

Report Prepared for  
Unique Developments Pty Ltd

August 2021

718-724 High Street Road  
GLEN WAVERLEY

Construction of a residential apartment  
building

# Planning: Report

ratio:

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**Prepared for:**

Our reference Document1

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# 1 Introduction:

## 1.1 Instruction

Ratio Consultants has been engaged by Unique Developments Pty Ltd, the permit applicant, to prepare a town planning report with respect to an application to construct a multi-level apartment building at 718-724 High Street Road, Glen Waverley.

## 1.2 Investigations & Research

In the course of this report, we have:

- Assessed the proposal against the relevant planning controls and policies contained within the Monash Planning Scheme;
- Inspected the site and surrounds;
- Reviewed the application plans prepared by Jesse Ant Architects Pty Ltd;
- Reviewed the Arborist Report prepared by Bluegum;
- Reviewed the Landscape Plan prepared by John Patrick Landscape Architects;
- Reviewed the Waste Management Plan prepared by Leigh Design; and
- Reviewed the Traffic Impact Report prepared by Ratio Consultants.

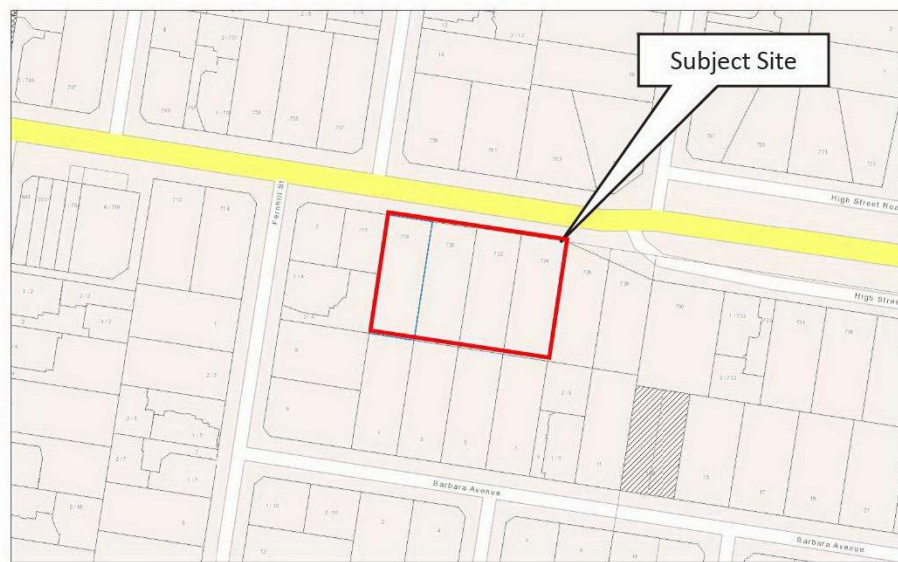
## 2.1 Subject Site

The subject site is located on the southern side of High Street Road, Glen Waverley, approximately 40 metres to the east of Fernhill Street and 400 metres to the west of Springvale Road and The Glen Shopping Centre.

The site is made up of four lots; 718-724 High Street Road (inclusive), resulting in a large rectangular parcel of land with a combined frontage width of 67.11 metres, a depth of 44.98 metres and a site area of approximately 3,000 square metres.

Figure 2.1:

Cadastral Plan



Source: Land Data [www.land.vic.gov.au](http://www.land.vic.gov.au)

The key features of the site are summarised as follows:

- The site is currently occupied by 4 single dwellings (one on each lot).
- Each property is accessed via a single crossover to High Street Road.
- The site is relatively flat with a fall from the south-west to the north-east of approximately 2 metres.
- A moderate level of landscaping is planted throughout the site, including a number of smaller canopy trees (See Arborist report prepared by Bluegum).
- 718, 720, and 722 High Street Road include 1.7 metre high front fences, while 724 has no front fence.
- A drainage and sewerage easement extends along the rear (southern) boundary of the site.

