter and exit in a forward motion. No vehicular exhaust is required in the carpark (3 sides are open to natural ventilation). All carparks are located beneath the building with good setbacks to the adjoining properties to maximize deep soil and landscaping. Site lines provided to frontage. No basement required. Mechanical parking is not used. Head space allows for adaption for future use i.e. conversion to a habitable use. No provision for EV charging.	Plan 101
2.4 Parking: bicycles		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development provides sufficient, convenient bicycle parking on site for residents and visitors. B. The development supports the provision of charging areas for electrical bicycles and secure parking for larger bicycles.		
Mandatory Requirement		
1. Bicycle parking must be provided at a rate of one space per apartment for residents and one space per five apartments for visitors. 2. A minimum of 20 percent of residents' bicycle parking must be provided as horizontal spaces. 3. All visitor bicycle parking must be provided as horizontal spaces and conveniently accessible. 4. Bicycle parking dimensions must be a minimum of 1.8 metres long, 500 mm wide and provide 1.5 metres aisle for horizontal spaces or 1.2 metres clearance behind the bicycle for vertical spaces.	16 secure bicycle spaces for residents and 4 for visitors. 16 secure bicycle spaces are located at the rear of the building and meet the required dimensions. All horizontal spaces. 4 visitors' spaces are located at the frontage of site (hoops) for easy accessibility	Plan A101 See traffic engineering impact assessment report

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2.4 Parking: bicycles		
Criterion	**Comment**	**Plan reference**
Performance Targets		
1. At least 5% of bicycle locations should have an outlet for charging electrical bicycles. 2. Bicycle design and location 3. Design of bicycle rails 4. Bicycle locker	All bicycle spaces have access to a general purpose outlet. All bicycle spaces are: • covered, • will not impede access or cause hazard for residents or visitors, • fixed to the ground as no basement required, • designed to complement the building and garden areas, • highly visible in a well-lit area, and • secure/lockable.	Plan 101
2.4 Parking: bicycles		
Criterion	**Comment**	**Plan reference**
Design Considerations		
1. Bicycle dimension should comply with AS 2890.3:2015 2. Location and design based on visual amenity, safety,security,ease of use and convenient location 3. Should encourage use by residents 4. Consider the spatial requirements for emerging types of vehicles	All bicycle spaces: • Comply with AS 2890.3:2015. • will not impede access or cause hazard for residents or visitors. • fixed to the ground as no basement required • designed to complement the building and garden areas • are highly visible in a well -lit area. • Secure/lockable • Emerging vehicle types are typically smaller and more highly manoeuvrable than historic types.	Plan A101

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3 Liveable 3.1 Site and Building Layout		
Criterion	**Comment**	**Plan reference**
Principles		
A. The building and site layout promotes the safe, functional, accessible and efficient movement of residents. B. The building and site layout promotes passive surveillance and contributes to a positive interface between the private and public realms. C. Designs are adapted to respond to the site's orientation to optimise solar access, views and natural landscapes and to provide a sense of communal security. D. Solar access is maximised in winter and unwanted solar penetration is minimised in summer. E. The site layout ensures each apartment receives adequate sunlight during the day and mitigates the impact on solar access of neighbouring dwellings and their private open space. F. Buildings and private open spaces are oriented to maximise views, without compromising visual privacy. G. The development and apartments are provided with their own sense of entry and identity. H. The development provides for the safety and security of the residents and their property. I. The site layout creates a convenient pattern of pedestrian movement within the site and connects seamlessly to external movement networks. J. Built form and open space are designed harmoniously and as a whole.	The design promotes a compacted building with common circulation via an outdoors stairs and gallery access of 3.0 metres width allowing flow through ventilation within a landscape setting. The building maximises north facing windows and open space for residents. Provision of solar access and viewlines within a garden setting is maximised with balancing the protection of privacy for residents and neighbours. Every apartment has it's own entry and identity. Easy access connects the apartments with the carpark, communal areas and neighbourhood. The design is led by providing a building maximizing landscape areas and enhancing the surrounding streetscape.	

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3 Liveable 3.1 Site and Building Layout		
Criterion	**Comment**	**Plan reference**
Mandatory Requirement		
1. Common corridors and passageways providing access to apartment entries must be at least 1.2 metres wide. 2. Entries to apartments and buildings must: • be visible and easily identifiable from the street and internal accessways • provide shelter, a sense of personal address and a transitional space around the entry. 3. The layout and design of buildings must: • clearly distinguish entrances to residential and non-residential areas • provide windows to building entrances and lift areas where enclosed, to encourage passive surveillance • provide visible, safe and attractive stairs from the entry level, to encourage use by residents • provide common areas and corridors that: – include at least one source of natural light and natural ventilation – avoid obstruction from building services – maintain clear sight lines. 4. Habitable rooms must have a window in an external wall of the building. 5. A window may provide daylight to a bedroom from a smaller, secondary area within the bedroom where the window is clear to the sky. The secondary area must: • be at least 1.2 metres wide • have a maximum depth of 1.5 times the width, measured from the external surface of the window.	• Common corridors are 1.2 metres • Entries to apartments are easy to see using shared entry from the street. • Direct line of sight provided at each level and from the street. • All accessways to apartments are from a gallery with weather protection. • All of gallery is a transitional space with a landing at each door and landscaping through the provision of planter boxes. • The layout clearly provides entries to non-residential uses i.e. waste area and entrances to residential area through the gallery. • Galleries are open for daylight and ventilation with direct line of sight. • Planting is low level. • All habitable rooms have an external wall opening. • No secondary windows are required for borrowed light.	Plan A101-103
Performance Targets		
• Planting should create safe spaces • Designs should provide good lighting, visibility and surveillance • Protect private spaces from use as thoroughfares • Location of habitable room windows location	• Planting will not impede accessways or create unsafe areas. • All spaces have good natural lighting, good surveillance. • No opportunity created for public use of private areas as private areas are secured. • Most habitable rooms face external boundaries however 6 x bedroom windows face the gallery (3.1 m and 1.8 m to the sky). • All living rooms and kitchens face an outdoor clear area.	

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3 Liveable 3.1 Site and Building Layout		
Criterion	**Comment**	**Plan reference**
Design Considerations		
• Increase opportunities for movement and circulation between the development and surrounding area • Try to provide light and surveillance from entries to the apartments • Maximise north facing living spaces • Provide shading to all east-west glazing • Provide fixed shading • Avoid heavily tinted glazing	• Opportunity provided through front area • Every apartment has an operable window directly above entry door for daylight and ventilation. • 12 of 16 apartments (75%) have north facing living spaces, and bedrooms face south, east and west. • All secondary windows (bedrooms facing east and west and kitchen windows) are given vertical proportions to reduce heat load and provide better daylighting. • Fixed shading on north facing kitchen windows for protection from more severe sun and vertical window design to kitchen and bedroom windows to minimise impact of the sun. • No tinted glazing used.	

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3.2 Private open space		
Criterion	**Comment**	**Plan reference**
Principles		
A. Adequate private open space or a suitable alternative is provided for each apartment, for the reasonable recreation and service needs of its residents. B. The amenity for private open space is maximised through its location, integration with the apartment, landscape elements and optimised solar access.	Private open space is provided for each apartment either at ground floor level or as balconies. 12 of the 16 apartments have north facing balconies which optimise solar access and lead to gardens areas and or views to the garden areas on site.	A101 See landscape plan
Performance Targets		
• Apartments at ground level should have at least 25 square metres • Balconies should comply with the minimum dimensions specified in Table 1.8 • Dimensions if podium is being used • Dimensions if roof is being used for open space	• 2 ground floor units facing north have generous garden areas of 66.6 sqm and 44 sqm. • 6 one-bedroom balconies are north facing, 8 sqm, with minimum dimension 2.4m • 2 one-bedroom balconies are west facing, 8 sqm, with minimum dimension 2.0m • 2 two-bedroom balconies are north facing, 15 sqm, with minimum dimension 2.5m • 2 two-bedroom balconies are north facing, 10 sqm, with minimum dimension 2.6m • 2 two-bedroom balconies are east facing, 10 sqm, with minimum dimension 3.0m • Roof and podium spaces are not used.	A109 and A110
Design Considerations		
• Consider visual and acoustic separation for private open space • Manage visual privacy without excessive screening • Orient balconies to north • Provide views to communal open space through private open space • Fencing of open space at the frontage should be no more that 1.5 metres.	• Acoustic separation – living spaces are orientated outwards and bedrooms inside. • Balconies have screening to avoid internal overlooking. Screening is perforated metal, with the maximum permissible transparency of 25%. • Sight lines to neighbours and within the site have been tested in order to eliminate screening where it's not needed for privacy. • Communal open space is visible from ground level. • No frontage open space so no fencing is required.	Plan A101 – A103

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3.3 Circulation and communal open space		
Criterion	**Comment**	**Plan reference**
Principles		
1. Social gathering spaces for residents and their visitors are provided in internal and/or external areas. 2. Communal open space is integrated with the rest of the development, enhances amenity for residents and meets their recreation needs. 3. Communal open space has good solar access and provides opportunities for landscaping, particularly with canopy trees in deep soil. 4. Communal open space is accessible, functional, easily maintained and strategically located, to ensure access and views from as many apartments as possible. 5. Shared facilities are provided, to improve the amenity and enjoyment of the development and to foster a sense of community. Shared facilities include recreational areas, indoor or outdoor multi-use spaces, clothes drying, communal gardens, barbecue areas, tables and chairs. 6. Communal circulation spaces are provided, and they have adequate access to daylight and natural ventilation. 7. Landscape schemes support multiple purposes including neighbourhood greening, biodiversity, climate change adaptation and shade.	• The entry lobby includes bench seating for amenity and to promote social interaction. • The open-air access gallery has spaces that enable social interaction and communication between residents. • A large landscaped communal garden area (75 square metres) is provided to the rear of the site with a visual and physical connection to the apartments and private open space areas. It has a north-east orientation and provides seating with winter sun and summer shade. • Shared facilities include a productive garden area with raised planter boxes. • The landscape theme adopts a water sensitive urban design approach and facilitates varied and colourful planting with a sense of wilderness. Climbing plants along the façade and fences will strengthen this sense of green.	Plan A101 See Landscape Plan

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3.3 Circulation and communal open space		
Criterion	**Comment**	**Plan reference**
Mandatory Requirement		
1. A development of ten or more apartments must provide a minimum area of communal outdoor open space of 30 square metres. 2. A development of 13 or more apartments must also provide an additional minimum area of communal open space of 2.5 square metres per apartment, or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space. 3. Each area of communal open space must be: •accessible to all residents •a useable size, shape and dimension •capable of efficient management •located to: - provide passive surveillance, where appropriate - provide outlooks for as many apartments as practicable - limit overlooking into the habitable rooms and private open spaces of new dwellings - minimise noise impacts on new and existing dwellings. 4. Any area of outdoor communal outdoor open space must be landscaped and where possible include canopy cover and trees. 5. At least 50 percent or 125 square metres — whichever is the lesser — of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9 am and 3 pm on 21 June.	• A minimum of 70 square metres is required for communal open space. • 75 square metres is provided on site. • One communal area is provided and is - easily accessible to all residents • A useable and functional size • Durable and low maintenance • Allows passive surveillance from the ground level apartments and circulation areas • Provides limited outlook from some apartments • Limits overlooking into habitable rooms or private open areas • Minimises noise impact through landscaping and location at the rear of the site • Complies with the daylighting requirements • Is well landscaped with canopy trees	Plan A111 See Landscape Plan and details
Performance Targets		
N/A		

3.3 Circulation and communal open space		
Criterion	**Comment**	**Plan reference**
Design Considerations		
• Provide open corridors and passageways to improve ventilation. • Corridors should have access to daylight, provide weather protection and allow for breakout and gathering spaces • Encourage communal staircases. • Communal open space should be designed to include canopy trees, be separated from carparking, manage noise and privacy, be flexible for a variety of uses.	• Communal corridor(gallery) has direct access to daylight and provides weather protection for entries of apartments • The corridor is 3.2 metres in width which allows for shelter and a gathering space • The upper levels have space for positive interaction and seating at ground level. • Communal stairs are located in the centre of the building to encourage use by residents though one lift is provided too. • Communal open space is located to the north, away from building to manage noise and privacy. • The communal area has canopy trees, is separated from cars, has seating and raised planter beds, good access to sunlight	Plan A101 – A103

3.4 Comfortable Living		
Criterion	**Comment**	**Plan reference**
Principles		
A. Apartments provide functional areas that meet residents' needs. B. The development provides adequate storage for each apartment. C. Dining and living spaces are large enough for a dining table and sofa commensurate with the number of bedrooms in the apartment. D. Bedrooms are large enough for a bed, furniture and storage space. E. Bedrooms receive direct access to daylight and natural ventilation. F. Single-aspect habitable rooms receive adequate daylight. G. The development contains its noise and protects residents and neighbours from external noise sources, now and in the future.	The one-bedroom apartments meet the minimum area requirements whilst the two-bedroom apartments are slightly below the requirements however both types of apartments have been designed to meet the needs of residents and provide storage space. Dining and living spaces are large enough for a dining table and sofa commensurate with the number of bedrooms in the apartment. Bedrooms are large enough for a bed, furniture and storage space. All bedrooms have direct access to daylight and natural ventilation Noise is contained on site by setback distances to boundaries and landscaping.	Plan A101 – A103

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3.4 Comfortable Living		
Criterion	**Comment**	**Plan reference**
Mandatory Requirement		
1. A bedroom must: • have an external window • meet the minimum internal room dimensions shown in Table 1.9 • provide an area in addition to the minimum internal room dimensions, to accommodate a 600 mm deep built-in robe. 2. A living area (excluding a dining and kitchen area) must meet the minimum internal room width and area shown in Table 1.10. 3. A single-aspect habitable room must not exceed a room depth of 2.5 times the ceiling height. 4. The depth of a single-aspect, open-plan, habitable room may be increased to 9 metres if all of the following requirements are met: • the room combines the living area, dining area and kitchen, and • the kitchen is located furthest from the window, and • the ceiling is at least 2.7 metres high, measured from the finished floor level to the finished ceiling level; this excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room. 5. Each apartment must have convenient access to usable and secure storage space. 6. The total minimum storage space (including kitchen, bathroom and bedroom storage) must meet the requirements shown in Table 1.11. 7. All apartments with three or more bedrooms must have access to adequately sized external storage.	All bedrooms • have an external window. • meet the minimum dimensions • accommodate a 600mm deep built in robe All living areas • meet the minimum dimensions All single aspect habitable rooms comply with the minimum dimensions No habitable rooms are 9.0 metres. Storage spaces are provided for all apartments and exceed the minimum areas, being 10 m3 for one-bed and 14 m3 for two-bed apartments. There are no three-bedroom apartments.	Unit plans A109 and A110.
Performance Targets		
Reduce noise and pollution from mechanical services next to habitable rooms Design apartments to reduce the impact in noise influence areas.	• No mechanical services are located next to habitable rooms – the services are located in a screened area on the roof. • The site is not located within a noise influence area.	
Design Considerations		
A bedroom or living room should not rely on borrowed light Avoid bedrooms with an outlook to a void area A dining area in a one bedroom should have room for a table for 2-4 people A dining room in a two-bedroom apartment should have room for a table for 4-6 people	• No rooms rely on borrowed light • Dining rooms in one and two bedroom apartments provide the required area for tables to meet the requirements	Plan A109 – A110

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3.5 Accessibility		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development is accessible to meet the needs of diverse types of residents, and apartments can be adapted in future to meet their changing needs.	The apartments have been designed to meet the needs of residents to facilitate ageing in place when required	
Mandatory Requirement		
1. At least 50 percent of apartments must be designed to meet the design outcomes in Table 1.13. For the purpose of a planning application, plans must demonstrate compliance with Table 1.13 and clearly identify areas where compliance is achieved.	• 100% of apartments meet the design outcomes in Table 1.13. • Fully compliant as shown in plans. • No ramps or steps are proposed or required. • Carpark clearance is 2.5 m. • Apartment entrance compliant. • Internal doorways compliant. • Toilet compliant. • Shower complaint. • Future grab rails in shower, bath and toilet area complaint. • Kitchen and laundry clearances and extension of floor finishes compliant.	A109 and A110
Performance Targets		
N/A	N/A	
Design Considerations		
Consider using universal design principles for common and private areas Provide a lift Ensure shared spaces are accessible	• Universal design principles applied throughout the site • Single lift provided • Shared spaces have safe, convenient access. • Development designed for gold standard re: Livable Housing Australia.	Plan A101 – A103, A109 – A110

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4 Good neighbours 4.1 Relationship to the street and neighbours		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development is a good neighbour and respects the privacy and amenity of adjoining dwellings. B. The development acknowledges existing character and context but does not seek to replicate it. C. The development creates a new, emerging character which includes higher, denser built form. D. The development has a positive street presence and supports a safe public realm. E. The development is integrated and activates the street frontages. F. The development supports good connections to surrounding areas. G. The development is attractive and enduring. H. The development is inherently innovative, inclusive and sustainable.	• The apartments maximize setbacks to adjoining properties by a compressed building form • Landscaping is used to soften and shield the development for neighbouring properties including the use of privacy techniques • The building will create an urban form which focuses on landscaping to soften, integrate and make a positive injection into the street • The development creates a welcoming and attractive presentation to the street.	Plan A101 – A103
Mandatory Requirement		
1. Unless a greater height is allowed under a schedule to a zone, the development must not exceed 11 metres or contain more than three storeys at any point. The height of the development is measured as the vertical distance from the natural ground level to the roof or parapet at any point. This distance does not include any plant equipment, service installations, lift and stairwell overrun or other ancillary building elements that protrude above the maximum height.	• The development is 11.0 metres in height and 3 storeys	A105/106/107/108
Performance Targets		
1. The development should be orientated to the street 2. Along street frontages, incorporate entries, permeable front fences, limit blank walls 3. The front fence should be no higher than 1.2 metres 4. New walls /carports in proximity to or on boundaries	The development is : • Orientated to the street. • Provides a pedestrian entry • Ensures there are no blank walls facing the street or buildings on boundaries • 1.2 m high open metal palisade fencing at frontage with landscaping behind and secluded open space to side of the apartments.	A101 – A103

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4 Good neighbours 4.1 Relationship to the street and neighbours		
Criterion	**Comment**	**Plan reference**
Design Considerations		
Building Height	• 3 storey building adjacent to single and double storey buildings with setback and landscape buffer on all sides to create amenity and enhance the streetscape.	
Integration with the street	• No blank walls to street. • Addresses the street with landscaping and 3 canopy trees in frontage. • Creates simple building design that does not mimic the height and character of the existing streetscape • Provides interactive relationship with street including all lobbies and 4 balconies that face the street. • Services provided at the frontage but softened with landscaping	A105 – A106
Front fence	• A 1.2 metre high palisade fence is located at the frontage of the site •	A105
Walls on boundaries	• No walls are located on boundaries.	
4.2 Building Envelope		
Criterion	**Comment**	**Plan reference**
Principles		
A. The building envelope and setbacks are tailored to respond to the site's characteristics and to manage the visual and amenity impacts on neighbouring properties. B. Landscaped areas and canopy trees are used to support good outlooks, amenity and screening. C. Front setbacks are guided by the predominant street setback typical along the length of the street and not by the two properties that directly adjoin. D. The development makes efficient use of the site.	• The key feature of a compressed building form provides a site coverage of 49%. This allows for landscaping and deep soil on all boundaries, including canopy trees to provide good outlook. • The front setback is 6.0 m which is less than predominant setback but allows for more landscaping. • Building envelope makes efficient use of the site and allows more common area at the rear.	A002
Performance Targets		
Maximum site coverage of 65% Front setbacks should be average distance of existing buildings or 7.0 metres whichever is lesser Upper floor balconies maybe used to provide weather protection Side and rear setbacks should limit the impact of the building on neighbouring properties	• Site coverage is 49%. • The front setback is less than 7.0 metres but well landscaped and presented to the street and allows more effective common area at the rear of the site	

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4.2 Building Envelope		
Criterion	**Comment**	**Plan reference**
Design Considerations		
Front Setbacks	• The front setback whilst less than 7.0 metres contains high quality landscaping that will enhance the streetscape	
Other Considerations	• Side and rear setbacks allow for private open space at ground floor level and good quality common area • No basement requirement • Overlooking, daylighting and overshadowing complies with the requirements	
4.3 Internal and External Overlooking		
Criterion	**Comment**	**Plan reference**
Principles		
A. The design limits overlooking into the private open space and habitable room windows of existing neighbours and apartments within the development. B. Overlooking is managed primarily through the layout of apartments and private open space, rather than with highlight windows and screening techniques, which can compromise internal amenity. C. Excessive screening to limit internal and external views is avoided. D. Design techniques to minimise overlooking are embedded within the overall façade composition and do not appear to be added on. E. Overlooking is encouraged into communal open space, circulation spaces and the public realm, to increase passive surveillance.	The design limits overlooking by- • effective layout of the apartments • screening to side-facing balconies and opaque glass to selected windows. • design techniques to reduce potential of overlooking include balcony screening and opaque glass to select windows. • Windows are offset from neighbours where possible. • Screening is required to prevent overlooking of the north neighbour. Sight lines have been tested to ensure that only necessary screening is used. • North-facing units that have balcony screening have openings to look north-west to the street. • Passive surveillance is provided to circulation areas and communal open space • Casual surveillance of communal spaces is provided using the principles of Crime Prevention Through Environmental Design (CPTED). • Casual surveillance is achieved with gallery access spaces open at each end, voids to provide views up-and-down between levels, no hidden corners or concealed spaces.	