## 2.2 Surrounding Land

### North

- To the north of the site is High Street Road, a Road Zone Category 1 Road that includes two lanes running east and two lanes running west.
- A fairly typical nature strip is located outside the front of the subject site that includes a power pole (in front of No. 720) and three street trees across the frontage.

### East

- To the site's immediate east is No. 726 High Street Road, Glen Waverley.

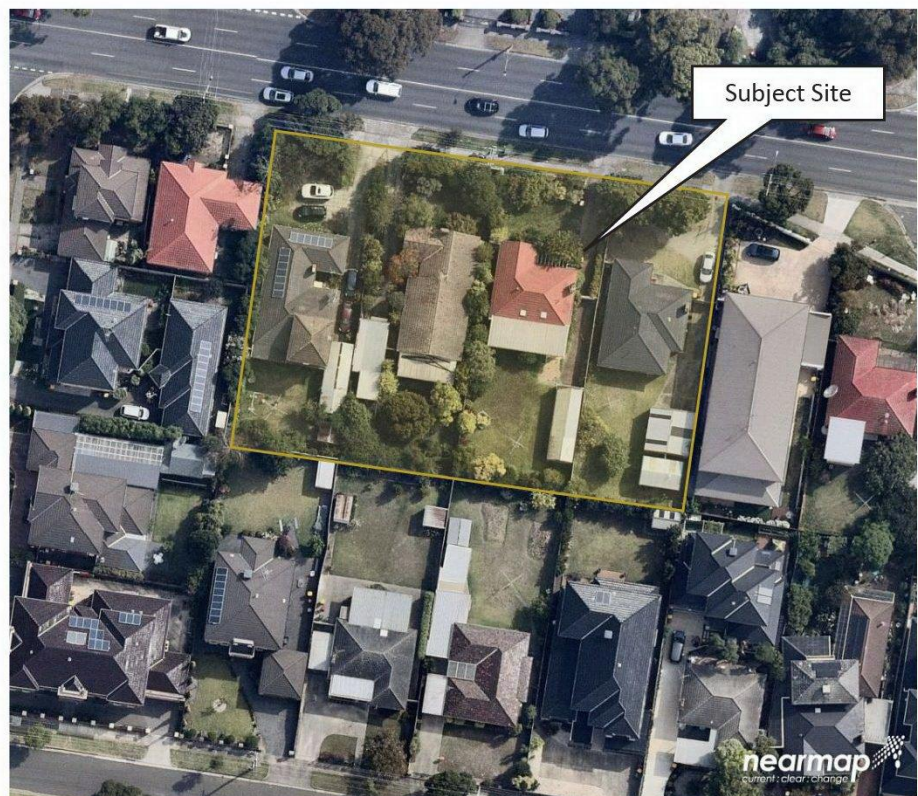
- The property is occupied by a contemporary double-storey dwelling located towards the western boundary (shared boundary with the subject site) and includes primary secluded private open space to the east and south of the dwelling.

#### South

- To the immediate south of the subject site are No's 1, 3, 5, and 7 Barbara Avenue, Glen Waverley.
- These properties each feature single dwellings with secluded private open space located to the rears of the property. The dwellings are all set back over 12 metres from the shared rear boundary with the subject site.
- No. 1 and No. 7 Barbara Avenue feature double-storey dwellings, while No. 3 and No. 5 Barbara Avenue are occupied by single storey dwellings.

#### West

- To the west of the subject site are No. 716 High Street Road and Unit 2, 4 Fernhill Street.
- These dwellings are single storey residences that feature secluded private open space to the east of the dwellings, while Unit 2, 4 Fernhill Street also features secluded private open space to the north of the property.