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4.3 Internal and External Overlooking		
Criterion	**Comment**	**Plan reference**
Performance Targets		
Avoid direct overlooking of secluded open areas of neighbouring properties Avoid overlooking to habitable room windows in neighbouring properties Avoid overlooking from upper floor balconies to lower level private open space	• Screening is provided to prevent overlooking to adjoining secluded private open space (SPOS), neighbouring habitable room windows, and lower level private open space (POS)	
Design Considerations		
Limit overlooking	Apartment layouts are generally outward looking, with balconies, living spaces and the majority of bedrooms facing the street, or the landscaped side and rear setbacks.	
4.4 Light and Overshadowing		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development does not significantly overshadow existing secluded private open space. B. The development allows adequate daylight and solar access to existing habitable room windows.	• Compliance achieved re overshadowing noting impact to south is to driveway of residences. • Compliance achieved re daylighting	A119 -A125
Performance Targets		
Sunlight and daylight to adjoining properties	• Compliance	
Design Considerations		
Avoid building cutouts and angle calculations to allow daylighting Consider massing to maximize sunlight for neighbouring properties	• No cutouts required • Building massing and compressed building form maximises sunlight to neighbouring properties	

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4.5 Site Access		
Criterion	**Comment**	**Plan reference**
Principles		
A. Provide safe, clear and separate access for pedestrians and vehicles. B. Car movements, entries and exits should be located on the side or rear of the site, away from the main street frontage where possible. Driveway movements should comply with C. Where shared access is proposed, ensure pedestrian space is clear and safe to use and pedestrians are given precedence over vehicles. D. Minimise the visual and amenity impacts of vehicle access, crossovers and parking. E. Support opportunities for greater neighbourhood walkability, if the site is adjacent to a park, laneway or reserve.	• Separate entry for vehicles and pedestrians. • Compliance with AS 2890.6:2009 (Parking facilities Off-street parking for people with disabilities). • No shared accessway • Landscaping on both sides of the accessway • Driveway below building to allow full south side for landscaping and reduce visual impact of driveway.	See Traffic Impact Assessment Report
Performance Targets		
A. Only one crossover B. Carparking entry integrated with façade C. The location of the crossover should maximise pedestrian safety and retain on street carparking and vegetation D. Pedestrian and bicycle access separate from vehicle access E. Provide for emergency, delivery and service vehicles	• Only 1 vehicular crossing required • Car parking located under the building to reduce visual impact and maximise landscaping opportunities • Roller shutter integrated into façade. • On-site access for emergency, delivery and service vehicles is not provided. Middleton Street is a local road, without through traffic, and infrequent loading will be safely accommodated on-street.	Plan A101 Plan A105 See Traffic Impact Assessment Report
Design Considerations		
Provide pedestrian pathway Encourage passive surveillance Use landscaping on borders Crossovers located to avoid removal of street trees	• Separate pedestrian pathway provided. • Landscape used on borders of the pathway • No street trees required to be removed for accessway.	Plan A101 See Landscape Plan

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5 Enduring 5.1 Adaptability and Flexibility		
Criterion	**Comment**	**Plan reference**
Principles		
A. Apartments can be adapted to suit different household compositions over time. B. Apartments have flexible spaces such as spaces for play, work, study or storage that households can adapt to best suit their needs.	In a macro sense, the development provides for a mix of single and family accommodation within the overall mix of development by Homes Victoria. Apartment size and configuration meets the target tenant group required by Homes Vic. Storage area included in each apartment.	
Performance Targets		
1. Apartments should have the ability to have one or more spaces for work or study from home.	All 2 bedrooms have space available for a desk.	A109 and A110.
Design Considerations		
Consider potential to allow merging of apartments Provide generous, well lit spaces Consider use of flexible furniture Avoid load bearing walls	• All layouts have open plan for kitchen/living and dining with natural light accessibility. • The apartment structures have a frame but no load-bearing walls to facilitate larger apartments. • Services are centralised to allow for creation of merging of units. • No retractable beds or sliding doors provided due to maintenance issues.	
5.2 Greening		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development is green and leafy. It contributes to the garden character of Melbourne's suburbs and increases the net tree canopy. B. The development improves its suburban microclimate and environment, and it supports amenity and cooling. C. Water sensitive urban design (WSUD) principles are integral to the landscape and civil drainage design, making landscapes more resilient, improving the quality of stormwater and reusing water. D. The development retains and protects existing canopy trees, and it provides for the planting of new trees and canopy cover if established and mature trees cannot be retained.	• A key design feature is the use of landscaping to improve the microclimate and environment. • WSUD features are illustrated in the landscape plan and design intent statement • No existing established canopy trees are located on site. • Site landscaping provides 21 trees, including 10 canopy trees.	See arborist report See landscape design statement See landscape plan

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5.2 Greening		
Criterion	**Comment**	**Plan reference**
Mandatory Requirement		
1. The development must: • provide the canopy cover and deep soil areas shown in Table 1.14; existing trees can be used to meet the canopy cover requirements in the table • provide canopy cover through canopy trees that are: - located in areas of deep soil shown in Table 1.15; if deep soil cannot be provided, trees should be provided in planters as shown in the table - consistent with the canopy diameters and heights at maturity shown in Table 1.16 - located in communal outdoor open space, common areas or street frontages • be supported by an irrigation system that uses alternative water sources such as rainwater, stormwater or recycled water • consider the soil type and drainage patterns of the site.	• Deep soil area is 43%. • Canopy cover complies with requirement • Compliance with tree types • Rainwater reuse tank used for irrigation • Planting and drainage take this into account heavy clay soil. • Aims to maximize rainwater recharge. • Stormwater drainage coordinated with landscape to improve water retention onsite	A101 and landscape plan
Performance Targets		
At least 20% of site is permeable Should retain existing trees Utilise existing vegetation if possible Provide useful landscape plan with a mixture of vegetation for various purposes	• Permeability of site is 31%. • No on-site trees retained as no existing canopy trees or significant trees.	A111 and landscape plan
Design Considerations		
Integrate landscaping with the development Provide durable landscaping materials Connect private, public and communal landscape spaces Preference for deep soil planting Provide green surfaces and support biodiversity Provide landscaping that is resilient, climate change adaptive and functional Provide external taps, tool shed Landscaping materials should be consistent with Future Homes materials schedule Use climbers and cascading plants	• See landscape design statement	Landscape design statement

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5.3 Integrated Landscape		
Criterion	**Comment**	**Plan reference**
Principles		
A.. B. Views into communal open space and the public realm are encouraged, to increase passive surveillance. C. The landscape design is coordinated with site services to optimise conditions for tree canopy and planting. WSUD, services infrastructure and trenching are designed to avoid compromising deep soil areas.	• The siting and landscape approaches are integrated in the overall design strategy • Views are provided into communal open space at ground level. • WSUD, services infrastructure are within the footprint of the building. • No trenching is required to avoid compromising deep soil areas.	
Performance Targets		
NA		
Design Considerations		
Landscaping provided in outdoor communal and private garden areas Interconnect public, private and communal spaces	• Landscape is provided in communal garden and private areas. • Private garden area provides access to communal area which has benches, natural lighting and opportunity for productive gardens.	Landscape plan
5.4 Materials and Maintenance		
Criterion	**Comment**	**Plan reference**
Principles		
A. Materials and products are safe for occupants, construction workers and the environment. B. External materials and finishes support adaptation to the local context and retain their attractiveness and resilience. C. Building materials are high-performing, enduring, durable and easy to maintain.	• Materials are low carbon and durable i.e. metal sheeting and fibre cement panelling, timber frame doors and recycled brickwork. • Finishes are Colorbond and fibre cement panels i.e. Vitra panels are used to allow easy maintenance.	A112
Performance Targets		
Design of external walls should be finished with durable materials and facilitate safe maintenance	• Finishes are Colorbond and fibre cement panels i.e. Vitra panels to allow easy maintenance.	A112

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5.4 Materials and Maintenance		
Criterion	**Comment**	**Plan reference**
Design Considerations		
Materials should be durable, capable of being recycled and minimise the need for specialist servicing. *Embodied impact*	• See above re materials • Materials can be recycled and reused. • The development is using the smallest amount of concrete to ensure fire protection. • All cladding is low embodied carbon. • Designed to be structurally efficient – vertical loads directly to ground. No PVC and committed to timber from certified sources. • All steel will be sourced from a Responsible Steel Maker. • Minimises the use of concrete by the simple design of the structure. • No transfer slab required or used.	A107 and A108
Toxicity	• Low toxicity achieved as all engineered wood products will meet the total formaldehyde levels. • VOC content met internally. • Paints will be less than 5g/L	

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5.5 Site Services		
Criterion	**Comment**	**Plan reference**
Principles		
A. Common property, where provided, should be functional and capable of efficient management and maintenance. B. The location and spatial requirements of site and utility services minimise their visual impact. C. Site services are coordinated with the landscape design, to optimise opportunities for greening. D. The development is connected to reticulated services including reticulated sewerage, drainage and electricity, and it does not use fossil fuels including gas. E. The development does not unreasonably overload the capacity of utility services, infrastructure and roads. F. Waste facilities are integrated, convenient and facilitate sustainable waste management. G. There are communal collection bins in a centralised waste storage area to accommodate receptacles for four waste/recycling streams. H. There are compost facilities on site, to encourage and enable residents to compost their kitchen and garden organics. I. Bin transfer paths are designed for convenient waste collection.	• Common property i.e. landscaped areas are functional and easy to maintain. • Site and utility services are located to minimise the visual impact i.e. rainwater tank is under the building and waste area at rear. • Fire hydrant booster must be located at the front however is integrated with the landscaping. • The development is all electric and connected to all services • Confirmation from utility service providers that the development will not overload the capacity of infrastructure in the area. • Waste management plan provided with communal bins at the rear. • Compost facilities on site. • Bin transfer paths shown in WMP.	Amended Waste Management Plan to be provided.
Performance Targets		
Provision of site services within frontage Waste storage area should be in proportion to the number of apartments	• Provision for site services located in the frontage. • Waste storage area designed to meet requirements of 16 apartments with 16 sqm for the waste storage area.	A101 and Waste Management Plan

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5.5 Site Services		
Criterion	**Comment**	**Plan reference**
Design Considerations		
General Consolidate services	• Waste and parking areas consolidated. • Storage provided in apartments.	
Services	• The site has high water pressure, so no water tanks are required. • Airconditioning units are located in middle of roof area and concealed and therefore not visually intrusive. • Exhaust fans in kitchens/toilets are integrated into window design.	A104
Waste	• Council kerb side collection used. • Direct and accessible path of travel between lobby and waste collection area. • Waste storage area is concrete floor with steel trowel finish. • Integrated waste disposal in apartments is shown in WMP. • No hard storage area provided • Signage on bins and waste storage areas will use Sustainability Victoria signage. • Waste area is enclosed with mesh screening for open-air ventilation. • Bin room is located in the car park so will not detrimentally impact apartments. • Waste storage area is located 36 metres away from frontage of the site but is easily accessible on this flat site. • Tap and drain provided within the waste room. • Well ventilated. • 1.8 metre door opening. • Lighting provided. • Room for separate glass recycling. • Bin washing and circulation area provided	Waste Management Plan
Temporary waste holding area design	• No temporary waste holding area provided as not required. • Building manager will transfer bins to the kerb for collection.	Waste Management Plan
Composting Facilities	• Composting area located in raised garden bed.	Landscape plan

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5.5 Site Services		
Criterion	**Comment**	**Plan reference**
Design Considerations		
Bin-washing facilities	• Provision of bin washing area with drainage and tap and hose.	A101
Access	• 1.8 metre path. • Gradient < 1:40 and free of obstacles. • Kerb side pickup by private contractor	
Hard Waste storage areas	• No hard waste area provided as collection is by Council.	Waste Management Plan

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6 Sustainability 6.1 Environmentally sustainable design		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development achieves excellent sustainability outcomes. B. The development's buildings and apartments are energy-efficient. C. The development protects, where feasible, the photovoltaic (PV) systems of existing dwellings. D. The development's orientation and layout reduce the use of fossil-fuel energy and make good use of daylight and solar energy. E. Apartments have adequate thermal efficiency. F. The development is highly resilient to climate change impacts, particularly extreme heat events. G. The development optimises on-site renewable energy generation and is ready for net-zero-operation by excluding all fossil fuels on site.	• Dwellings have good orientation, with no south-facing apartments. Each apartment has an effective cross-ventilation pathway. Construction uses lightweight framing where possible, with high levels of insulation and double glazing. • PV to adjoining dwellings is not overshadowed. • The development is all electric and supported by an extensive PV system. Fossil fuels will not be used on site. • Shading, insulation, and canopy cover help to mitigate extreme heat events.	Sustainability Management Plan
Mandatory Requirements		
1. The development must be oriented to make appropriate use of solar energy. 2. The development must at a minimum: •achieve a 7.5-star NatHERS average rating — area-weighted across all apartments— with no individual apartment less than 6.5 stars •achieve a minimum BESS overall score of 70 percent (Excellence) or an equivalent score using an equivalent ESD assessment tool such as Green Star (minimum certified, 4 Star). Where a consultant prepares a report to demonstrate that a proposal achieves the equivalent of a 70 percent (Excellence) BESS score, the report must be signed and demonstrate how each criterion is met based on the design and specifications as submitted for planning approval. •achieve a 100 percent Stormwater Treatment Objective - Relative Measure (STORM)rating for the site.	• The development is orientated north to take advantage of solar access • The development achieves a 7.5 star NatHERS average rating with no dwelling less than 6.5 star rating. • The development achieves a BESS (Excellence) score of 71%. • The development has been modelled using the Melbourne Water STORM tool and achieves a 100% score.	Sustainability Management Plan
Performance Targets		
The development should: • meet the annual cooling energy limits • sited so the energy efficiency and rooftop solar energy of adjoining properties is not unreasonable reduced • living and private open space face north	• The development will meet the annual cooling loads, • will not impact the adjoining properties as no rooftop solar access is provided on these sites, and • 75% of living and private open spaces face north and there are no south-facing apartments.	A101-A104

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6 Sustainability 6.1 Environmentally sustainable design		
Criterion	**Comment**	**Plan reference**
Design Considerations		
	See Sustainability Management Plan	
6.2 Energy Efficiency: passive systems		
Criterion	**Comment**	**Plan reference**
Principles		
A. The building's envelope provides comfortable internal conditions and minimises the use of active systems. B. The development uses best practice passive design.	• The orientation of the building assists with primarily N facing windows and cross ventilation. • The building is insulated • This is best practise passive design.	
Performance Targets		
1. The building should: •use high-performance window frames — thermally broken, timber or uPVC — as standard, even if it is not required to meet the NatHERS target •be as airtight as possible.	• Use of aluminium window frames, double glazed and airtight.	
Design Considerations		
NA		
6.3 Energy Efficiency: active systems		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development does not have plant or equipment that can only operate on fossil fuels. B. The development should generate renewable energy on site and distribute it throughout the building(s). C. The development's active systems are highly efficient. D. The development's active systems are integrated into the design, and there is adequate space for them.	• The building is all electric systems and solar panels used. • No plant and equipment use fossil fuels. • The development will generate electricity solar PV. • The energy system has the highest star rating and integrated into the design.	See Sustainability Management Plan
Performance Targets		
1. Locate and set out equipment to reduce the length of refrigerant pipe runs and loading and support the use of refrigerants with low Global Warming Potential. 2. Split system Energy Star ratings should be within one Star of the best available for the given capacity in heating mode.	• Roof top air conditioning is located above apartments to minimise pipe runs. • The development uses a split energy system	
Design Considerations		
NA		

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6.3 Energy Efficiency: active systems		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development does not have plant or equipment that can only operate on fossil fuels. B. The development should generate renewable energy on site and distribute it throughout the building(s). C. The development's active systems are highly efficient. D. The development's active systems are integrated into the design, and there is adequate space for them.	• The building is all electric systems and solar panels used. • No plant and equipment use fossil fuels. • The development will generate electricity solar PV. • The energy system has the highest star rating and integrated into the design.	See Sustainability Management Plan
Performance Targets		
1. Locate and set out equipment to reduce the length of refrigerant pipe runs and loading and support the use of refrigerants with low Global Warming Potential. 2. Split system Energy Star ratings should be within one Star of the best available for the given capacity in heating mode.	• Roof top air conditioning is located above apartments to minimise pipe runs. • The development uses a split energy system	
Design Considerations		
NA		
6.4 Natural ventilation		
Criterion	**Comment**	**Plan reference**
Principles		
A. All apartments have effective natural ventilation. B. Residents can effectively manage the natural ventilation of their apartments. C. If an apartment does not have effective natural ventilation or there is a strong argument (in terms of feasibility or better outcomes) to support doing so, apartments may have mechanical ventilation with heat/energy recovery.	• All apartments have effective natural ventilation, breeze paths are marked on the plans.	A109 and A110

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6.3 Energy Efficiency: active systems		
Criterion	**Comment**	**Plan reference**
Mandatory Requirements		
1. The design and layout of apartments must maximise openable windows, doors or other ventilation opportunities in external walls. 2. 100 percent of apartments must provide effective natural ventilation as per the definition in Appendix 6 – ESD. Key requirements for effective natural ventilation include, but are not limited to: •for cross-ventilation: -a maximum breeze path of 18 metres between ventilation openings, with a minimum distance of 5 metres -ventilation openings located either in opposite or adjacent (perpendicular) external walls or an external wall and an operable skylight -no more than one doorway or opening of less than 2 square metres between the ventilation openings •for single-sided ventilation, a maximum permissible room depth of 5 metres.	• All apartments have maximized openable windows and doors which shows breeze paths • Complies with cross ventilation requirements. • Openings adjacent to external walls. • Only one doorway between ventilation openings. • No single sided ventilation. • Breeze paths are shown on the plans, with the greatest being 13.2 m (units 1-06, 2-06) and the least being 6.8 m (unit G-02).	A109 and A110
Performance Targets		
NA		
Design Considerations		
NA		

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6.5 Heat Island effect		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development includes measures to minimise the impact of the heat island effect, and it provides places of refuge during extreme heat events. B. The building, shading and roof are generally a light colour.	• A key aspect of the project is the planting of new trees, which will provide shade. • High percentage of ground area has landscaping • The building is Colorbond Surf Mist, which is an off-white colour.	A112
Performance Targets		
N/A		
Design Considerations		
N/A		
6.6 Water management		
Criterion	**Comment**	**Plan reference**
Principles		
A. Minimise the on-site use of potable water through fixtures, fittings, appliances, landscaping and by providing on-site storage for rainwater for use in toilets and irrigation. B. Minimise the site's impact on downstream stormwater infrastructure and contribute to replenishing the water table such as by providing permeable surfaces, rainwater tanks or raingardens. C. Encourage the use of alternative water sources such as rainwater, stormwater and recycled water. D. Facilitate the collection, use and infiltration of stormwater within the development. E. Reduce the impact of stormwater run-off on the drainage system, and filter sediment and waste from stormwater before it is discharged from the site.	• The development incorporates rainwater reuse for landscape irrigation and toilet flushing. • Landscape is being used to divert stormwater into the ground.	Sustainability Management Plan
Performance Targets		
Building designed to collect rainwater for use on site Connected to non -potable dual pipe reticulated water supply Meets best practice for stormwater management	Rainwater collected for garden and toilets. • 100% of roof runoff goes to reuse. • Building connected to non-potable dual pipe reticulated water system. • As noted above, the development has been modelled using the Melbourne Water STORM tool and achieves a 100% score	Sustainability Management Plan
Design Considerations		
Rainwater tanks: • should comply with Council standards • located in unobstructive area • trench grating used if external ramps are used	• Rainwater tank of 10,000 litres located at ground level at rear of carpark. • Pump directly next to tank and pumped to apartments and garden. • No ramps used. • No retaining walls.	Sustainability Management Plan

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7 Adaptability 7.1 Buildability		
Criterion	**Comment**	**Plan reference**
Principles		
A. The development is adaptable for changes in use over time. B. The development's design addresses whole-of-life-cycle costs such as for energy, maintenance, user comfort and environmental outcomes.	• The development is fully residential. • Systems are designed to minimise use of energy. • Maintenance and environmental outcomes: ○ energy efficient heating and cooling. ○ highly insulated. ○ good cross ventilation, and ○ natural daylight. ○ good level of landscaping.	
Performance Targets		
N/A		
Design Considerations		
Use efficient construction approaches Align finishes and joints Avoid layering Reduce extent of structural transfer Use efficient grids Align wet areas Use repeatable sizing for windows, doors, bathrooms	• Use of light weight structure. • Pre-finished materials. • Aim for prefabricated bathrooms and kitchens. • Single layer factory finished wall system. • No complex service runs. • Efficient grid. • Wet areas are aligned. • All windows, doors, bathrooms, laundries and robes are repeated across the apartments.	
7.2 Operations		
Criterion	**Comment**	**Plan reference**
Principles		
A. Systems and materials require minimal ongoing maintenance to keep them in good order. B. There is an integrated approach to architecture, landscape, services and structure incorporating active and passive systems for energy reduction.	• All materials chosen based on minimum ongoing maintenance and integrated approach throughout the site.	
Performance Targets		
NA		
Design Considerations		
1. Consider whole-of-life costs including energy consumption, user comfort, longevity and safe replacement when choosing fittings and fixtures. 2. Locate services where they are accessible from common areas.	• All fixtures and fittings are standard – no specialised fittings. • Services are accessible from common areas.	

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6 RESPONSES TO DEPARTMENT OF TRANSPORT AND PLANNING REVIEW

Table 3 Response to comments 08.11.2024

Further information
Before the department can state in writing that it does not object to the granting of the permit pursuant to Clause 53.24-3, the following additional information is required:

Project	OVGA lead / Planning lead	Notes
Demonstration project 8-10 Middleton Street Braybrook Owner: Homes Victoria Design team: McGregor Westlake Architecture	Sarah Nathan	Exemplar: Design C # Apartment: 16
Written confirmation – and subsequent amendment of plans if necessary – of the Following requests 16.12.2024:		
(a) Soil type needs to be annotated on the landscape plan.		A general note on soil type and planting requirements has been added under the tree schedule on landscape plan LCD-002
(b) Drainage plans need to be provided as part of the landscape plan.		Drainage pits are shown on the landscape plan and in the legend LCD-001. Refer also to civil drawings for details of the groundwater drainage system.
(c) Add SF to legend on each drawing that it appears.		Legend has been updated - A105 - A108
(d) Show side upturn of 1-05 and 2-05 ledge on isometric renders.		Upturn added - A115 - A118
(e) Annotate unit 1/6 Middleton on overlooking sections correctly, and that habitable windows are 1.5m offset and hence no overlooking prevention is needed.		Overlooking sections have been coordinated - A130
(f) Add the area of the 'balcony' space for G-02 on A109.		Area shown - A109
(g) Add the apartment label on the bottom right of section C on A108.		Label added - A108
(h) Ensure roof plan drawing A-104 shows extent of roof over the corridor consistently with the sections, elevations and 3d model views – all show a different extent of roof and some show two different levels of roof over the circulation space at the east and west ends.		Roof plan and 3D drawings have been coordinated - A104
(i) Section A on drawing A 107 shows the two levels of roof but the extent of roof is quite different to the		Roof design over the gallery has been coordinated - A107

roof plan at the eastern end, see highlighted snip below. Ensure all drawings and images are consistent.	
(j) South elevation on drawing A 105 has some linework missing, see snip below. The break in the building is not clear.	Amended as requested
(k) Show the door to the new front secure bicycle parking area is shown on the west elevation, and that this door is designed in a way that it could not be mistaken as the main entrance into the lobby. Alternatively, the door could be accommodated where the MSB annotation is currently located.	Amended as requested
(l) Show the carport for 2/6 Middleton Street in the shadow diagrams. The shadow diagrams should be showing the same information as the site plan.	Amended as requested
Written confirmation – and subsequent amendment of plans if necessary – of the following:	
(m) Whether mesh fencing is to be used for all exposed walls of the bin room, which seems to be depicted differently throughout the plans compared with the WMP.	2 of 4 walls are mesh fencing as shown on Plan A101. WMP will be updated.
(n) Whether taps will be provided to balconies and the gallery.	No taps on balconies but tap will be provided in the gallery (see updated A102 and A103)
(o) Consider whether the placement of load bearing walls considers the future possibility of consolidation of dwellings.	No load bearing walls used as the building is a concrete framed structure.
(p) Whether the overlooking strategy has been tested to ensure that there is no additional obscure screening beyond the extent necessary to satisfy the performance target.	Screening performs to target requirements without being excessive. (A128)
(q) Whether a different screening technique has been considered to avoid the extensive use of 1.7-metre-high screens on balconies, such as horizontal screens or balustrade planters.	Consideration has been given to screening devices and the proposed technique is used given the 3.0 metre setback from side and rear boundaries. Horizontal and planters cannot be used because of encroachment into setback distances.
(r) Whether timber framing is proposed to be used for window frames. The sustainability management plan contradicts the planning report in this regard.	No timber framing will be used- all windows will be aluminium frames (A112) SMP will be consistent with amended plans.
(s) Whether the development is proposed to have a non-potable dual-pipe reticulated water supply. The BESS report appears to suggest that it will not.	A non-potable dual pipe system will be used and used for landscaping and toilet flushing (see A101) The BESS report will be consistent with this. Also annotated on A101
(t) How the air conditioning is proposed to operate for apartments on ground level and level 1, and the impact of this on refrigerant pipe efficiency, given	On the ground floor, we will have a condenser unit in the private courtyards. Level 1 will have reticulated air conditioning with the condensers located on the roof.

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that the air conditioning units are proposed to be located on the roof.	Refrigerant pipes will be insulated. Condensers generally located directly above the connecting apartments.
Amended plans: **1. Amended architectural plans to show:**	
(a) A larger bin room to accommodate space for a bin wash bay and hard-waste storage, as well as larger general waste and FOGO waste bins, which are projected by the WMP to be very close to capacity on the average week and are therefore likely to exceed capacity on occasion. Alternatively, a strong justification may be provided as to why these amendments are not necessary. It should be noted that the bin room is currently 9.2 sqm, with the performance target stipulating an area of 16 sqm.	Amended plans are now provided to show an enlarged bin room of 16 square metres. (see A101)
(b) Electric charging for cars and bicycles consistent with the SMP.	Amended plan. See A101.
(c) Full dimensions of bicycle parking spaces, including at least 500mm between the final bicycle parking rail and the wall at both ends of the space, which is not currently provided.	Amended plan. See A101. Note the required 500mm wall clearance is measured to the centreline of the parking rail – see AS 2890.3 Figure B5 (i)
(d) Clearance of 1.2 metres between the rail of stair 1 and the planter void on levels 1 and 2, increasing from the 1.15 metres currently provided.	Amended plans. See A102 and A103.
(e) The finish for the gallery floor.	Ceramic floor tiles with P4 slip rating. See A112.
(f) Correct labelling of all building elements consistent with the schedule of materials.	Amended plan. See A112.
(g) The glass type, labelled, for the windows facing the gallery space.	Apart from the uppermost sashes, all obscure glass. See A107 and A108.
(h) The horizontal element in front of 'MS3' central to the communal accessway on level 1 and 2, labelled. It is unclear whether this is a seat or something else.	This is a seat. See amended plans A102 and A103.
(i) The overlooking analysis with all views considered to a 45 degree angle from the viewpoints for a distance of 9 metres as per the performance target, and the addition of privacy screens or other techniques to prevent overlooking of secluded private open space from the side of balconies of apartments 1-04, 1-05, 2-04 and 2-05 to achieve this if necessary.	Amended plan. See A128.
(j) Confirmation that the arrangement and operation of the car park roller door will not adversely impact the apartments located immediately above.	Carpark roller door will not adversely impact residents. Previously used in other developments. High quality roller door. See A112.
(k) Notation of the uses of water collected in the rainwater tank.	Amended plan. See A101.
(l) Dimensions on sections and elevations with reference to FFL.	Amended plans. See A105-A108.

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(m) The sill height of bedroom windows on elevations, especially where beds are shown adjacent to them.	Amended plans. See A105-A108.
(n) Provision of storage space and benchtops and ledges in the bathrooms of apartments.	Addition of vanity unit included in each apartment. See A109 and A110.
(o) The roof over the gallery space shown in the same grey hatching as other roofs on the sections, or alternatively, clarification that it is of a different material.	All roofing is the same i.e. light weight framing with metal sheeting.
(p) Consider the inclusion of additional windows to enable cross-ventilation in bedrooms that have multiple external walls.	This has been considered but privacy issues preclude more windows being added.
(q) Labelling of voids at roof level on the roof plan.	Amended plan. See A104.
(r) Labelling of the void to the centre of stair 1 at level 1, if it is indeed a void.	Amended plan. See A103.
(s) Better utilisation of the space at the centre of stair 1 at ground level (e.g. seating).	Seating provided opposite the stair. Centre of stair 1 remains open as it is a fire egress stairwell.
(t) The southern elevation drawing with the correct extent of the northern part of the building on the eastern side; MS3 labelled as per the plans; and the apparent bench seat as shown on the plans.	Amended plan. See A015.
(u) The building services and side gate on the southern side on the west elevation, as well as a reduction in height of this fence to 1.2 metres is appropriate.	Amended plan to show 1.2 metre fence. See A105.
(v) Shadow and sunlight diagrams for the development on June 21 (winter solstice) so that the sunlight to communal outdoor open space requirement can be assessed. Currently, diagrams are only provided for September 22.	Plan previously provided. See A113.
(w) Annotation of which apartments have fully accessible door width and provision for the future installation of grab rails.	All apartments have fully accessible door widths and provision for grab rails. See A109 and A110.
(x) An increase in the size of the balconies for apartments 1-03, 1-04, 2-03 and 2-04 to be as close to the 8 sqm performance target as possible. This could be achieved by extending them to the west (1-03 and 2-03) or east (1-04 and 2-04) to be flush with the edge of the dining area windows of these apartments.	Agreed. All balconies are 8 sqm. See A102 and A103.
(y) Annotation of the noise insulation around the lift provided to apartments 1-07 and 2-07.	Amended plan. See A110,A102 and A103.

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Amended plans: **2. Amended landscape plan to show:**	
(a) Consistency with the architectural plans, including planters at Level 1 and Level 2; additional trees shown along the north boundary; design and materials of raised planters; design and materials of fences and gates; and the location of the rainwater tank. It is noted that no landscape plan was submitted as part of the informal lodgement on 10 October 2024, and the landscape plan shared with DTP in July 2024 is outdated.	Updated pans provided for all items relating to landscaping.
(b) Tree Protection Zones.	
(c) Drainage plans.	
(d) Soil type(s).	

Amended plans: **3. Amended finishes schedule to show:**	
(a) The use of a screening material for all privacy screens with a transparency that does not exceed 25% open.	Amended plan. See A112.
(b) Alignment of the image and description for 'PS – Privacy screen'. Currently there is an image of perforated metal but description of 'frosted/obscured glass pane'. Include description to confirm % open area – should this match 'MB'?	Amended plan. See A112.
(c) The material and transparency of the roller door. Are the 3D images and elevations accurate in reflecting this?	Amended plan. See A112.
(d) The proposed soffit finishes. Will services be exposed?	In common areas will be soffit lighting to conceal services. In the carpark, services will be exposed. See A017 and A108.

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PLANNING

Table 4 Response to comments 21.08.2024

Project	OVGA lead / Planning lead	Notes
Demonstration project 8-10 Middleton Street Braybrook Owner: Homes Victoria Design team: McGregor Westlake Architecture	Sarah Nathan	Exemplar: Design C # Apartment: 16

Design observations OVGA 21.08.2024 – Draft Adaptation issued 7 August 2024	
Landscape and siting	**Comment**
(u) Consider minimising hardscape surfaces through rationalising pedestrian path widths to maximise softscape planting and incorporating permeable pavement where practicable.	Gravel surface is proposed for most areas, except at the main entry, where a sealed surface is preferred; therefore, concrete is proposed. We have also increased the softscape planting by reducing the width of pedestrian paths. Hardscape area is 72 square metres or 6.0% of site area. See Landscape plans.
(v) Ensure coordination of architectural plans and landscape plans (fewer trees in landscape plan, particularly to POS). Maximise canopy trees at all sizes where viable including for POS.	Architectural plans updated to match landscape plans. Two canopy trees have been added to the ground floor POS. See Landscape plans LCD-001 & LCD-003 and Architectural plans A 101 & A 102.
(w) Do Homes Vic require the car park to be fenced off from any of the garden areas?	Homes Vic do not require the car park to be fenced off from the garden areas.
(x) Consider incorporating cascading planting in raised planters over balustrades to communal accessways facing Middleton Road on level 1 and 2.	Cascading planting (Cousin It Casuarina) has been included in the western planter on levels 1 and 2. Please note that drawing LCD-003, titled 'Landscape Plan Levels 1 & 2,' includes a plant schedule specifying the number of plants for both levels. We have included a landscape design statement for the development. See Plan LCD-003.
(y) Consider incorporating climbing planters on wire (or similar) through the void to roof level.	The softscape area has been extended to allow some climbers to grow through the void to roof level. Ficus pumila is a suitable self-clinging climber that will not require wire support. See Plan LCD-002 & LCD-003.
(z) Consider the inclusion of shade trees to the northern boundary, providing amenity and cooling to the northern façade and private open spaces.	Two deciduous ginkgo trees are now along the northern boundary to provide shade and cooling in private open spaces See Plan LCD-001 & LCD-002.

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Design observations OVGA 21.08.2024 – Draft Adaptation issued 7 August 2024	
Landscape and siting	**Comment**
(aa) The maintainability and aesthetic value of succulents in wood mulch presents a poor outcome in the context of the selected native and exotic tree species. Consider an alternate fully planted mix that may still contrast with the originally proposed garden bed planting. This could be in the form of a grass mix or particular colour/texture offering.	Planting has been updated by using mix of groundcovers and strappy leaf plants for diversity. Low maintenance and native species have been selected. Each landscaped space has been designed with a view to durability and ease of maintenance, which was also a Homes Victoria requirement. See Plan LCD-001 & LCD-002.
(bb) Interrogate the maintainability of garden beds with a hedged perimeter. Consider instead incorporating two or more planting mixes for diversity in proposed bordered zones to Middleton Street.	Planting has been updated to incorporate two or more planting mixes for diversity to eastern bordered zone to Middleton St. See Plan LCD-001 & LCD-002. Planted borders to Middleton Street comprise a mix of low maintenance plants drawn from the City of Maribyrnong's plant list. Hedging is not proposed.
(cc) Further clarification required for productive garden zone	Proposed raised planter boxes have been added with typical planter box detail. Productive garden beds measure 14m long x 0.7m wide. See Plan LCD-004.
(dd) Ensure the length of parked bikes does not obstruct resident access to the main entry from Middleton Street.	Dimensions added to demonstrate clearance. See Plan A 101.
(ee) Consider incorporating a bench seat at the primary Middleton St entry.	Bench seat added in entry lobby. See Plan A 101.
(ff) Provide additional details including ground floor planters and fences.	Planter box details added. See Plan LCD-004. Fencing type and arrangement added. To the side and rear boundaries, existing timber paling fences are in good order and will be retained. New steel palisade fencing will be provided to Middleton Street. Timber paling fences will be used at private open spaces to the two ground-floor units. See Plan A 101.
(gg) Consider providing soft lighting (could under light trees) to the eastern interface between site boundary and building be list for safety and resident amenity.	Lighting details added to the plan to provide safety and amenity for residents. See Plan LCD-001.

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Design observations OVGA 21.08.2024 – Draft Adaptation issued 7 August 2024	
Building and dwellings Ground Floor	**Comment**
1. Confirm car park access door – noted as 'roller door' on plan and as 'tensile mesh' on elevations – are these compatible?	Notation corrected. Car park access door Is a conventional roller shutter with approximately 50% open area. See Plan A 101 & A 105.
2. Have bin numbers and capacity been confirmed? The area appears very compact compared with previous plans and other applications. Has space for bin wash-bay and hard-waste storage been considered?	Bin numbers confirmed based on Waste Management Plan. Waste and recycling will be collected by private contractors. A tap and floor waste are provided within the waste store for bin wash. Dedicated hard waste storage is not provided.
3. The window to the first bedroom of Apt G-01 could be located further north for greater privacy / security and to not look directly onto the services cupboard zone. [Appears to be inconsistency in floor plan and elevation (extent of fence) for the front of the building that might impact this]. The window could open directly into the fenced POS for greater privacy and security.	Window location has been amended as suggested and coordinated in elevation. Second-bedroom window now located to look to private open space, which also provides a good opportunity for a study desk in this room. See Plan A 101 & A 105.
4. Outlook from Apt. G-02 bedroom appears compromised, looking straight into fence. Move the fence line to the east to allow for more space between the window and the fence for better outlook and to improve ventilation and privacy / noise transfer.	Window has been enlarged and relocated to avoid looking into fence. Fence line has not been moved, but the updated window arrangement provides better outlook, ventilation and privacy to adjacent communal open space. See Plan A 101 & A 105.
5. Provide dimensions on sections and elevations to confirm heights for ceilings, balustrades, soffits, windows, etc.	Dimensions added. See Plan A 105, A 106, A 107 & A 108.
6. What are the proposed soffit finishes? Will services be exposed?	Services are exposed within the carpark area. Elsewhere, soffits are lined with fibre-cement sheet. See Plan A107 & A 108.
7. Confirm the size / gauge of the metal balustrade (MB) material. Maximise openings in the material to meet the overlooking requirements but create a less enclosed feel to balconies.	The metal balustrade (MB) is perforated aluminium, gauge 1.6 mm, perforations < 6 mm to prevent climbing, 25% open area, which is the maximum permissible. See example images provided- *Perforated metal balustrades* attached.
8. Overall balance of materials to be confirmed through additional 3D imagery. Is the current cover image aligned with the latest updates to the drawings?	Drawing set updated noting that the scheme is consistent with the Future Homes exemplar.

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Building and dwellings Upper Floors	Comment
9. Circulation is tight and awkward through living room to kitchen / meals areas for all Level 1 and Level 2 north facing 1-bed apartments (3 per floor). Questionable practicality and limits possible furniture arrangements in the space.	This apartment layout has been updated to improve circulation in the living spaces. Kitchen access is now located with the main circulation, improving the functionality of the living/dining space. See Plan A109.
10. Inconsistencies between plans and sections in relation to the extent of roof over the upper gallery. Confirm correct extent of the roof over, the material proposed, falls and downpipe locations and reflect in the drawings.	The extent and detail of the roof is coordinated in the updated drawing set See Plan A 104.
11. Support maximising the roof openings and window sizes facing the gallery for improved access to light and air. Confirm how privacy has been considered for Level 1 bedrooms with direct views from Level 2 gallery.	Roof openings maximised, within constraint to provide weather protection at all unit entry doors. Obscure glazing provided to prevent overlooking. See Plan A 104.
12. Are all areas of obscured glazing labelled on the elevations? Elevations seem to indicate obscured glazing through colour tones but no labels to confirm.	Yes. Notation has been coordinated and added to the plans. See Plan A 105, A 106, A 107 & A 108.
13. Ensure coordination of architectural plans and landscape plans.	Done.
14. Apartments 1-07 and 2-07, entry is tight, furniture layout makes the entry point feel constrained, noting the size has been increased.	Door swing has been flipped, making the entry generous. See Plan A 102 & A 103.
Building and dwellings Upper Floors	**Comment**
15. The high glazed screens to the balconies to limit overlooking should be minimised where possible, explore lowering the screens to increase outlook from the apartments but still restrict views down into adjacent POS. Explore section studies that test the view line angle into adjacent POS to reduce the height of the screening where possible.	Balcony screens are perforated metal. Where privacy is required, these are 1.7m high and 25% open area. Overlooking requirements have been tested and screening has been removed where possible, with improved outlook for most apartments. See Plan A 128.