### 2.3 Broader Character

Given the residential zoning of the site, much of the surrounding land is residential in nature and comprises a mix of single dwellings and multi dwelling developments. Due to the site's main road location and proximity to The Glen Shopping centre, this particular portion of High Street Road is one of mixed character including examples of commercial development to the west and largescale built form associated with the shopping centre to the south east.

## 2.4 Locational Attributes

The subject site is well located in terms of its proximity to a range of commercial, community, transport and recreational services, including (measured 'as the crow flies'):

- The Glen Shopping Centre is located 250 metres to the east of the subject site;
- Bus routes 734 and 736 run along High Street Road;
- Glen Waverley Train Station is located 650 metres to the south east of the subject site (as the crow flies);
- A total of 11 bus services run to The Glen bus depot, providing access to the CBD and surrounding suburbs.
- Glen Waverley Secondary College is 250 metres to the south of the site and Glen Waverley Primary School is 600 metres to the east of the site;

Figure 2.2

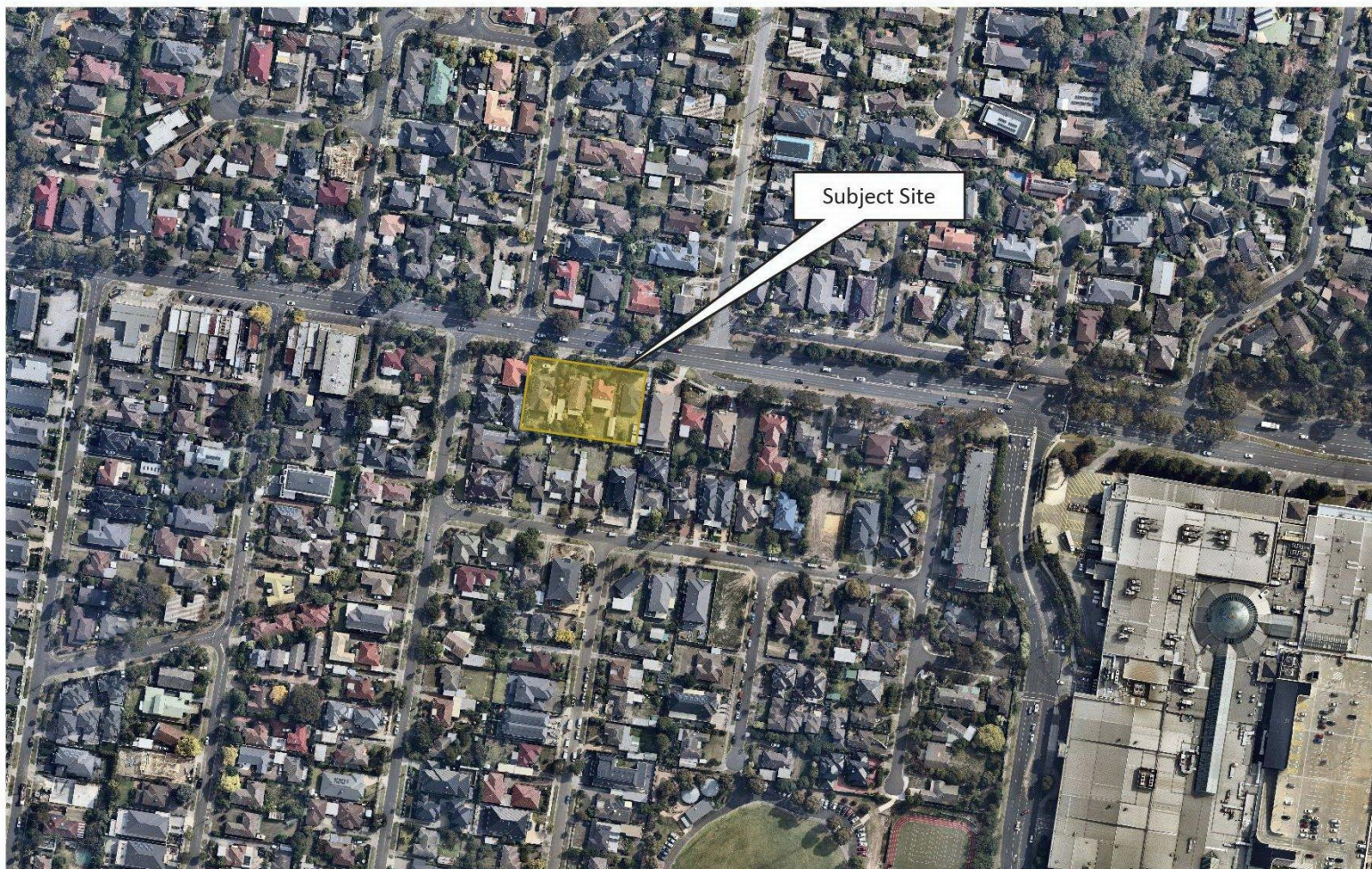
PTV Services within the surrounding area.