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Building and dwellings All Levels	Comment
16. The kitchens in apartments G-01, 1-01, 2-01 and 1-05, 2-05 have 2 x pantry units labelled. Consider the balance of useable bench space vs pantry storage, these kitchens do not have enough bench space relative to storage	Kitchen layouts have been updated in response to this comment. See Plan A 109.
17. The kitchen in apartment G-02 indicates a wide pantry plus a smaller storage unit and minimal bench space, does not look to provide enough useable worktop. Are there minimum requirements from Homes Vic? Refer also to the Future Homes Adaptation guidance.	Kitchen layouts have been updated in response to this comment also. See Plan A 109.
18. The kitchen in apartments 1-06 and 2-06 do not have the pantry unit labelled.	Done. See Plan A 110.
19. Apartments 1-07 and 2-07 at level 1 and level 2 in the south-west corner are not numbered on the 1:100 plans. The kitchen layout in both these apartments includes minimal bench space. Consider the balance of useable bench space vs pantry and other storage, these kitchens do not have enough bench space relative to storage.	Unit numbering has been added. See Plan A 102 & A 103. Kitchen layouts have been updated in response to this comment.
20. Apartment 1-07 and 2-07 storage cupboard adjacent to the bedroom door does not extend the full width of the nook.	Plan updated to show the storage cupboard extended to occupy the full width of the nook. See Plan A 110.
Next meeting	**Comment** • More developed 3D imagery and materials schedule
Planning observations 21.08.2024 - Draft Adaptation issued 7 August 2024	
General	**Comment**
1. Neighbouring properties appear to be mislabelled and incorrectly represented on Sections 1 & 2.	Plans corrected. See Plan A 107 & A 108.
2. Please provide plans showing existing trees and landscape conditions, including species, and specify on the plan which are to be retained, and which are to be removed.	Landscape and architectural plans updated and coordinated with arborist report attached. See Plan A 005, A 101, LD-001 & arborist report.
3. Please provide an orientation (north point) on the architectural drawings.	Plans updated.
4. Please provide a revised garden area calculation, separate to canopy cover, that includes any pathways within the garden as per Planning Practice Note 84. Ensure that garden area is at least 35% of the total site area.	Area calculations have been updated – see Plan A 111. Site area is 1,208 m2. Garden area is 518.5 m2 or 43% of site area.

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Planning observations 21.08.2024 - Draft Adaptation issued 7 August 2024	
Landscape and siting	**Comment**
5. Please provide a separate canopy cover calculation.	Canopy cover is 243.5 m2 or 20% of site area – see Plan A 111.
6. A *primary* area of communal open space should also be designated - presumably the north-facing courtyard area - so that the sunlight can be calculated to this area. Otherwise, the development would not meet this mandatory requirement if the whole communal open space was used.	Primary communal open space of 75 m2 is designated to the north-east as suggested. See Plan A 111. This space achieves required winter sun. See Plan A 113.
7. Access to the bike parking is currently very circuitous from the southern pedestrian entry or has numerous conflict points with cars from the driveway entry. Consider investigating a second entry to the bike parking area from the rear (perhaps near the current location of the rainwater tank) to address this.	We consider the design should not be changed, based on the following: Bike parking is located at the rear of the car park, which is secure from the street. Cyclists can use the vehicle entry and driveway to cycle directly to the parking area. Alternatively, they dismount and walk their bike through the entry lobby. The southern path is not intended as an entry point. For security management, this gate is designated egress only, with all people entering the site through the secure lobby or the vehicle roller shutter. See Plan A 101.
8. Confirm that the bike parking rails on each end are clear of the walls by 500mm to accommodate a bike on both sides of each rail.	Rails are 500mm clear, dimension added to plans for clarity. See Plan A 101.
9. Consider additional opportunities for seating along the southern/eastern pedestrian pathway around the perimeter of the property.	More seating provided along the southern/eastern pedestrian pathway. See Plan LD-001 & A 101.
Building and dwellings	**Comment**
10. Need details of window glazing (does OG mean obscure glazing?) and clarification around the transparency of the metal balustrades.	Confirming that OG does mean obscure glazing. Locations have been checked and confirmed in the elevations. See Plan A 105 and A 106. The balustrades are perforated metal, with the maximum permissible 25% transparency as noted above.
11. Need further clarification of roof over gallery, and light penetration to bedroom windows that face the gallery, as roof plan does not appear to align with sections.	Plans and sections have been coordinated. The gallery is roofed about the unit entry doors for weather protection and is open elsewhere for maximum daylight to bedroom windows. See Plan A 104, A 107 & A 108.
12. Please update the measurement of the room depth for the apartment typology for units 1-02, 1-03, 2-02, 2-03 and 2-04. It is unclear what the 1410mm measurement is referring to - this is necessary to confirm whether this apartment typology meets the mandatory requirement for room depth.	Plans updated to meet the requirements. See Plans A109 & A 110.

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Planning observations 21.08.2024 - Draft Adaptation issued 7 August 2024	
Building and dwellings	**Comment**
13. Please provide the length of breeze paths.	Dimensions added to unit plans A109 & A110 – all breeze paths are between 5-18 m.
14. The adaptation guide strongly encourages all 2-bedroom dwellings to have a separate bathtub, so addressing why this isn't provided in your planning report will be necessary.	Homes Victoria comment: HV try to put families with children in stand-alone houses, rather than apartment developments, and this proposal has been adapted to suit Homes Vic specific requirements.

53.24-6.1 Car parking		
Criterion	**Comment**	**Plan reference**
Mechanical parking may be used to meet the car parking requirement provided the dimensions of the mechanical parking system meets the standards for a B99 vehicle in Australian Standard AS/NZS 2890.1:2004, Parking facilities - Off-street car parking (Standards Australia, 2004).	No mechanical parking required or provided	

53.24-6.2 Bicycle parking		
Criterion	**Comment**	**Plan reference**
Bicycle parking spaces must be provided at a rate of: • 1 space per dwelling for residents. • 1 space per 5 dwellings for visitors. At least 20 percent of bicycle parking spaces for residents must be provided as horizontal spaces. All visitor bicycle parking spaces must be provided as horizontal spaces and be located to provide convenient access from surrounding bicycle routes and main building entrances.	16 secure bicycle spaces and 4 visitor spaces provided on site Residents bicycle spaces are horizontal spaces located at the rear of the building 4 visitors' spaces are located at the frontage of site for easy accessibility	Plan A101 and traffic report

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53.24-6.3 Communal Open Space		
Criterion	**Comment**	**Plan reference**

A development of 10 or more dwellings must provide a minimum area of communal outdoor open space of 30 square metres.
If a development contains 13 or more dwellings, the development must also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space.
Each area of communal open space must be:
• Accessible to all residents.
• Of a useable size, shape and dimension.
• Capable of efficient management.
• Located to:
  ○ Provide passive surveillance, where appropriate.
  ○ Provide outlook for as many dwellings as practicable.
  ○ Limit overlooking into habitable rooms and private open space of new dwellings.
  ○ Minimise noise impacts on new and existing dwellings.
Any area of communal outdoor open space must be landscaped and where possible include canopy cover and trees.
At least 50 per cent or 125 square metres, whichever is the lesser, of the primary area of communal outdoor open space must receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.
	A large landscaped communal garden area (75 square metres) is provided to the rear of the site with a visual and physical connection to the apartments and private open space areas. Seating and shade are provided in this area.
	The area has the following characteristics-
	• Useable and functional size
	• Durable and low maintenance
	• Allows passive surveillance from the ground level apartments and circulation areas
	• Provides limited outlook from some apartments
	• Limits overlooking into habitable rooms or private open areas
	• Minimises noise impact through landscaping and location at the rear of the site
	• Complies with the daylighting /sunlight requirements
	• Is well landscaped with canopy trees
		Plan A111
		See Landscape Plan and details

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53.24-6.4 Environmentally Sustainable Design		
Criterion	**Comment**	**Plan reference**
A development must achieve: • At least a 7.5 star NatHERS average (area-weighted across all dwellings). • At least a 6.5 star NatHERS for an individual dwelling. • An excellence, or equivalent score, in environmentally sustainable design as outlined in the Building Future Homes Adaptation Guide. • 100 percent Stormwater Treatment Objective-Relative Measure (STORM) rating for the site.	• The development achieves a 7.6-star NatHERS average rating, with the lowest rated apartment being 6.6-star for unit 16. Units 3, 4, 5 & 6 exceed 8-star rating. • The development achieves a BESS (Excellence) score of 71%. • The development has been modelled using the Melbourne Water STORM tool and achieves a 100% score.	

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53.24-6.5 Accessibility At least 50 per cent of dwellings must be designed to meet all of the following accessibility design standards.		
Criterion	**Comment**	**Plan reference**
Dwelling access • A slip resistant continuous step-free pathway must be provided from the street and car parking area to the dwelling entry door. • The pathway must have a minimum clear width of 1.2 metres, no steps, a maximum gradient of 1:14 and a cross fall not steeper than 1:40. • Where ramps with landings are required as part of the pathway, landings must be no less than 1.2 metres in length, and gate and door swings must not overlap this minimum landing requirements. • Landings must be provided at the start and end of ramps. • Where there is a change in height of 190 millimetres or less at an apartment entrance, a step ramp with a gradient not steeper than 1:10 may be used. • Car parking spaces must provide: ▪ A level surface with a gradient not exceeding 1:40 in any direction. ▪ A vertical clearance over the parking space of at least 2.5 metres free of obstructions (the 2.5 m clearance is not required where mechanical parking is used).	Fully compliant as shown in plans No ramps or steps are proposed or required Clearances in the carpark are over 2.5 metres	Plan A107 and A108
Dwelling entrance • The entrance to the dwelling must have: ▪ A clear opening width of at least 850 millimetres. ▪ A level, and step-free transition and threshold. ▪ A level landing on the arrival side of the entrance door of at least 1.35 metres x 1.35 metres.	Each dwelling entry has a clear opening 850 wide and step-free threshold. Arrival-side landings 1.35 m x 1.35 m are marked on the plans.	A109 and A110
Internal doors and passageways • Doorways to rooms must have a clear opening width of at least 850 millimetres. • Doorways to rooms must have a level, step-free transition and threshold. • The dwelling must have clear passageways and corridors with a minimum width of 1.2 metres.	All doorways are 850 clear width. All doorways have step-free level thresholds.	A109 and A110

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53.24-6.5 Accessibility **At least 50 per cent of dwellings must be designed to meet all of the following accessibility design standards.**		
Criterion	**Comment**	**Plan reference**
Toilets and showers • At least one toilet must be located on the entry level of the dwelling and must have: ▪ A secure fixing surface to enable future installation of grab rails. ▪ A minimum 1.2 metre x 1.2 metre circulation area located in front of the toilet that is clear of the basin and the door swing. • The toilet must be located in: ▪ the corner of the room if it is in a bathroom with the centreline of the pan 450 to 460 millimetres from the adjacent wall; or ▪ a room with a minimum width of 1.2 metres if it is in a room separate to the bathroom. • A least one bathroom must be located on the entry level of the dwelling and must have a hobless, step-free shower that: ▪ Has a removable shower screen. ▪ Has a minimum clear internal dimensions of 900 millimetres x 900 millimetres. ▪ Has a minimum 1.2 metres x 1.2 metres clear circulation area located in front of the shower. ▪ Is located in the corner of the room to enable future installation of grab rails. • A secure fixing surface must be provided at all toilets, showers and baths to enable future installation of grab rails. This requirement may be met by either: ▪ walls that are constructed of solid masonry or concrete; or ▪ providing additional wall framing or structure lining behind the finished wall surface.	All unit layouts are single-storey, and each has a toilet located in the corner of the room for grab rails, and with 1.2 m x 1.2 m circulation space marked on the plans. Each unit has a hobless, step-free shower, located in the corner of the room for future grab rails. Internal space of 0.9m x 0.9 m and circulation space of 1.2 m x 1.2 m is marked on the plans. Each bathroom has been designed with wall reinforcement for grab rails.	A109 and A110 A109 and A110 A109 and A110
Kitchen laundry • The kitchen and laundry must have a minimum 1.2 metres clear circulation area in front of appliances and benches. • Floor finishes must extend under appliances and cabinets to allow for future modifications.	Each unit has 1.2 m circulation space throughout kitchen and laundry spaces, which is marked on the plans.	A109 and A110

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53.24-6.6 Building Entry and Circulation		
Criterion	**Comment**	**Plan reference**
Common corridors and passageways providing access to a dwelling entry must have a minimum width of 1.2 metres.	Common corridors exceed 1.2 metres.	A101, A 102 & A 103.
Entries to dwellings and buildings must: • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry.	• Entries to apartments are easy to see using shared entry from the street. • Direct line of sight provided at each level and from the street. • All accessways to apartments are from a gallery with weather protection. • All of gallery is a transitional space with a landing at each door and landscaping through the provision of planter boxes. • The layout clearly provides entries to non-residential uses i.e. waste area and entrances to residential area through the gallery. • Galleries are open for daylight and ventilation with direct line of sight. • Planting is low level. • All habitable rooms have an external wall opening. • No secondary windows are required for borrowed light.	A101, A 102 & A 103.
The layout and design of buildings must: • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: ▪ Include at least one source of natural light and natural ventilation. ▪ Avoid obstruction from building services. ▪ Maintain clear sight lines.	All spaces have good natural lighting, good surveillance	

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53.24-6.7 Storage		
Criterion	**Comment**	**Plan reference**
Each dwelling must have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) must meet the requirements specified in Table 1.		
1 bedroom dwelling Total min storage vol = 10 cubic metres Min storage vol within dwelling = 6 cubic metres	Complies	A109 and A110
2-bedroom dwelling Total min storage vol = 14 cubic metres Min storage vol within dwelling = 9 cubic metres	Complies	A109 and A110
53.24-6.8 Functional Layout		
Criterion	**Comment**	**Plan reference**
Bedrooms must: • Meet the minimum internal room dimensions specified in Table 2. • Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.	Required dimensions are shown on the plans. Each bedroom includes a 1.8 m wardrobe located outside the minimum room dimensions.	A109 and A110
Main bedroom Min width 3 m Min depth 3.4 m	Required dimensions are shown on the plans.	A109 and A110
All other bedrooms Min width 3 m Min depth 3 m	Required dimensions are shown on the plans.	A109 and A110
Living areas (excluding dining and kitchen areas) must meet the minimum internal room dimensions specified in Table 3.	Complies Required dimensions are shown on the plans.	A109 and A110
Studio or 1 bedroom dwelling Min width 3.3 m Min area 10 sqm	Complies Required dimensions are shown on the plans.	A109 and A110
2 or more bedroom dwelling Min width 3.6 m Min area 12 sqm	Complies Required dimensions are shown on the plans.	A109 and A110

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53.24-6.9 Room depth		
Criterion	**Comment**	**Plan reference**
Single aspect habitable rooms must not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth must be measured from the external surface of the habitable room window to the rear wall of the room.	Complies No habitable room is 9 metres	A109 and A110
53.24-6.10 Windows		
Criterion	**Comment**	**Plan reference**
Habitable rooms must have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area must be: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window.	Complies	A109 and A110
53.24-6.11 Natural Ventilation		
Criterion	**Comment**	**Plan reference**
The design and layout of dwellings must maximise openable windows, doors or other ventilation devices in external walls of the building. All dwellings must provide effective cross ventilation that has: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. The breeze path must be measured between the ventilation openings on different orientations of the dwelling.	Complies	A109 and A110

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53.24-6.12 Deep soil and canopy cover		
Criterion	**Comment**	**Plan reference**
A development must: • Provide the canopy cover and deep soil areas specified in Table 4 (existing trees can be used to meet the canopy cover requirements of Table 4). • Provide canopy cover through canopy trees that are: ▪ Located in an area of deep soil specified in Table 5, or where deep soil cannot be provided, located in planters specified in Table 5. ▪ Consistent with the canopy diameter and height at maturity specified in Table 6. ▪ Located in communal outdoor open space or common areas or street frontages. ▪ Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. ▪ Consider the soil type and drainage patterns of the site.	Complies	See landscape design intent statement See landscape plan
Site area Canopies are Deep soil		
Tree type: In soil – min area In planter – min volume, depth		

Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%.

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Maureen Jackson
PLANNING

Table 5 Response to Consolidated Comments (DTP, Maribyrnong CC and WSP), 15.01.2025

The items listed below were identified as areas where changes are necessary to satisfy the requirements of Clause 53.24 and the Building Future Homes Adaptation Guide.

Project	OVGA lead / Planning lead	Notes
Demonstration project 8-10 Middleton Street Braybrook Owner: Homes Victoria Design team: McGregor Westlake Architecture	Sarah Nathan	Exemplar: Design C # Apartment: 16

Waste	Comment
1. Kerbside collection of waste by a private contractor is not permitted. However, council kerbside collection of waste would be suitable for this development and is encouraged as the preferred solution to enable the proposed waste storage system. The applicant should engage with Maribyrnong City Council on this matter preceding lodgement of the application with the council.	The design has been amended for kerbside waste collection, with bin sizes adjusted to suit advice from Council. As directed, a hard-stand collection area at the kerb has also been added. See updated Waste Management Plan and A101.
Cooling Loads	**Comment**
2. The cooling loads of apartments 1-01, 1-07, 2-01 and 2-07 exceed the maximum of 22MJ/m^2 for the relevant climate zone per Table D1 of the Apartment Design Guidelines for Victoria, which is necessary to achieve the minimum ESD requirements. These apartments all have significant west-facing windows. A range of options, including external shades, adjustable shades on the balconies of 1-07 and 2-07, and increased glass tint, should be considered to ensure that these apartments meet this requirement.	The sustainability report has been amended with updated NatHERS modelling to more accurately describe the building's light colouration, and with minor adjustments to insulation R-values. Cooling loads are now correct and complaint for all apartments. See updated Sustainability Management Report.
Gallery facing bedroom windows	**Comment**
3. The privacy solution the south-facing bedroom windows of apartments 1-02, 1-03 and 1-04 is not considered acceptable. The use of obscure glazing for the entirety of these windows greatly compromises the amenity of these apartments. Obscure glazing could be used for the lower windowpane, while clear glazing is suitable for the upper windowpane. Mesh screening with climbers, as shown in the set of plans submitted	Clear glass has been reinstated in the upper windowpanes as suggested. For privacy, the mesh screening with climbers has also been reinstated. See A107 & A108. Plant schedule is revised to provide *Billardiera scandens* – Apple Berry for the Level 1 and Level 2 planters. This species is native, low maintenance, produces edible fruits, is suitable for container growing, and can thrive in light shade to heavy shade. See LCD-002.

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Front fence	Comment
4. The fence enclosing the private open space of G-01 along the Middleton Street frontage should be higher to the north of the gate that accesses the private open space from the street. A fence of 1.5 metres to the north of the gate would enable greater privacy for the secluded private open space of this apartment. However, the fence should be kept at 1.2 metres high for the section to the south of the gate, as this enables passive surveillance.	Front fence heights to G-01 have been amended to address the feedback provided. See A105.
Rooftop Solar	**Comment**
5. It should be considered whether the current proposed placement of rooftop solar PV will allow for optimal solar energy generation. If possible, the placement of solar panels on the southern portion of the roof, which slants to the north, is preferred.	PV solar panels have been retained on the northern portion of the roof due to the space constraints on the smaller southern roof, and the need for safe space. The panels will be installed using stands, facing north at a 15-degree pitch, to optimise their aspect. See A104
Discrepancies in plans and reports	**Comment**
6. The AFW code on the materials schedule (A112) currently only describes the aluminium frame and doesn't specify the type of glazing. It needs to describe both the aluminium frame and the glazing of windows (which we assume is clear), or another code can be used to show the glazing separately.	Apart from the glazing annotated OG (obscure glass), all other glazing is clear glass. This has been added to the AFW annotation.
7. The planning report still states that timber framed windows will be used (page 40). This must be updated to align with the architectural plans, RFI response and SMP.	Planning report updated re window frames . All windows are to have aluminium frames – this has been updated in the planning report.
8. Section 9 (Appendix D) of the SMP shows an out-of-date cross flow ventilation pathway for apartment G-02. This must be updated to reflect the air flow between the northern windows and the ventilation louvres above the front door of the apartment.	The SMP has been updated to show the current ventilation pathway for apartment G-02 (see Appendix D).
9. Section 5.10 of the SMP mentions that all apartments will have taps and floor waste within their private open space. This needs to be noted on the architectural and/or landscape plans to ensure it is followed through.	Taps and floor wastes have been annotated on the architectural plans. See A101, A102 & A103.
10. Bin wash-down facilities need to be shown on the plans, as discussed in the WMP.	Bin wash-down has been annotated within the bin storage space on the architectural plans. See A01.
11. The landscape plan shows the out-of-date arrangement of the bin room and bicycle parking. Because this plan is to be endorsed, it must match with the updates made to the architectural plans.	The landscape plan has been updated to include the current bin room and bicycle parking arrangements. See LCD-001.
OTHER – Tree root investigation re Tree 23 (identified in meeting)	Noted on the landscape plan

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Table 6 Response to Council detailed comments -30 January 2025

Project	OVGA lead / Planning lead	Notes
Demonstration project 8-10 Middleton Street Braybrook Owner: Homes Victoria Design team: McGregor Westlake Architecture		Exemplar: Design C # Apartment: 16

Transport	Comment
Wheel stops should be provided for all spaces as per AS 2890.1:2004	As the carpark is a low speed residential development, no wheel stops are required.
Development Engineering	**Comment**
Show width of crossover on plan The alignment of drainage asset including offset should be shown on the plan. GWW might require an easement to be created for this asset as part of subdivision application.	The crossover is 4.2 metres wide, and this dimension has been added to the ground floor plan. The drainage asset is shown on the ground floor plan, with nominal offsets added. See A101. Potential easement requirement is noted.
Urban Forest	**Comment**
Tree 23 should include a Non -Destructive Root Investigation	This has been annotated on the landscape and ground floor plans. See LCD-001 and A101.
Waste Services	**Comment**
Comments on WMP	The WMP has been updated.

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7 CONCLUSION

The assessment of the development concludes that the development achieves the purpose of this clause and should be considered exemplary in design, liveability and sustainability.

A planning permit is appropriate and should be supported by the Department of Transport and Planning and granted by the City of Maribyrnong.

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APPENDICES

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Traffix Group

Our Reference: G35365L-01C

December 16, 2024

Merkon
Ground Floor, 479 Warrigal Road
Moorabbin VIC 3189

Attention: Mr Chen Zhe

8-10 Middleton Street, Braybrook – Proposed Residential Development Traffic Engineering Assessment

Further to your recent email correspondence, please find following our fee proposal to provide traffic engineering assistance in relation to the abovementioned project.

Proposal

The proposal is for a residential development on the site under the Future Homes program and the exemplar project scheme.

The proposal is also for social housing apartments.

The proposal is as set out in the following table. A copy of the development plans prepared by McGregor Westlake Architecture (dated December 2024) are attached at Appendix A.

Table 1: Development Summary

Characteristics	Description		
Uses	Size/No.	Car Parking	Notes
Dwellings: One-bedroom Apt. Two-bedroom Apt.	16 Apt. 9 7	9 car spaces	*Compliant car parking provision*
Car Parking Provision		9 car spaces	Located in undercroft carpark
Bicycle Parking Provision	20 bicycle spaces		16 resident spaces 4 visitor spaces
Other	Notes		
Vehicle Access	4.2m wide crossover to Middleton Street		
Loading Provision	Infrequent loading is proposed on-street		
Waste Collection	Kerbside waste collection as per Waste Management Plan		

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Traffix Group

Existing Conditions

The subject site is 8-10 Middleton Street, Braybrook and it is located on the eastern side of Middleton Street. The subject site is occupied by two single-storey residential dwellings. The site is located 300m south-west of a nearby Activity Centre located at the south-western corner of Ballarat Road and Ashley Street. The Central West Shopping Centre is also located to the south.

Middleton Street is a Council managed local road, which extends from the south from Hargreaves Crescent and ends with a court-bowl to the north. Footpaths and kerbside unrestricted parking are provided on both sides.

The subject site is located at 8-10 Middleton Street, Braybrook. The property has a frontage of approximately 30.5m metres to Middleton Street. The site has an approximate area of 1,208m^2. The subject site is located within the General Residential Zone - Schedule 1 (GRZ1) under the Maribyrnong Planning Scheme.

The site is served by public transport services, with multiple bus services available within walking distance along Ashley Street, Churchill Avenue and Ballarat Road. A bus connection to and from Sunshine Railway Station is also available. The site is located within the Principal Public Transport Network area (PPTN). A locality plan is show in the figure below.

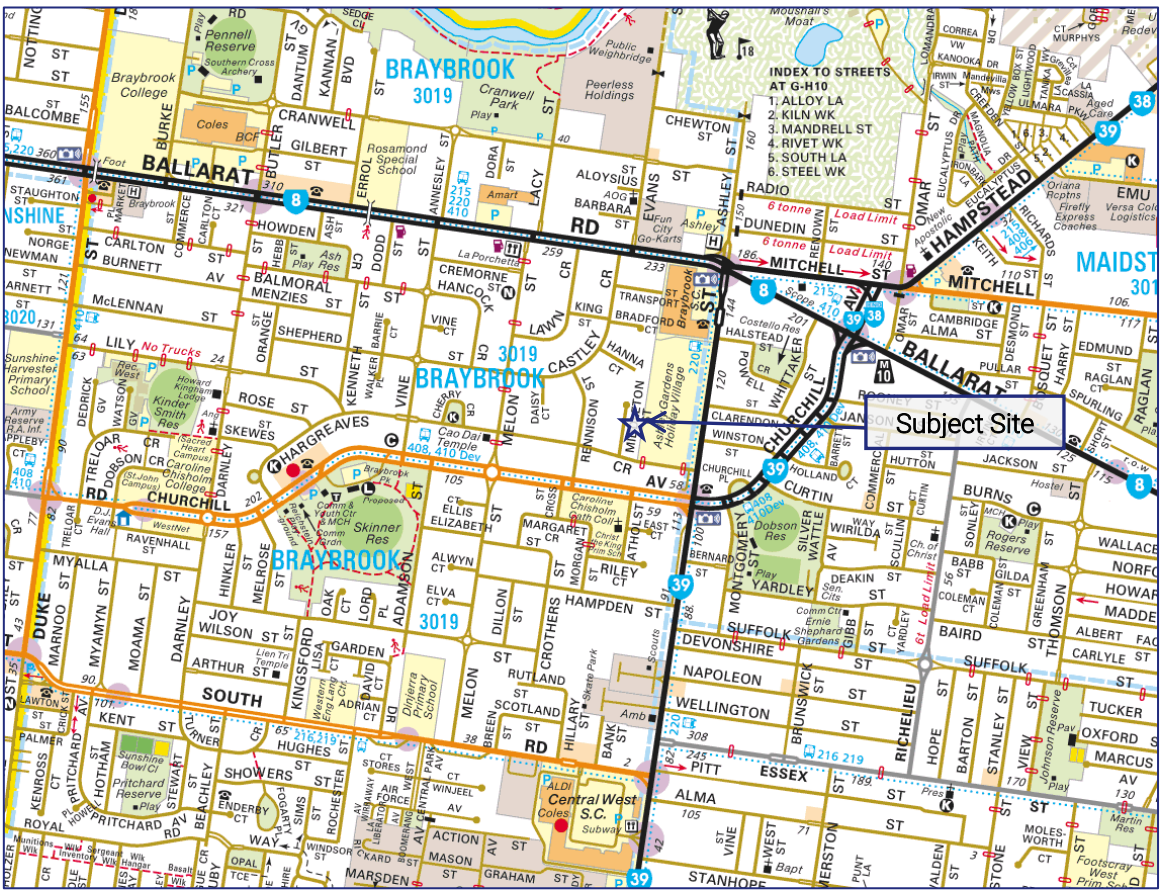

Figure 1: Locality Plan (Source: Melway)

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Review of Car Parking Provision

Car Parking Assessment

The proposed development falls under the land-use category of 'dwelling' under Clause 73.03 of the Planning Scheme. Clause 53.24-7 of the Planning Scheme sets out the development standards, including car parking requirements for new residential dwellings under the exemplar scheme.

Clause 53.24-7.1 sets out a car parking rate of 0.6 spaces per dwelling for developments of this nature, or 9 car spaces for this development.

It is noted that there is no visitor car parking requirement under this scheme, nor under a Clause 52.06 assessment either.

The development proposes 9 car spaces on-site (0.6 car spaces per dwelling) for the 16 apartments, satisfying this requirement.

We understand that as the proposal is also for social housing apartments, that the Department of Transport and Planning has provided support for this car parking provision as it is in line with other social housing developments.

To further support the car parking rate for social housing developments of this nature, we set out the below key factors which we believe support the proposed car parking rate for this development:

- It is recognised that car ownership is influenced by a number of factors and that many households do not own a car for a range of reasons. While the reasons may vary from household to household, they are likely to include one or more of the following:
  - environmental concerns – some residents may actively minimise their car usage for environmental reasons, preferring to use more sustainable transport modes to meet their daily travel needs.
  - affordability issues – some residents may not be able to afford to own, insure, register and maintain a car, or may not travel sufficient distances over the year to make car ownership worthwhile,
  - public transport and service access – residents may live within close proximity to daily services such as shops, banks, activity centres etc, and can conveniently access these by public transport or via non car-based modes (walking, cycling, etc),
  - public transport and employment/study access – residents may have convenient access (via public transport, bicycle, or walking) to their place of work, study, recreation, etc, and
  - disability or unlicensed – some residents may be unable to drive due to disability, age or being unlicensed, and therefore are more reliant on alternative transport modes.
- We consider that residents without a car space will not be in a position of transport disadvantage due to public transport access, nearby shops, alternative modes of transport (i.e. provision of bike parking on-site) and local living.

In our view, it is likely that the resident car parking demand will be met on-site.

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Further to the above, we are satisfied that the proposed level of car parking for this development is suitable for the following reasons:

- The proposed car parking provision satisfies the requirements of the scheme for a social housing development in this location. 3 on-street car spaces will be retained post-development along the site frontage.
- The site is located approximately within walking distance of two Activity Centres. There are local destinations that are also readily accessible via a walk trip.
- The site is served by efficient public transport services that are within an appropriate walking distance of the development site. These services include bus services along Ashley Street, Churchill Avenue and Ballarat Road, with some connections to and from Sunshine Railway Station.
- The lower level of car parking on the site results in lower peak hour traffic movements on the local road network.
- The high level of bicycle parking (1 per apartment for residents within a secure bicycle room) promotes sustainable modes of transport.

Bicycle Parking Provision

Clause 53.24-6.2 of the Planning Scheme specifies bicycle parking requirements for new Future Homes developments.

The table below details the statutory bicycle parking requirement of the development.

Table 2: Statutory Bicycle Parking Assessment - Clause 53.24-6.2

Proposed Use	Size/ No.	Bicycle Parking Rate		No. of Bicycle Spaces Req.
		Resident	Visitor	
Dwellings	16	1 space per dwelling	1 per 5 dwellings	16 resident 3 visitor
Total				19 spaces

The proposal has a statutory bicycle requirement of 19 bicycles.

A total of 20 bicycle spaces have been provided, comprising 16 resident and 4 visitor spaces, satisfying this requirement.

The resident bicycle spaces are provided in secure bike store inside the private carpark. The dimensions and layouts of all bicycle spaces satisfy the Building Future Homes Adaptation guide part 2.4 and AS2890.3-2015. All bicycle spaces are provided via horizontal rails.

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Review of Carpark Layout and Vehicle Access Arrangements

Traffix Group has provided design advice to the project architect to achieve a satisfactory carpark layout. The proposed parking layout has been assessed under the guidelines of Clause 53.24-7.5 (Accessibility) and Building Future Homes Adaptation guide part 2.3.

The key elements of the design include:

Access

- Accessways are greater than 3m in width.
- B99 design car can navigate all bends.
- All vehicles will be able to enter and exit the site in a forward direction.
- A single-width access point is acceptable for a carpark serving 9 car spaces, with any highly infrequent passing occurring within the site carpark or on-street as required.

Car Parking Dimensions

- All car spaces and adjacent accessways are provided within the minimum requirements of Table 1.6 of the Building Future Homes Adaptation guide part 2.
- Column locations accord with Figure 1.3 of the Building Future Homes Adaptation guide part 2.
- Swept path diagrams are attached at Appendix B of this statement. These diagrams demonstrate access to critical car spaces by the B85 design car as required by AS2890.1-2004.

Gradients

- Gradients within car spaces and accessways are generally flat save for any minor drainage requirements during detailed design. Gradients within the first 5m of the site frontage are flat.

Based on the above, we consider that the proposed layout of car spaces and carpark is satisfactory and that the access arrangements for the site will provide for safe and efficient movements to and from the surrounding road network.

Traffic movements from the development are expected to be very low. Based on residential traffic generation rates, we expect only a handful of vehicle movements across peak hours, with minimal impact expected to Middleton Street. We note the development also replaces 2 existing dwellings. Middleton Street can cater for this development.

Waste will be collected along the site frontage as per the Waste Management Plan via kerbside collection.

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ADVERTISED PLAN

Traffix Group

Conclusion

Overall, we are satisfied that the car parking layout and parking provisions for the proposed social housing development is appropriate. Please contact me at Traffix Group if you require any further information.

Yours faithfully,

TRAFFIX GROUP PTY LTD

Jason Stone

Senior Associate

CITY OF MARIBYRNONG
ADVERTISED PLAN

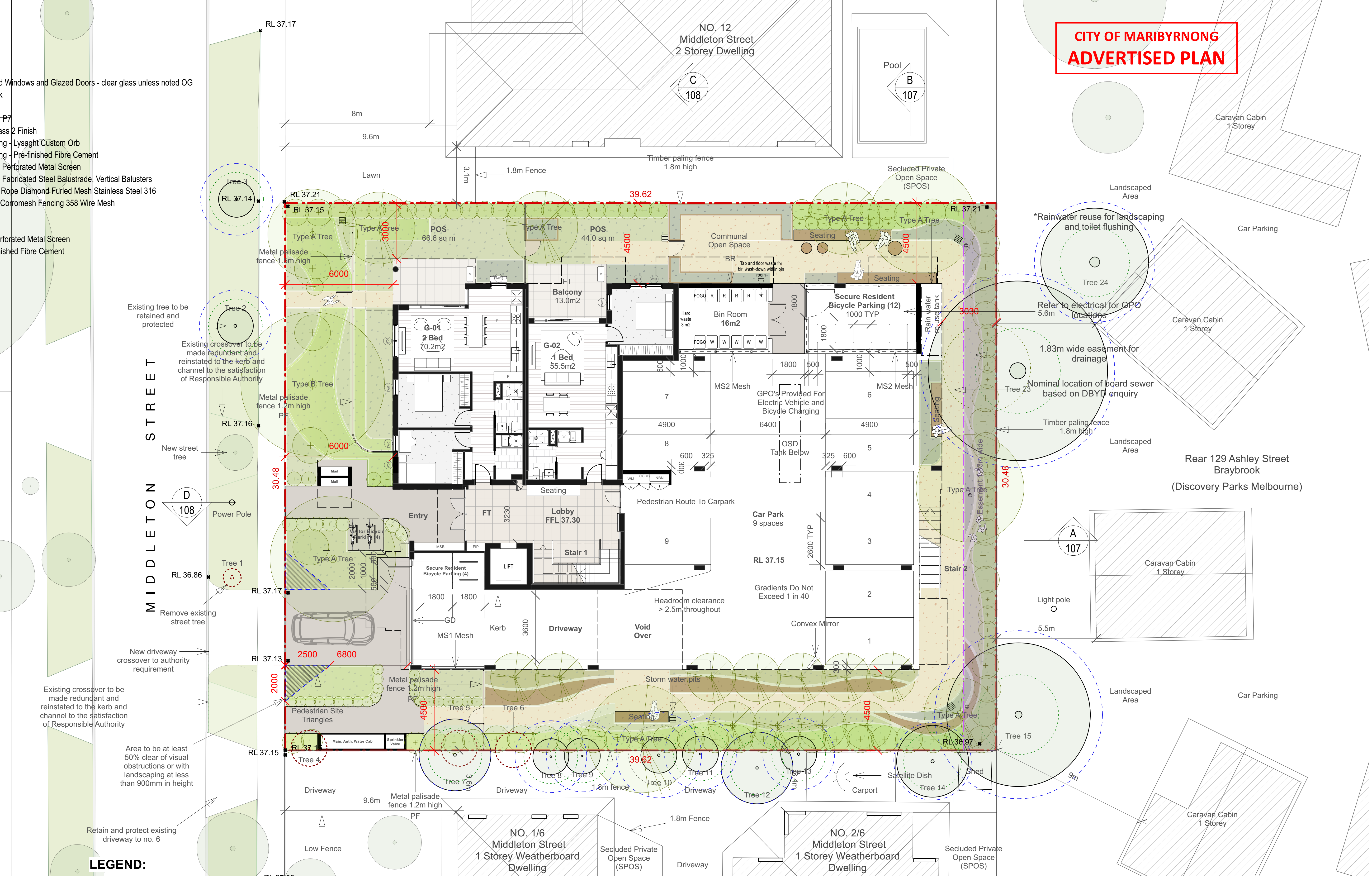
Appendix A

Development Plans

CITY OF MARIBYRNONG
ADVERTISED PLAN

LEGEND

AFW: Aluminium Framed Windows and Glazed Doors - clear glass unless noted OG
BR: Recycled Face Brick
FT: Floor Tile
GD: Garage Door - B&D P7
IC: In-situ Concrete - Class 2 Finish
LC1: Lightweight Cladding - Lysaght Custom Orb
LC2: Lightweight Cladding - Pre-finished Fibre Cement
MB1: Metal Balustrade - Perforated Metal Screen
MB2: Metal Balustrade - Fabricated Steel Balustrade, Vertical Balusters
MS1: Mesh screening - Rope Diamond Furled Mesh Stainless Steel 316
MS2: Mesh Screening - Corromesh Fencing 358 Wire Mesh
OG: Obscure Glass
PF: Palisade Fencing
PS: Privacy Screen - Perforated Metal Screen
SF: Soffit Finish - Pre finished Fibre Cement
TF: Timber Fencing



NO. 12
Middleton Street
2 Storey Dwelling
Pool
MIDDLETON STREET
Lawn
1.8m Fence
Timber paling fence
1.8m high
Secluded Private Open Space (SPOS)
Landscaped Area
Caravan Cabin
1 Storey
Car Parking
*Rainwater reuse for landscaping and toilet flushing
Tree 24
Refer to electrical for GPO locations
1.83m wide easement for drainage
Nominal location of board sewer based on DBYD enquiry
Timber paling fence 1.8m high
Rear 129 Ashley Street
Braybrook
(Discovery Parks Melbourne)
POS
66.6 sq m
POS
44.0 sq m
Communal Open Space
Seating
Balcony
13.0m2
G-01
2 Bed
70.2m2
G-02
1 Bed
55.5m2
Bin Room
16m2
Secure Resident Bicycle Parking (12)
1000 TYP
Rain water reuse tank
MS2 Mesh
GPO's Provided For Electric Vehicle and Bicycle Charging
OSD Tank Below
Existing tree to be retained and protected
Existing crossover to be made redundant and reinstated to the kerb and channel to the satisfaction of Responsible Authority
Metal palisade fence 1.2m high
New street tree
Power Pole
Entry
Lobby
FFL 37.30
Stair 1
LIFT
Secure Resident Bicycle Parking (4)
Pedestrian Route To Carpark
Car Park
9 spaces
RL 37.15
Gradients Do Not Exceed 1 in 40
Headroom clearance > 2.5m throughout
Convex Mirror
Driveway
Void Over
MS1 Mesh
Kerb
Stair 2
Light pole
Remove existing street tree
New driveway crossover to authority requirement
Pedestrian Site Triangles
Storm water pits
Area to be at least 50% clear of visual obstructions or with landscaping at less than 900mm in height
Retain and protect existing driveway to no. 6
Low Fence
1.8m Fence
Satellite Dish
Carport
Shed
NO. 1/6
Middleton Street
1 Storey Weatherboard Dwelling
NO. 2/6
Middleton Street
1 Storey Weatherboard Dwelling
Tree 1
Tree 2
Tree 3
Tree 4
Tree 5
Tree 6
Tree 7
Tree 8
Tree 9
Tree 10
Tree 11
Tree 12
Tree 13
Tree 14
Tree 15
Tree 23
Type A Tree
Type B Tree
39.62
30.48
RL 37.17
RL 37.21
RL 37.15
RL 37.14
RL 37.16
RL 36.86
RL 37.13
RL 36.97

LEGEND:

Tree Protection Zone (TPZ)
Structural Root Zone (SRZ)

1 Ground floor plan
scale 1:200 at A3

McGregor Westlake Architecture

ABN 74 090 136 066
Level 5 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 F 612 9281 3171 studio@mwarchitects.com.au
www.mwarchitects.com.au

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ISSUE	DATE	REVISION
A	18/12/24	Town Planning Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres.
Contirm all dimensions on site prior to commencing work.
Use figured dimensions only.
Do not scale.
If discrepancy exists notify architect.
If in doubt ask.