Source: [www.ptv.vic.gov](http://www.ptv.vic.gov)

**Photo 1**

Aerial photograph of the subject site and surrounding area.



Source: [www.nearmap.com](http://www.nearmap.com) (07 April 2019)



### 3 The Proposal:

It is proposed to construct a five-storey apartment building containing 69 dwellings over two levels of basement. The proposal can be summarised as follows:

- The basement is accessed via an existing (modified) double-width crossover to High Street Road. A total of 93 x car parking spaces are provided for on-site. The other existing crossovers will be removed and the footpaths will be reinstated.
- Ground floor – 13 x 2-bed apartments and 5 x 3-bed apartments (18 apartments total), each provided with a SPOS area (greater than 3 metres in width) of between 7.2sqm and 81.4sqm within courtyard areas. The ground floor is setback a minimum of 6 metres from High Street Road.
- First floor – 14 x 2-bed apartments and 4 x 3-bed apartments (18 apartments total), each provided with balconies ranging between 8.0 sq.m and 16.4 sq.m.
- Second floor – 11 x 2-bed apartments and 4 x 3-bed apartments (18 apartments total), each provided with balconies ranging between 8.2 sq.m and 13 sq.m.
- Third floor – 5 x 2-bed apartments, 4 x 3-bed apartments, and 3 x 4-bed apartments (12 apartments), each provided with balconies ranging between 8.2 sq.m and 25.2 sq.m.
- Fourth floor – 2 x 2-bed apartments and 4 x 4-bed apartments (6 apartments), each provided with balconies ranging between 12 sq.m and 28.9 sq.m.
- Roof level – a rooftop communal terrace is provided which will include a pool, seating areas, barbecues, and vegetation.
- The apartment building is designed to provide a large central recess opening to the rear of the site (minimum of 10 metres in width) and designed with a 2-storey street wall.
- The development will feature the following setbacks to each boundary as nominated in the table below:

Table 3.1 - Setbacks to each boundary

Level	North (High Street Road)	East (726 High Street Road)	South (1, 3, 5, and 7 Barbara Avenue)	West (716 High Street Road & 2/4 Fernhill Street)
Lower Basement	5 metres	1.1 – 3.2 metres	3.2 metres	3.2 metres
Upper Basement	5 metres	1.1– 3.2 metres	3.2 metres	3.2 metres
Ground Floor	6 – 10.65 Metres	3 – 9.2 metres	3.2 – 4.7 metres	3.2 – 9.2 metres
First Floor	6 – 10.65 metres	3.1 – 9.15 metres	3.2 – 5.2 metres	3.1 – 9.15 metres
Second Floor	7 – 11.4 metres	4.5 – 9.15 metres	6 – 13 metres	4.5 – 9.15 metres
Third Floor	8 – 11.4 metres	4.5 – 9.15 metres	6.5 – 13 metres	4.5 – 9.15 metres
Fourth Floor	11.4 metres	7.1 – 13.2 metres	9.2 – 15.6 metres	9.15 – 13.2 metres

- The development will comprise a maximum overall building height of 16.5 metres above natural ground level.
- The development proposes site coverage at 61.5% and permeability of 21.4%.
- An approximate 1.5-metre-high render and picket fence along with a 3-metre-high (required) substation is proposed to High Street Road.