TN

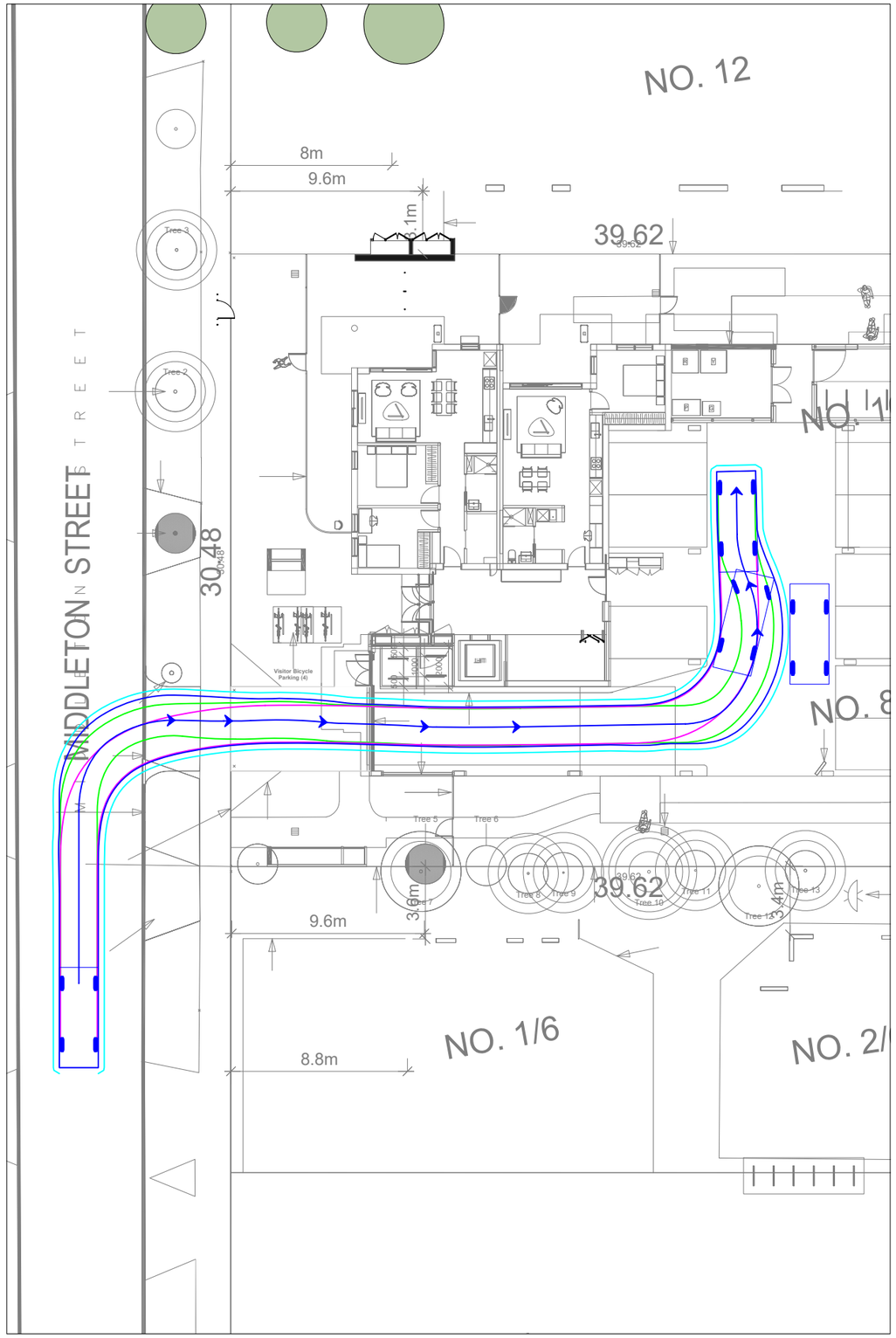
PROJECT	8-10 Middleton Street, Braybrook
PROJECT #	240601
CLIENT	Homes Victoria
DWG #	A 101
DWG	Site & ground floor plan
SCALE @ A3	1:200
DRAWN	CF
CHKD	DM
PLOT DATE	24/1/2025
REVISION	A

CITY OF MARIBYRNONG
ADVERTISED PLAN

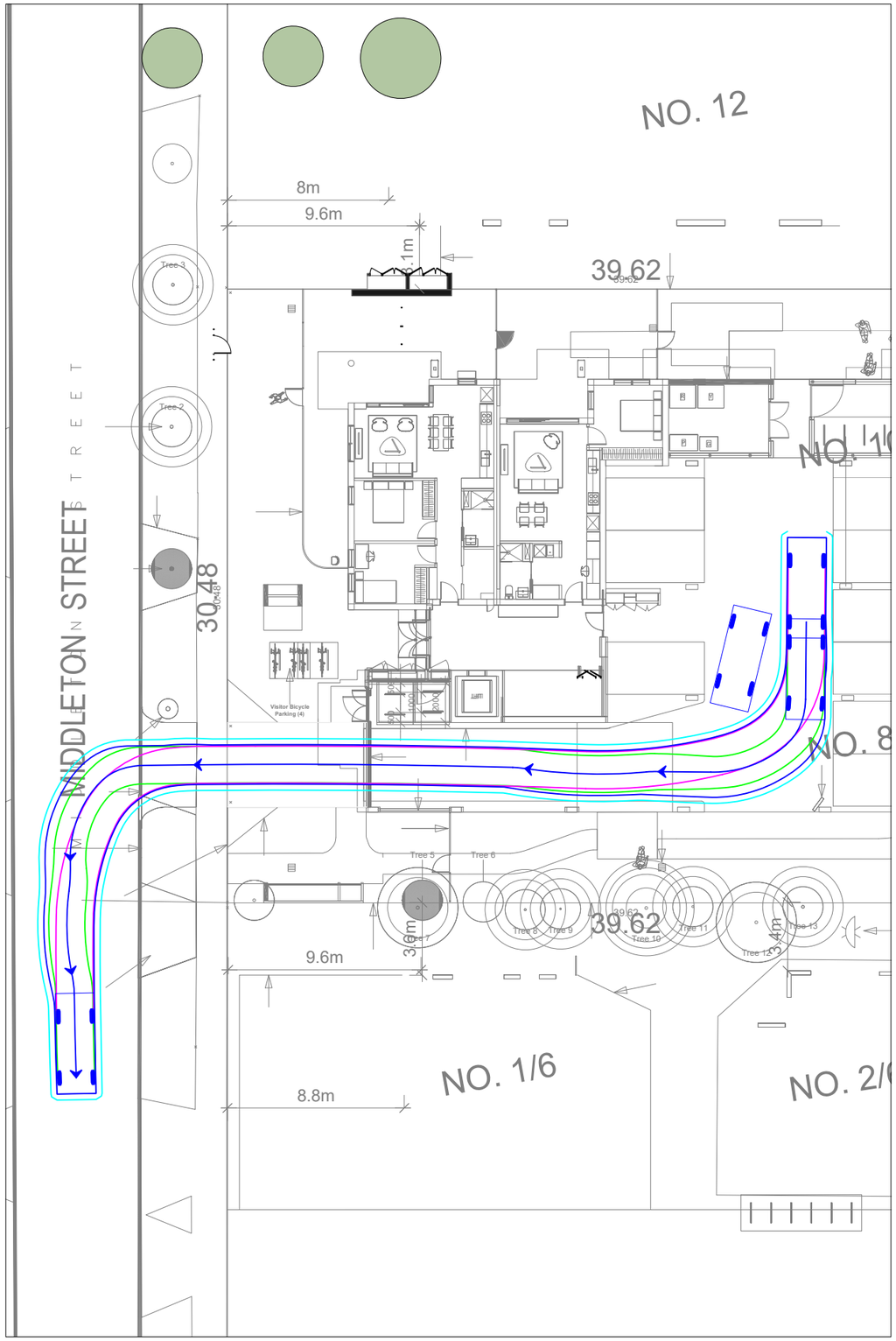
Appendix B

Swept Path Diagrams

B99 INGRESS INTO THE SITE VIA MIDDLETON STREET - PROP AND PASS



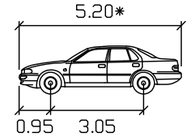
B99 EGRESS INTO THE SITE VIA MIDDLETON STREET - PROP AND PASS



VEHICLE PROFILE

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



99th percentile
(AS/NZS 2890.1:2004)

Width	: 1.94
Track	: 1.84
Kerb to Kerb Radius	12.5m

- actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

LEGEND

REAR WHEELS
FRONT WHEELS
VEHICLE BODY
BODY CLEARANCE

CITY OF MARIBYRNONG
ADVERTISED PLAN

REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	09/08/2024	TOWN PLANNING	S. STEPHENSON	J. STONE
B	03/10/2024	UPDATED PLANS	S. STEPHENSON	J. STONE
C	16/10/2024	UPDATED PLANS	S. STEPHENSON	J. STONE

8-10 MIDDLETON STREET, BRAYBROOK
PROPOSED RESIDENTIAL DEVELOPMENT

GENERAL NOTES:

BASE INFORMATION FROM: 101-Site & ground floor plan.dwg
DRAWINGS BY: McGregor Westlake Architects

FILE NAME: G35365-01C
SHEET NO.: 01

N

SCALE: 1:300 (A3)
0 3 6

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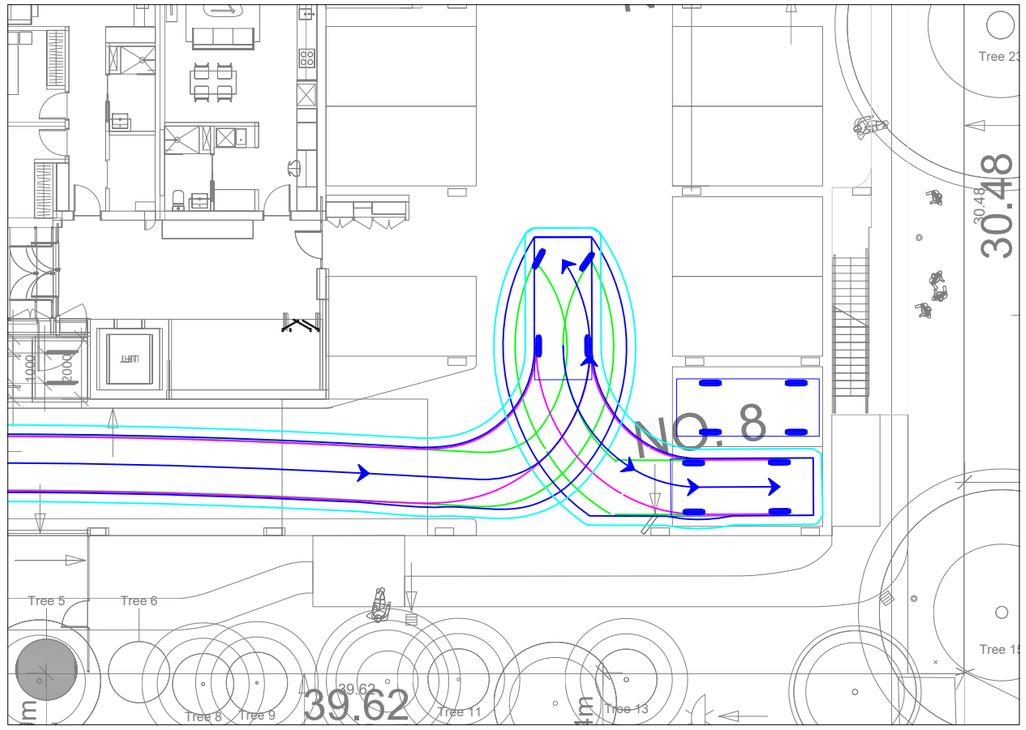
www.traffixgroup.com.au

CAR SPACE 01 - INGRESS



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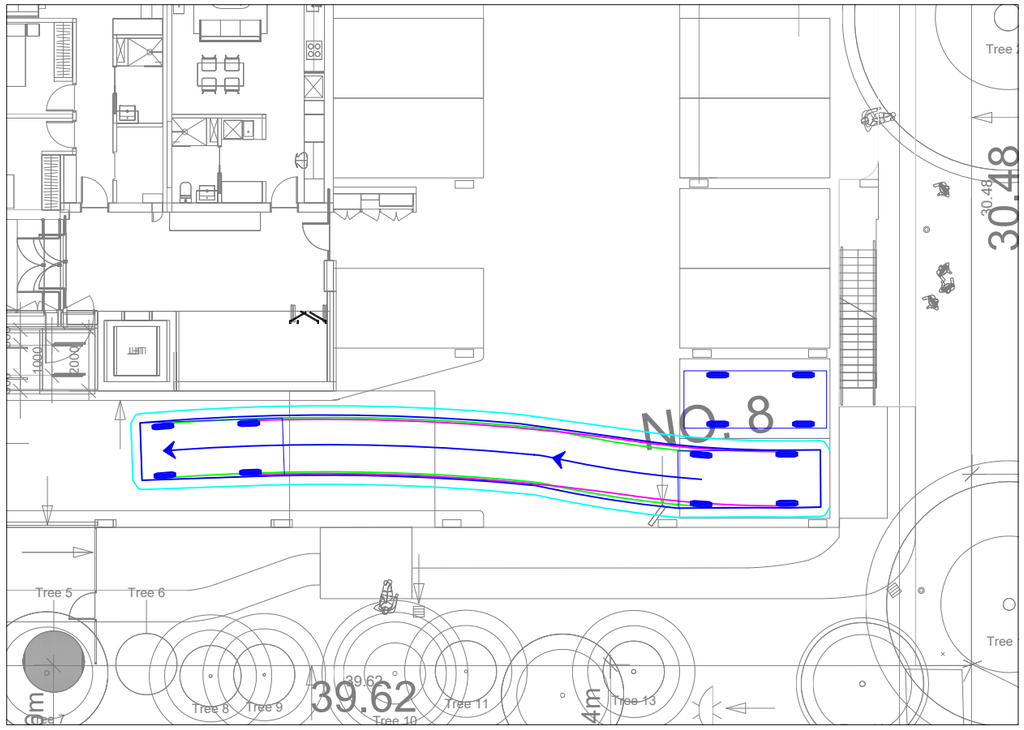
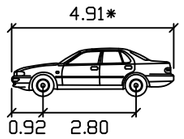


VEHICLE PROFILE

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



85th percentile
(AS/NZS 2890.1:2004)

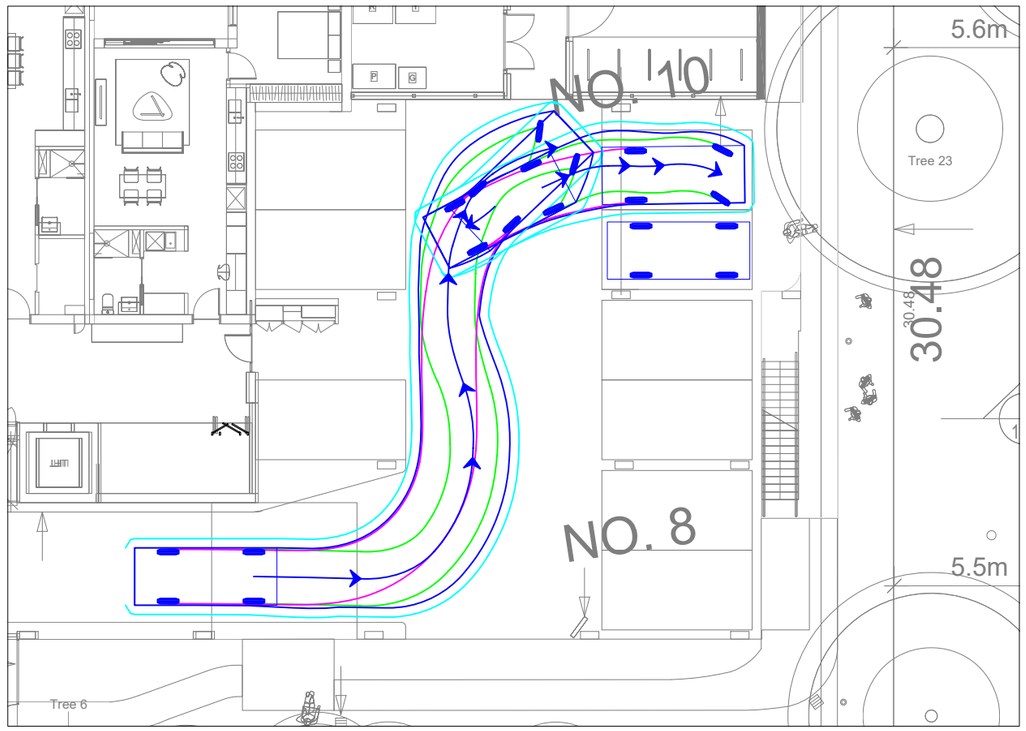
Width	: 1.87m
Track	: 1.77m
Kerb to Kerb Radius	: 11.5m

* actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

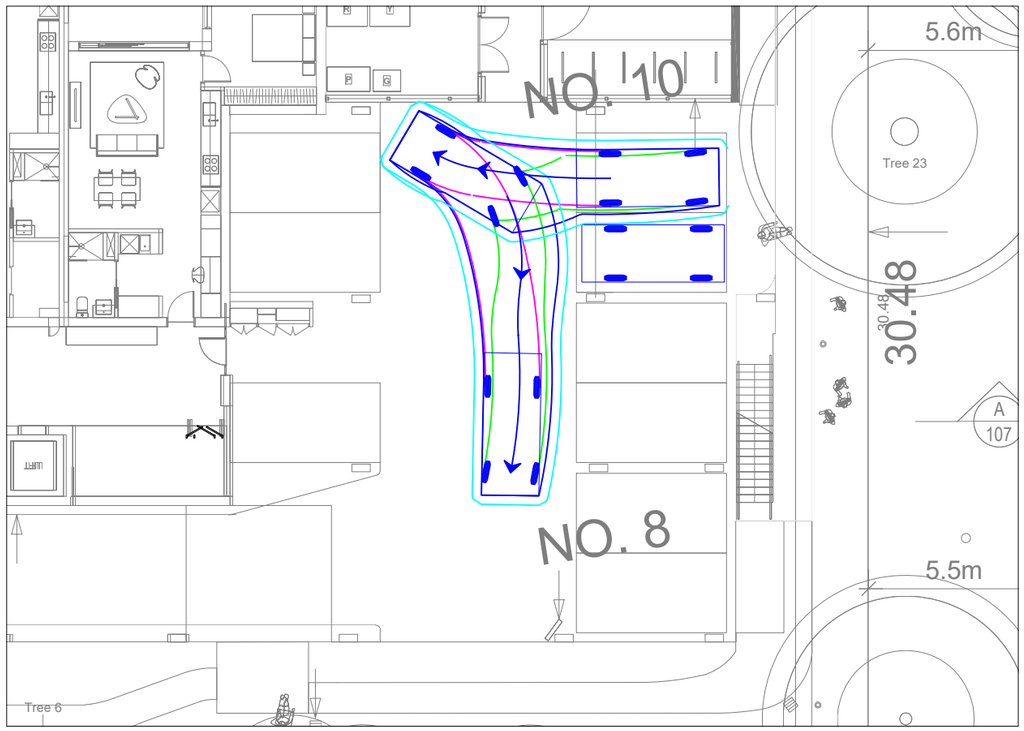
LEGEND

REAR WHEELS
FRONT WHEELS
VEHICLE BODY
BODY CLEARANCE

CAR SPACE 06 - INGRESS



CAR SPACE 06 - EGRESS



CITY OF MARIBYRNONG
ADVERTISED PLAN

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8-10 MIDDLETON STREET, BRAYBROOK
PROPOSED RESIDENTIAL DEVELOPMENT

GENERAL NOTES:

BASE INFORMATION FROM: 101-Site & ground floor plan.dwg
DRAWINGS BY: McGregor Westlake Architects

FILE NAME: G35365-01C
SHEET NO.: 02

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SCALE: 1:200 (A3)
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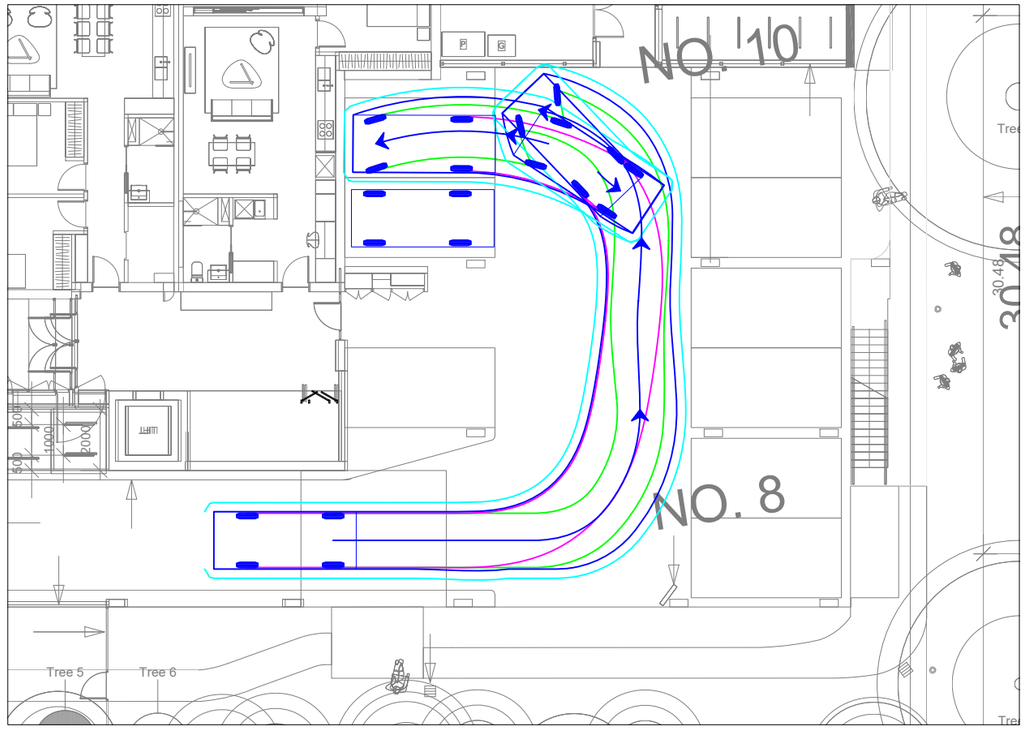
CAR SPACE 07 - INGRESS



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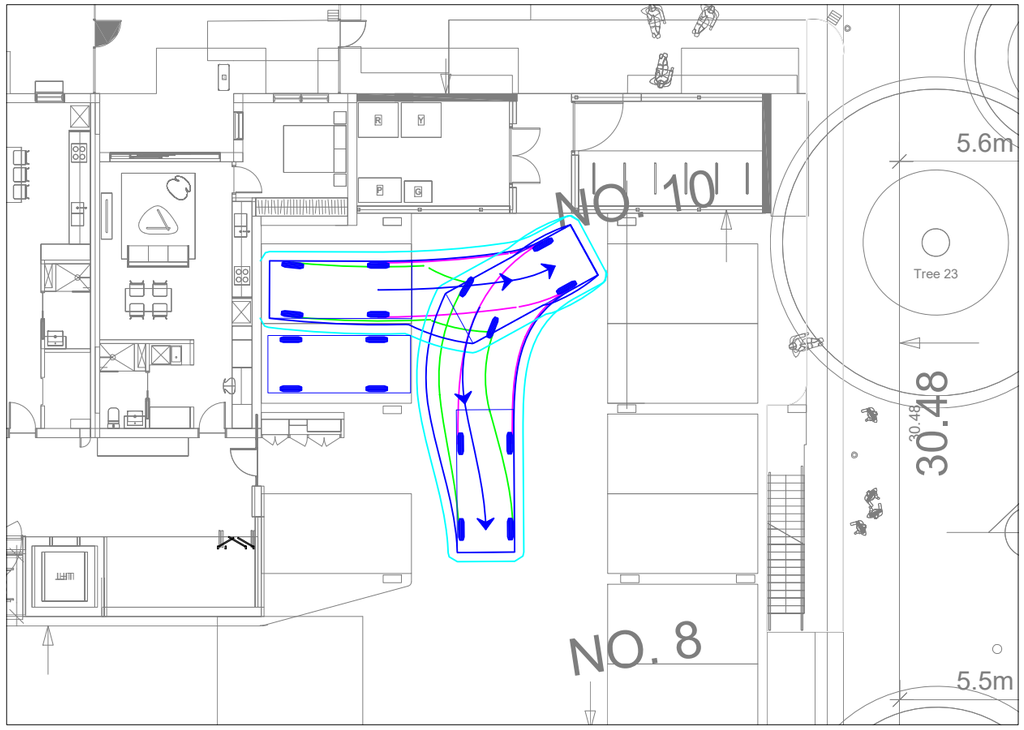
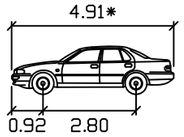


VEHICLE PROFILE

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



85th percentile
(AS/NZS 2890.1:2004)

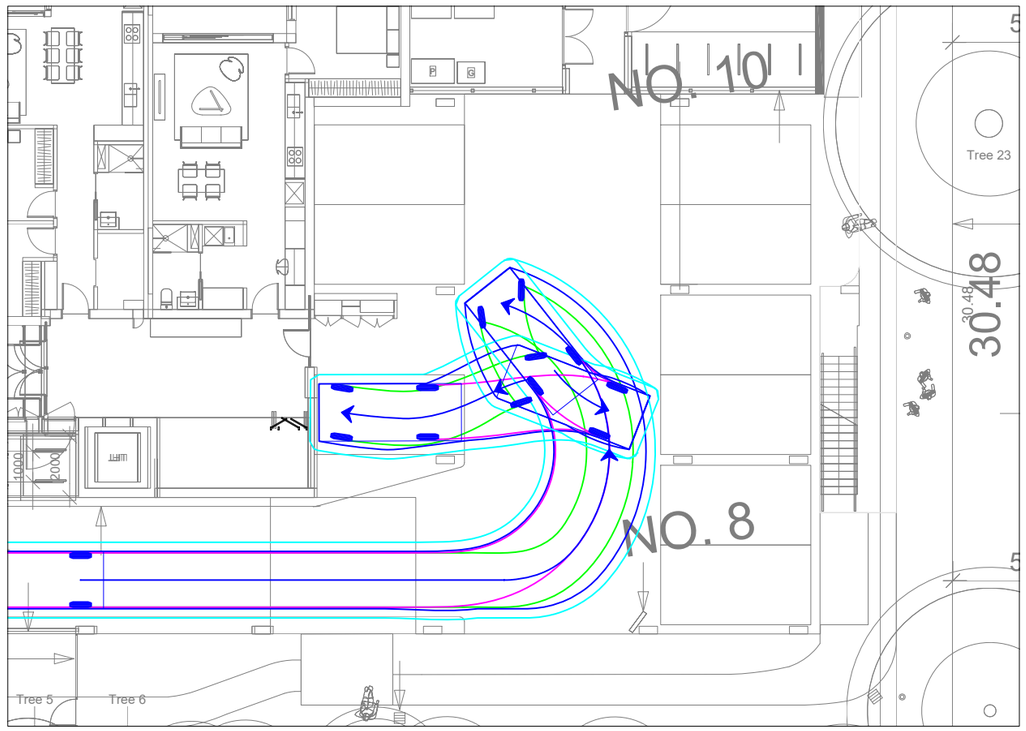
Width	: 1.87m
Track	: 1.77m
Kerb to Kerb Radius	: 11.5m

- actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

LEGEND

REAR WHEELS — VEHICLE BODY
FRONT WHEELS — BODY CLEARANCE

CAR SPACE 09 - INGRESS



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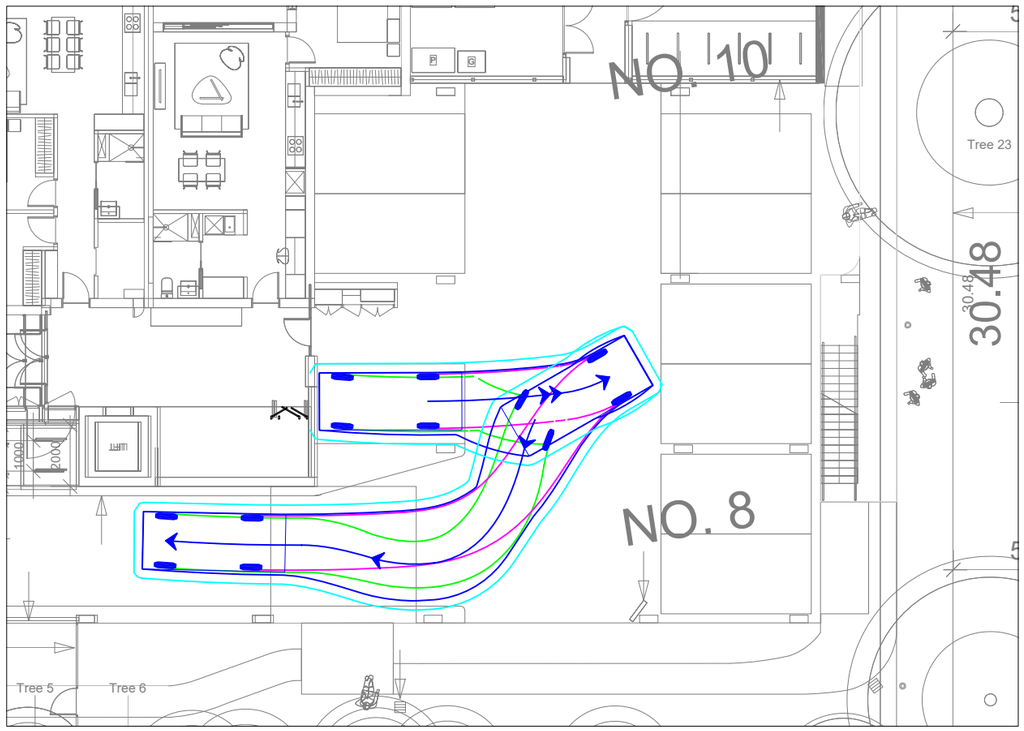

CITY OF MARIBYRNONG
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8-10 MIDDLETON STREET, BRAYBROOK
PROPOSED RESIDENTIAL DEVELOPMENT

GENERAL NOTES:

BASE INFORMATION FROM: 101-Site & ground floor plan.dwg
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SHEET NO.: 03

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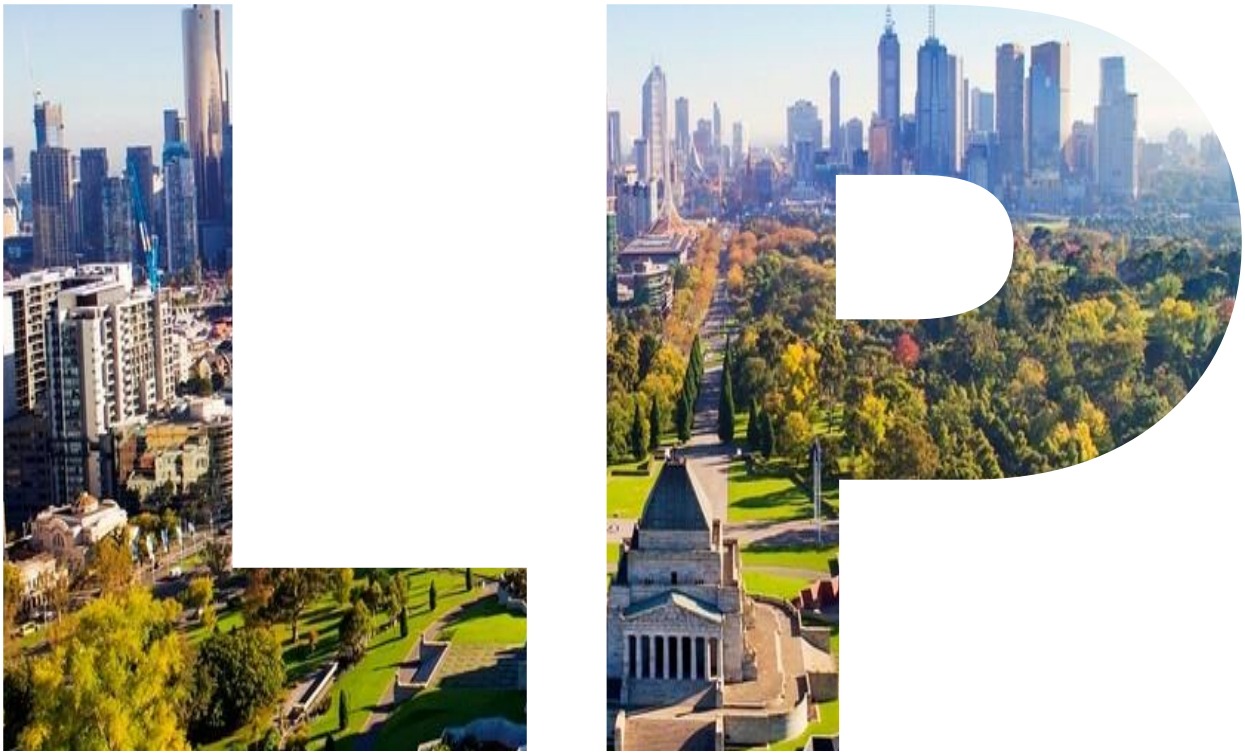


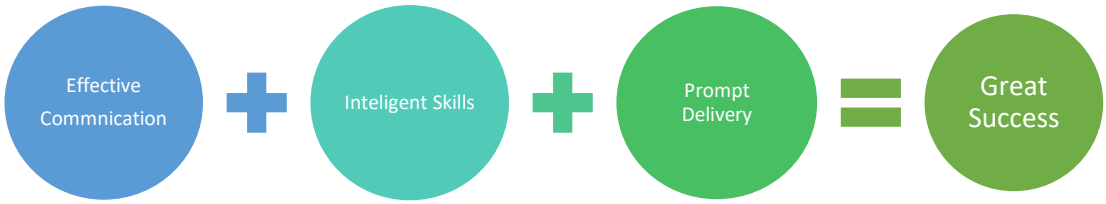
LINCOLN PEARCE

FUTURE HOMES
WASTE MANAGEMENT PLAN

8-10 Middleton Street, Braybrook

1009-RPT-WMP-G Date 3 February 2025

CITY OF MARIBYRNONG
ADVERTISED PLAN



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Sustainability	**Management Plans**	
	Implementation Management	**Performance Ratings**
		Green Travel Plans
	Daylight Modelling	**Site Management Plans**
	NatHERS Rating	**Section J DtS**
	Section J J1V3 Modelling	
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	Audio Visual	**Technology**
	CFD Modelling	**Contractor Services**

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2. **Shop Drawings** Documentation of Contractor shop drawings
3. **As Built** Documentation updated with As Installed conditions
4. **Maintenance Manuals** Produce maintenance manuals for submission

Contact us if you require assistance – **proposals@lincolnpearce.com.au**

CITY OF MARIBYRNONG
ADVERTISED PLAN

LINCOLN PEARCE

Together, let's change Australia's cityscapes
We are here to help

CITY OF MARIBYRNONG
ADVERTISED PLAN

Table of Contents

Revision Schedule

Issue	Date	Description	Author
A	17/07/2024	Draft Issue	Komal Teni
B	08/08/224	Issued for client review	Komal Teni
C	01/10/2024	Final	Komal Teni
D	20/12/2024	Updated according to the latest drawings	Komal Teni
E	20/01/2025	Updated in accordance with the DTP's comments dated 16/01/2025	Komal Teni
F	31/01/2025	Updated according to the comments received from council	Komal Teni
G	03/02/2025	Updated bin position on Kerbside in accordance to the architect's comments	Komal Teni

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CITY OF MARIBYRNONG
ADVERTISED PLAN

1 Project Introduction

1.1 Site Location, Master Plan and Staging

The Project comprises the development of a 3-story building with sixteen apartments (7 x 2 bedrooms and 9 x 1- bedrooms) on 8-10 Middleton Street, Braybrook.

For specific construction details for the Project, refer to the Project Documentation inclusive of Architectural and Structural Engineering documents and associated Specifications.

The following documents have been provided to establish the development parameters on which this report is based.

1.2 Scope and Intention of Documents

The following Waste Management Plan is a summary of the requirements of the service to assist with the town planning application This written document shall be read in conjunction with each other to be fully converse with the requirements.

1.3 Stakeholder Confirmation

This document is Lincoln Pearce's recommendations given the information provided and requires the Client, Architect and other Stakeholders to review and confirm their methodology and understanding is in agreeance to implement. If no comments are raised, then Lincoln Pearce shall continue to develop with these methodologies.

Please provide comments within 5 working days of this report and drawings.

CITY OF MARIBYRNONG
ADVERTISED PLAN

1.4 Authorities and Standards

All requirements shall be in accordance with:

a) The requirements of the Statutory Authorities having Jurisdiction over the Project.
b) Regulations, Codes, Standards and Documents having Jurisdiction over the Project.
c) The requirements of the Building Regulations covering the Project

1.5 Project Documentation

The Design Team Members shall make themselves aware of the contents of all Project Documents and Project Requirements. Project Documentation includes:

a) Building Service Documentation for Mechanical, Electrical, Hydraulic, Fire and Vertical Transportation Services inclusive of Drawings, Specifications and Reports.
b) Sustainability Documentation inclusive of Reports, alternate solutions, and advice
c) Architectural Documentation inclusive of Drawings and Specifications.
d) Structural Documentation.
e) Civil Documentation
f) Project Fire Engineering and Acoustic Documentation inclusive of Reports, Briefs and Correspondence
g) Reports and all other related Project Documentation forming part of the Project's Contractual Documentation.

1.6 Disclaimer

The documents outline the Project requirements inclusive of the finishes and the performance of the systems documented. Whilst every care has been taken in preparation of the information, no liability is assumed for the material contained herein. No warranty is provided or implied as to the accuracy of the whole or any part relative to the documentation.

1.7 Design Team Members

The following is a list of the design team members;

Role	Member
Client/ Principal:	**Homes Victoria** www.homes.vic.gov.au
Client Representative / Project Manager:	**Merkon** www.merkon.com.au
Building Services Engineer	**Lincoln Pearce** www.lincolnpearce.com.au
Sustainability Engineer	**Lincoln Pearce** www.lincolnpearce.com.au
Architect	**McGregor Westlake Architecture** www.mwarchitects.com.au

CITY OF MARIBYRNONG
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2 Executive Summary

To ensure the successful implementation of the Waste Management Plan (WMP), it is crucial to properly educate residents about the correct procedures for sorting and disposing of waste. By providing clear guidelines and training, residents can confidently separate waste into designated bins, ultimately ensuring the effectiveness of the program.

Efficient bin management is a key aspect of this process as it directly impacts the overall cleanliness and functionality of the waste storage areas. It is vital to guarantee that the storage and collection of waste are conducted in a manner that does not compromise the amenity or capacity of the designated areas. This includes regular and timely collection to avoid overflow and maintain tidiness.

This partnership will streamline the waste management process, allowing for effective bin provision and maintenance, to support the overarching goals of the Waste Management Plan.

Below is the summary of the waste management practices that must be implemented at the property:

Total Development	Rubbish Generation	Commingled Recyclables	Green Waste	Glass Waste
Bin Requirement	1 x 1,100L & 1 x 660L	1 x 1,100L & 1 x 660L	2 X 240L	1 x 120L
Collection Frequency	Once a week (Council Collection)	Once a week (Council Collection)	Once every fortnight (Council Collection)	To be determined

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3 Purpose of the Waste Management Plan

The purpose of the waste management plan (WMP) is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the development (residential) and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfills, and maximises recycling
- Provide a waste management system that is supported by scaled drawings to ensure the final design and construction are compliant with the WMP and are verifiable
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation
- Stakeholders are defined (but not limited to): owners, occupiers, body corporate, property managers/real estate agents, Council, neighbours and collection contractors
- Ensure residents of MUDs are not disadvantaged in their access to recycling and other responsible waste management options
- Avoid existing legacy issues that plague many MUD's due to poor design and insufficient consideration for waste management.

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4 Site Description

The proposed site is located at 8-10 Middleton Street, Braybrook. The 1,208m^2 site is currently occupied by a single-storey house which is proposed to be demolished before the construction of the development. It is located approximately 12 km north-west of the Melbourne CBD.

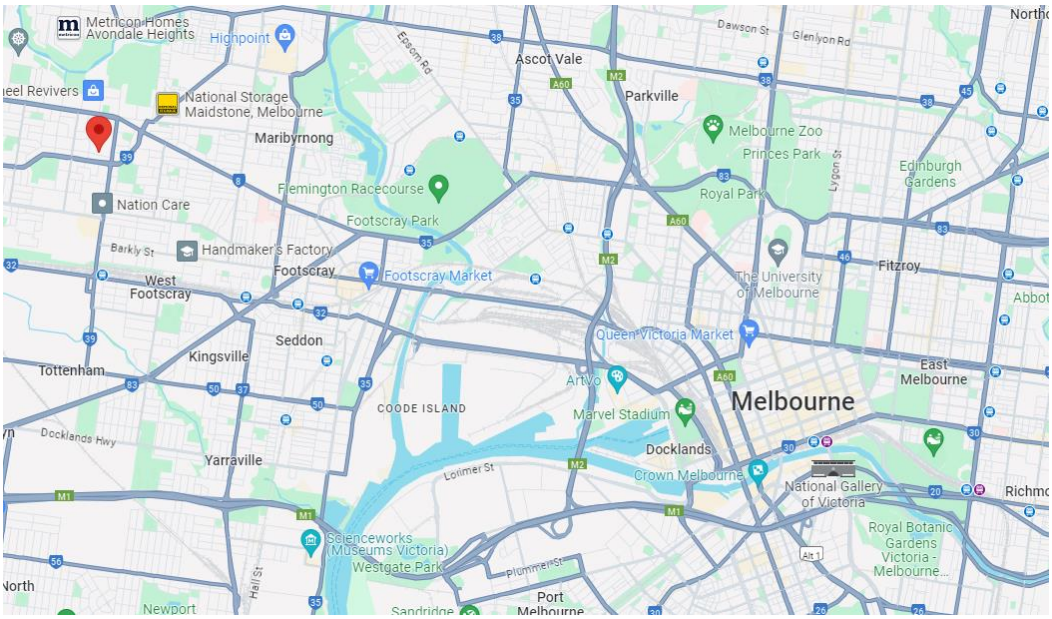

Figure 1: Location of the proposed development in Braybrook with relation to Melbourne CBD (Source: Google Maps)

4.1 Proposed Development

The proposed development consists of:

- Three-story apartment development with 16 apartments (9 x 1-bedroom and, 7 x 2-bedroom)
- Ground floor level will include a car park comprising 9 car spaces
- Central waste storage area
- 16 Bicycle spaces for residents and 4 bicycle spaces for visitors

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5 Waste Streams

The following types of waste are most commonly generated within a residential development:

- General landfill rubbish;
- Recyclables such as glass, paper, cardboard, cartons, plastics with ID Codes 1 to 7, steel & aluminium cans;
- Compostable organic material (food scraps);
- Hard rubbish such as broken furniture and large objects; and
- Sundry waste types such as electronic waste.