- Landscaping is proposed to all boundaries and within the courtyards and central recess area of the development.

Please refer to the application plans prepared by Jesse Ant Architects Pty Ltd for full details of the proposed development.

**Figure 3.1:**

Render of development



## 4 Planning Controls:

Statutory Planning Controls	
Residential Growth Zone Schedule 4 (RGZ4)	<p><b>Clause 32.07-5</b>, - a permit is required to <i>'construct two or more dwellings on a lot'</i>.</p> <p><b>Clause 32.07-9</b> – the building height <i>'should not exceed 13.5 metres.'</i></p> <p><b>Clause 32.07-13</b> – <i>'For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.'</i></p> <p><b>Schedule 4</b> to the RGZ includes variations to Clause 55. It also includes application requirements for a Landscape Plan and Waste Management Plan. Schedule 4 also establishes important decision guidelines to be considered.</p>
Overlay Controls	There are no overlays affecting the site.
Particular Provisions	
<b>Clause 52.06</b> – Car Parking	<p>1 x space to each one or two-bedroom dwelling.</p> <p>2 x spaces to each three or more-bedroom dwelling.</p> <p>The site is located within the boundaries of the defined PPTN area and there is no requirement to provide visitor parking onsite.</p>
<b>Clause 52.29</b> – Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road	A permit is required to create a or alter access to a road in a Road Zone, Category 1.
<b>Clause 53.18</b> – Stormwater Management in Urban Development	An ESD Report will be prepared to accompany the application.
<b>Clause 58</b> – Apartment Developments	An assessment against the provisions of <b>Clause 58</b> is contained at <a href="#">Appendix C</a> .
General Provisions	
<b>Clause 65</b> – Decision Guidelines	'Decision Guidelines' states that, before deciding on an application, considerations should be given to a series of matters including the purpose of the zone, overlay or other provision, the orderly planning of the area and the effect on the amenity of the area.

### 5.1 Planning Policy Framework (PPF)

The following PPF provisions (some identified as 'S' state and 'R' regional) most relevant to this proposal are:

- Clause 11 – Settlement
- Clause 11.02-1s – Supply of Urban Land
- Clause 11.03-1S – Activity Centres
- Clause 15.01-1S – Urban Design
- Clause 15.01-1R – Urban design – Metropolitan Melbourne
- Clause 15.01-2S – Building Design
- Clause 15.01-4S – Healthy Neighbourhoods
- Clause 15.01-5S – Neighbourhood Character
- Clause 15.02-1S – Energy and Resource Efficiency
- Clause 16.01-1S – Integrated Housing
- Clause 16.01-2S – Location of Residential Development
- Clause 16.01-2R – Housing Opportunity Areas
- Clause 16.01-3S – Housing Diversity
- Clause 18.02-1S – Sustainable Personal Transport
- Clause 18.02-4S – Car Parking

### 5.2 Local Planning Policy Framework (LPPF)

Within the LPPF, the following parts of the MSS and local policies are most relevant:

- Clause 21.01 (Introduction)
- Clause 21.05 (Housing)
- Clause 21.04 (Residential Development)
- Clause 21.06 (Major Activity and Neighbourhood Centres)
- Clause 21.08 (Transport and Traffic)
- Clause 21.13 (Sustainability and Environment)
- Clause 22.01 (Residential Development and Character Policy)
- Clause 22.04 (Stormwater Management Policy)
- Clause 22.05 (Tree Conservation Policy)
- Clause 22.14 (Glen Waverley Major Activity Centre Structure Plan)

### 5.3 Key reference documents

- Monash Housing Strategy 2014 (prepared by Planisphere).
- Glen Waverley Activity Centre Structure Plan (Prepared by Tract Consultants for the City of Monash, September 2014), updated 2016.