This list of waste types to be separately treated is expected to expand by 2030 in line with the Victoria State Government's Recycling Victoria Policy. This will include separate treatment of Green and glass waste for a 4-stream system.

5.1 Waste generation rates

Listed below are the waste generation estimates for the development in accordance with the Maribyrnong City Council's Waste Management Planning Guidelines for Multi-Unit Dwellings :

Dwelling Size	Rubbish Generation	Commingled Recyclables	Green Waste	Glass Waste
Studio / 1-Bedroom	80L/week	80L/week	40 liters per 100m^2 of landscape area/ week	To be determined
2-Bedroom	100L/week	100L/week		

Glass waste

The Maribyrnong City Council's Waste Management Planning Guidelines for Multi-Unit Dwellings have not yet determined the generation or frequency of glass waste collection.

Hard waste

The hard waste collection will be managed by a private contractor. The method and frequency of the collection will be confirmed once the contractor is engaged.

e-waste

The Victorian Government has banned e-waste from landfills in Victoria, effective 1 July 2019.

Electronic waste (e-waste) is defined as waste in the form of electrical or electronic equipment, devices, or things (or materials or parts of such equipment, devices, or things), the operation of which is dependent on, or designed for the generation, transfer or measurement of, an electric current or electromagnetic field.

This means any device with a plug, battery, or power cord no longer working or wanted. It includes a range of items we use and discard from our homes and businesses, for example:

- televisions
- computers
- mobile phones
- kitchen appliances
- whitegoods
- batteries (including rechargeable batteries)
- photovoltaic panels.

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e-waste contains many potentially hazardous or valuable materials that are not in landfills. The City Of Melbourne provides free drop off locations for its residents that can be found on http://www.melbourne.vic.gov.au.

Based on the proposed 16 Apartments (9 x 1-bedroom and, 7 x 2-bedroom) the total waste generated by the development is therefore:

Total Development	Rubbish Generation	Commingled Recyclables	Green Waste	Glass Waste
16 Dwelling	1,420L/week	1,420L/week	208L/week or 416L/fortnight	To be determined
Proposed Bin Type	1,100L x 1 & 660L x 1	1,100L x 1& 660L x 1	240L x 2	120L x 1
Number of Bins	2	2	2	1
Collection Frequency	Once a week (Council Collection)	Once a week (Council Collection)	Once every fortnight (Council Collection)	To be determined

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6 Bin Types and Requirements

Below are the types of bins that the council will provide with the common dimensions:

Bin Storage Type	Capacity	Colour	Type of Waste	Bin size
	1,100L x 1	Light green body with red lid	General Rubbish	The average dimensions are: Height 1330mm, Width 1240mm, Depth 1070mm
	660L x 1	Light green body with red lid	General Rubbish	The average dimensions are: Height 1330m, Width 1260mm, Depth 780mm
	1,100L X 1	Light blue body with yellow lid	Commingled Recyclables	The average dimensions are: Height 1330mm, Width 1240mm, Depth 1070mm
	660L X 1	Light blue body with yellow lid	Commingled Recyclables	The average dimensions are: Height 1330m, Width 1260mm, Depth 780mm
	240L X 2	Light green body with bright green lid	Green Waste	The average dimensions are: Height 1060mm, Width 585mm, Depth 730mm
	120L X 1	Light green body with purple lid	Glass	The average dimensions are: Height 930mm, Width 480mm, Depth 545mm

The council once engaged will provide the bins for the development.

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7 Signage and education on use of services

All bins and bin area will be clearly marked as to their proper use. The operator/body corporate will provide appropriate signage for the bins and bin storage area. Council can provide appropriate signage design.

Educational material and "house rules" will be provided to users and staff. These will include:

- Advise them to sort and recycle waste with care to reduce contamination of recyclables.
- Advise them what type of hard waste is allowed
- Inform them about waste management system and the use/location of associated equipment
- Improve facility management results

Figure 2: Example signage from the Sustainability Victoria waste signage library.

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8 Waste Storage

1 x 1,100L & 1 x 660L bins for general rubbish (shared), 2 X 240L bins for green waste (shared), and 1 x 1,100L & 1 X 660L bins for recycling will be provided for the development by the council. Additional space will be allocated for 1 x 120L bins for the future dedicated glass stream. Shared bins are proposed, and occupants will not be allowed to request individual bins for these streams.

A 2 x 3m hard waste storage area will be provided for the development

All shared bins will be stored in dedicated communal storage within the common area of the site. This will make it easy to store and roll out the bins to their respective collection point on the collection day. The proposed storage area will be appropriately screened to protect visual amenities.

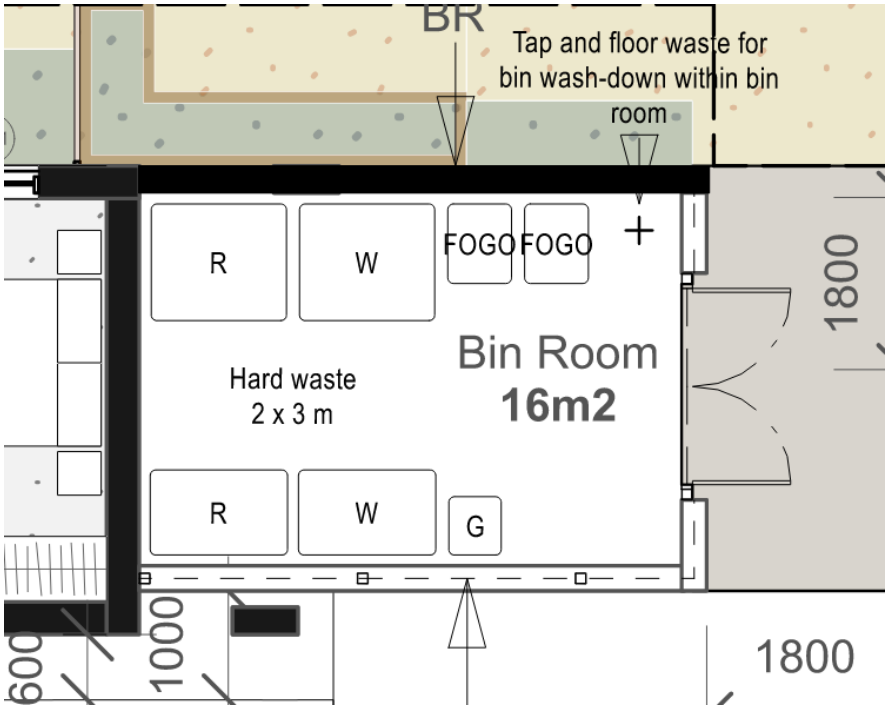

Figure 3: Possible Shared bins location.

Ventilation, vermin- prevention and washing

Waste areas will feature:

• Ventilation in accordance with Australian Standard AS1668

• All bins have secure fitting lids that are vermin proof

• Impervious flooring (smooth, slip-resistant and appropriately drained)

• For hygienic reasons, bins will be washed (when required) to remove waste-smear and odour. It is the operator's responsibilities via the body corporate to clean. Appropriate facilities will be provided to facilitate the washing and cleaning of bin)

Access to a tap for bin wash-down will be provided within the storage area along with a drain connecting all wastewater from the wash-down directly to the sewer to avoid any contamination of the stormwater drain.

9 Collection Arrangements

Council collection is proposed for the development and the bins will be collected from Middleton Street.

A hard stand will be constructed at the developer's cost on the nature strip in front of the site to enable collection of the bins.

Collection days will be decided once the council is engaged.

The building manager/ cleaner/ staff will roll out their bins to the kerbside on the evening prior to collection day and put the bins back once empty. Sufficient kerbside space is available to present all bins as shown in the following mark-up – A maximum of 6 bins will be presented for collection as recycling and general waste will be collected weekly and green waste will be collected fortnightly:

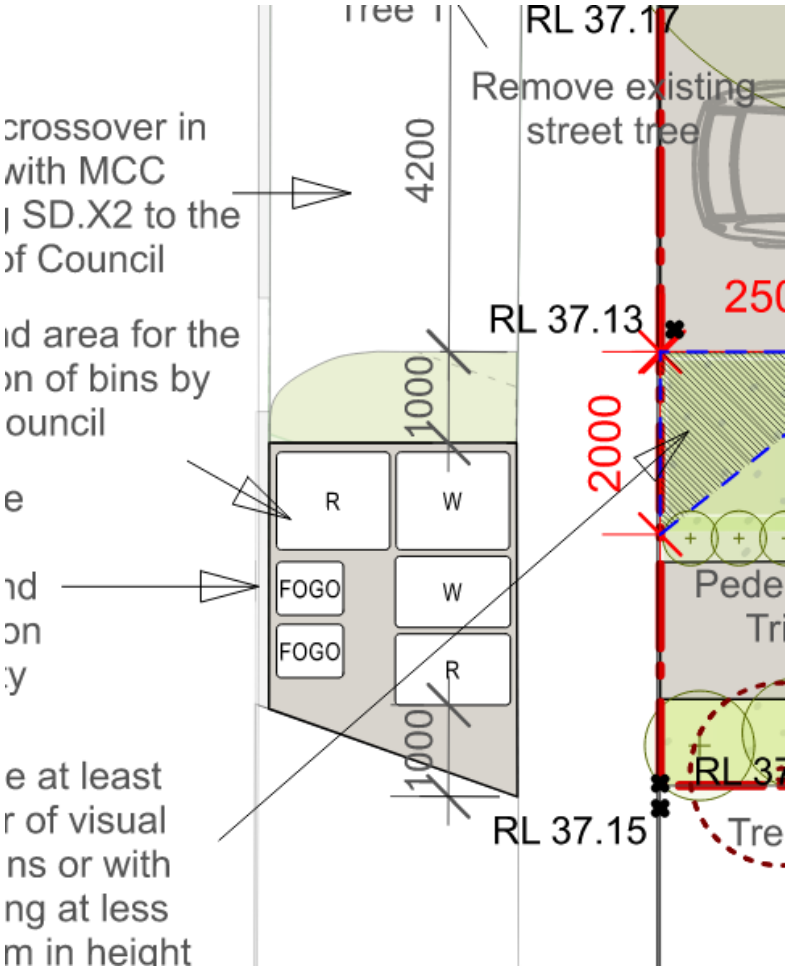

Figure 4: Bin Collection on the Collection Day.

The collection will require separate trucks for each waste stream.

All waste streams will be collected by Council, with pickups made once per week for general waste and recycling and fortnightly for green waste. The council will announce the schedule for the collection of glass bins once it has been decided.

The collection will occur outside of peak traffic hours and will be in accordance with EPA and the City of Maribyrnong requirements, to minimise any traffic disturbance for residents or visitors entering or exiting the site.

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10 Council's Waste Transfer station

The following section is sourced from the City of Maribyrnong Waste and Recycling web page. Apart from the collection of recyclables from the bins provided, the residents can actively donate/dispose of other non-regular rubbish such as electronic waste and large objects at the nearby Waste Transfer Station listed below:

Moonee Valley's Transfer Station

Address: 188 Holmes Road, Aberfeldie

Phone: (03) 8325 1730

Opening Hours:

Monday to Saturday: 8am – 4pm
Sunday: 8am – 1pm
Closed on all public holidays.

Hard Waste /General Waste					
LOAD	RESIDENT RATES		NON-RESIDENT/STANDARD RATES		UNIT
	STANDARD RATE	PENSION RATE	STANDARD RATE	PENSION RATE	
Car Boot Load (Sedan)	$26.50	$22.00	$84.00	$84.00	Up to 0.25 m^3
Station Wagon	$53.00	$49.00	$112.00	$112.00	Up to 0.5 m^3
Single Trailer/Single & Dual Cab Utes	$106.00	$103.00	$169.00	$169.00	Up to 0.7 m^3
Single Trailer Heaped/ Utes Heaped	$165.00	$150.00	$212.00	$212.00	Up to 1.1 m^3
Single Trailer High Sides/Small Van/Utes with Canopies	$220.00	$162.90	$260.00	$260.00	Up to 2.00 m^3
Tandem Trailer	$160.00	$135.00	$200.00	$200.00	Up to 1.25 m^3
Tandem Trailer – Heaped	$308.00	$250.00	$259.00	$259.00	Up to 2.00 m^3
Tandem Trailer - High Sides/Large Van	$550.00	$530.00	$600.00	$600.00	Up to 3.65 m^3

GREEN WASTE					
LOAD	RESIDENT RATES		NON-RESIDENT/STANDARD RATES		UNIT
	STANDARD RATE	PENSION RATE	STANDARD RATE	PENSION RATE	
Car Boot Load (Sedan)	FREE	FREE	$56.00	$56.00	Up to 0.25 m^3
Station Wagon	FREE	FREE	$84.00	$84.00	Up to 0.5 m^3
Single Trailer/Single & Dual Cab Utes	$55.00	$50.00	$112.00	$112.00	Up to 0.7 m^3
Single Trailer Heaped / Utes Heaped	$83.00	$74.00	$140.00	$140.00	Up to 1.1 m^3
Single Trailer High Sides/Small Van/Utes with Canopies	$138.00	$133.00	$197.00	$197.00	Up to 2.00 m^3
Tandem Trailer	$130.00	$110.00	$197.00	$197.00	Up to 1.25 m^3
Tandem Trailer – Heaped	$157.00	$145.00	$225.00	$225.00	Up to 2.00 m^3
Tandem Trailer - High Sides/Large Van	$280.00	$268.00	$310.00	$310.00	Up to 3.65 m^3

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CARDBOARD				
LOAD	RESIDENT RATES	NON-RESIDENT RATES		UNIT
	STANDARD RATE	STANDARD RATE	PENSION RATE	
Car Boot Load (Sedan)	FREE	$45.00	$45.00	Up to 0.25 m^3
Station Wagon/Small Van	FREE	$67.00	$67.00	Up to 0.5 m^3
Single Trailer/Ute/Other Vans	FREE	$90.00	$90.00	Up to 0.7 m^3

POLYSTYRENE				
LOAD	RESIDENT RATES	NON-RESIDENT RATES		UNIT
		STANDARD RATE	PENSION RATE	
Car Boot Load (Sedan)	FREE	$45.00	$45.00	Up to 0.25 m^3
Station Wagon/Small Van	FREE	$67.00	$67.00	Up to 0.5 m^3
Single Trailer/Ute/Other Vans	FREE	$90.00	$90.00	Up to 0.7 m^3

OTHER CHARGEABLE ITEMS	RESIDENT	NON RESIDENT
Cooking Oil (per litre)	FREE	$1.05
Gas Bottles (BBQ or Camping size)	$33.00	$35.00
Motor Oil (per litre) – 1 To 10 Litres	FREE	$1.10
Motor Oil (per litre) – 10 to 20 Litres Max	$1.10	$1.10
Mattresses (Any Size)	$45.00	$60.00
Domestic Refrigerators/Freezers	$20.00	$20.00
Surcharge Waste (Small)	$11.00	$15
Surcharge Waste (Medium)	$16.50	$26.50
Surcharge Waste (Large))	$20.00	$29.50
Unseparated Waste Surcharge	$56.00	$112
Pallet (Any Size)	$11.00	$15.00

TYRES WITH OR WITHOUT RIM	PRICE
Motorcycle	$16.00
Car	$28.00
Small Truck /4X4	$56.00
Large Truck/Tractor	$84.00

Non-Chargeable Items	Items Not Accepted
All Metals, Alum Cans, White Goods (Except Fridges & Freezers), Computers, Electrical Paint, Clothing (charity Bin), Fluro Tubes, Commingles (Hard Plastics with codes 1,2,5 - Cans and Glass Bottles/Jars) Clean Soft Plastics (Resin Codes 1,2,4 & 5) E-waste and Batteries / Car Batteries Printer Cartridges, Milk & Bread Crates Cardboard & Paper (Free for residents only) Polystyrene (Free for residents only)	Soil, Rubble, Concrete, Bricks, Tiles, Sand, etc. Putrescibles waste and Hazardous materials, Chemicals, Any liquid waste (except motor oil, paint & cooking Oil). Asbestos or Suspected Asbestos Containing Materials Styrofoam (thin or thick) Coloured, Contaminated & Industrial Load of Polystyrene. No Food Waste

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Accepted	Not accepted
Hard rubbish	Asbestos
All batteries	Concrete, rubble, tiles, bricks and rocks
Aluminium (cans, pots, pans and window frames)	Food waste
Brass	Hazardous materials
Cables, chargers, mobile phones	Pesticides, herbicides, household chemicals
Cardboard	Plastic foam
Carpet	Pressurised spray cylinders
Clothing (charity Bin)	Soil/Sand
Cooking Oil	
Copper	
Engine Oil	
E-Waste (any appliance with a battery, plug or power cord)	
Expanded polystyrene	
Fluorescent lights	
Food and beverage plastic containers (Plastic resin code 1,2,5)	
Furniture items (including fridge and freezer)	
Garden pots	
Barbecue Gas bottles	
Glasses (beverages, jars)	
Lead	
Mattresses	
Milk and bread crates	
Paint	
Paper	
Printer Cartridges	
Soft Plastic *see soft plastic section for further information	
Steel and metals (guttering, appliances, whitegoods, roofing and bicycles)	
Timber and fencing	
Tree Pruning and garden green waste	
Tyres	

Please note that there are other transfer stations as well as tips are located within the site. Please visit https://www.maribyrnong.vic.gov.au/Residents/Bins-and-recycling/Waste-reduction-programs/Waste-transfer-stations-and-drop-off-points for more information.

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11 Management and Sustainability

11.1 Waste Disposal and Sorting Responsibilities

Please adhere to the following guidelines for waste disposal:

- General garbage should be placed in tied plastic bags before being disposed of in the general garbage collection bins.
- Recyclables must be uncapped, drained, and rinsed before being disposed of in the commingled recycling collection bins. Bagged commingled recycling is not allowed.
- Organics should be placed directly into the organics collection bins. Bagged organics are not allowed unless the bags are made from an approved compostable material.
- Glass recyclables should be placed directly into the glass recycling collection bin. Bagged glass recycling is not permitted.

11.2 Building Manager Responsibilities

The Building Manager shall be responsible for the following:

- Continuing maintenance of the bin room and associated equipment to the satisfaction of users, staff, and the relevant authority, and in accordance with relevant manufacturer specifications. When necessary, the Building Manager will engage an appropriate contractor to conduct services, replacements or upgrades.
- Engaging and managing the waste collection contractor, including arranging the collection frequencies and the transfer of bins between the bin room and the collection vehicle.
- Developing and implementing adequate safe operating procedures, including the preparation of Safe Work Method Statements.
- Securing the bin room and labelling or numbering the bins according to the property address to prevent theft and vandalism.
- Regular removal of litter from all public areas.
- Publishing and distributing information or 'house rules' to ensure that building users are familiar with the waste management system.
- Informing tenants that bagged recycling is not permitted.

11.3 Tenant Responsibilities

Each tenant shall be responsible for the following:

- Use containers made of approved impervious materials to prevent leakage of contents.
- Clean the containers regularly and maintain them in a clean and sanitary condition.
- Ensure that the containers are water-tight, fly and vermin-proof.
- Transfer waste from local containers to the collection bins within the basement bin room regularly to prevent overflow and littering.
- Monitor user behaviour and provide additional bins or infrastructure if littering is observed.
- Develop and implement safe operating procedures, including Safe Work Method Statements.
- Regularly remove litter from all public areas.
- Keep bin lids closed and bungs leak-free to prevent overfilled bins.
- Inform staff and users that bagged recycling is not permitted.
- Ensure that bins provided for use at the designated site are not removed.