The key considerations in the assessment of this application are:

1. Is there strategic support for the proposal?
2. Is the proposed built form appropriate to its context?
3. Will the proposal have appropriate amenity outcomes?

### 6.1 Is there strategic support for the proposal?

In our opinion, the proposal is consistent with the strategic direction of the Monash Planning Scheme. This is evidenced by:

- The thrust of State and Local planning policy clearly seeks to direct new housing to areas that are well serviced by existing infrastructure and have access to transport and services.
- The subject site is a large, consolidated lot located within the Residential Growth Zone (RGZ) and the Glen Waverley Major Activity Centre, where an increase in the density and diversity of residential development is encouraged.
- The Glen Waverley Activity Centre Structure Plan nominates the centre as being of regional significance for providing increased housing opportunities.
- Clause 21.06-1 states that Glen Waverley Activity Centre is *'the appropriate location for the development of high-rise residential development'*. This is furthered in Clause 22.14-4 that places the site in 'Precinct 7 – Surrounding Residential', where it is policy to (inter alia) *'Encourage the intensification of housing in identified areas on High Street Road...'*
- The subject site is located on a main road and within close proximity to the Principal Public Transport Network (PPTN) including multiple bus routes and the Glen Waverley Train Station. This is consistent with both State and Local policy that encourages growth to be directed to centres that are well serviced by public transport (Clause 22.01). This also is consistent with the development of '20-minute neighbourhoods'.
- The proposal will contribute to the mix and range of housing types and forms in the area and it will maintain and increase housing choice and diversity within existing residential areas.
- The subject site is located within the RGZ (the highest-order residential zone), where there is direct encouragement for increased densities and a discretionary height control of 13.5 metres. Importantly, this is not a mandatory control and there is the ability to achieve greater development height in appropriate locations where good development outcomes can be achieved overall.
- Whilst there is the established preferred height of 13.5 metres, the unique development opportunity afforded by the large development site represents as an opportunity for an increase to the discretionary height considerations. Schedule 4 to the Residential Growth zone particularly requires Council to consider *'whether the development enables the consolidation and development of sites in a progressive manner that does not result in the creation of small, isolated holdings of land of limited development potential'*.
- The proposal will comfortably fit within the context of the Major Activity Centre and provides an appropriate built form response that is consistent with the emerging mixed character of the Major Activity Centre.

### 6.2 Is the proposed built form appropriate to its context?

The subject site is located within the Glen Waverley Activity Centre, a mixed-use centre of regional significance that envisages significant change. Simultaneously, there are various policies in the planning scheme that seek to ensure new development is compatible with the existing and preferred future character of an area.

It is important to acknowledge that in areas where change is encouraged by the planning scheme, there will often be perceived tension between the existing character and the emerging character. It is evident from the character of this area that much of the residential land has not been developed in-line with what policy envisages. Immediately the subject site is surrounded by land in Residential Growth Zone, General Residential Zone and Commercial 1 zone to the west. While the existing character does include unit developments in the order of 1-2 storeys, the policy objectives are yet to be fully realised. It can reasonably be anticipated that this area will evolve to include 3 and 4 storey built form and in some instances, higher built form. A change in dwelling typology will also likely occur as a result of the policy objectives to provide for increased density and diversity in the area surrounding the activity centre.

### Height

As noted previously, the site is located within the RGZ, which envisages significant change in line with the highest-order residential zoning of the site.

Whilst the Glen Waverley Activity Centre Structure Plan envisages a preferred development height of 3-4 storeys (which is not mandatory), there is the potential for increased development to occur in specific circumstances. Importantly, whilst Schedule 4 to the RGZ could restrict the overall height of the development, it does not do so, nor do the decision guidelines within the Schedule refer to limiting potential development height. Therefore, it is considered that there is the potential to increase the preferred development height where it can be demonstrated that the proposal will result in an appropriate development outcome.

Accordingly, we note:

- The consolidation of these four lots presents a unique opportunity for the provision of a development that can substantially contribute to the housing availability in this area. The size of the site at 3009square metres, its main road location and the zoning suggest that the site can feasibly accommodate development at a greater intensity than is otherwise suggested or may have been anticipated.
- Notably, Schedule 4 to the RGZ acknowledges the potential challenge of achieving development within the RGZ due to the significant number of small land holdings.
- The minor increase to the preferred height of the proposal is consistent with the relevant decision guidelines of the RGZ, noting:
  - The proposal only exceeds the preferred maximum height (13.5 metres under the RGZ) by 3 metres (16.5 maximum building height to the parapet), noting that the upper storey (fourth floor) is recessive in nature and features large setbacks to all boundaries.
  - The development only exceeds the preferred number of storeys by 1 storey, with the fourth floor only occupying 893.9sqm, which is approximately 29.7% of the total site area, highlighting the minimal extent of the fourth floor built form.
  - The fourth floor provides a different design response through the provision of the more recessive metal cladding materials compared to the brick and concrete materials used across the other levels of the proposal.
  - The proposed fourth floor will have minimal visibility from surrounding private properties and, importantly, High Street Road, noting that between the third and fourth floors, the setbacks will increase as follows:
    - The setback to High Street Road increases from 8 metres to 11.4 metres.

- The side setbacks to the western interface (with respect to the primary walls of each side) will increase from 7 metres to 11.25 metres.
- The side setbacks to the eastern interface (with respect to the primary walls of each side) will increase from 4.5 metres to 9.5 metres.
- The rear setback will increase from 6.5 metres to 9.2 metres.
- Accordingly, the increased setbacks of the fourth floor will ensure that the top level is recessive in form and appearance, and thus will not be prominent when viewed from the surrounds.
- The second and third floors are also recessed from the 2-storey presentation to High Street Road, responding to the existing two-storey form along High Street Road.

### **Built form and Neighbourhood Character**

The proposal is also required to provide a built form and character response that appropriately fits within the site context and the existing and emerging character.

The Glen Waverley Activity Centre Structure Plan identifies the site and area as a key area for residential intensification. Clauses 21.06 (Major Activity and Neighbourhood Centres) and 22.14 (Glen Waverley Major Activity Centre Structure Plan) offer appropriate guidance as to the anticipated built form outcome for the main road and activity centre location.

The proposal will have an appropriate built form and character outcome, noting:

- The development provides an articulated built form response to High Street Road and neighbouring properties through a considered architectural design and high quality detailing.
- The proposal provides a minimum 6-metre street setback to High Street Road – in excess of the suggested 5 metre street setback sought under the Glen Waverley Activity Centre Structure Plan. The articulated façade provides recessive elements and ample opportunity for landscaping within the frontage.
- The front setback generally aligns with the front setback of the property to the west and the separation and building setback on the eastern side of the frontage provides a suitable transition to the dwellings to the east.
- The development provides a two-storey street wall height with recessed upper levels to minimise the presentation of the building to High Street Road. The 2 storey element of the proposal will sit comfortably in the context of the two adjoining properties, with the upper levels being setback an additional 2 metres minimum.
- The development provides an articulated façade response to High Street Road, with four primary vertical elements seeking to retain the streetscape rhythm and presentation to High Street Road.
- The façade response also creates a separation of the extent of built form across the large development site, with the significant recesses of approximately 4.65 metres or greater in depth (and approximately 2.9 – 6.1 metres in width) ensuring that the proposed design appropriately fits within the context of the street.
- The significant setbacks of the fourth floor, in conjunction with the varied materiality (lightweight metal cladding), will result in the fourth floor being a recessive element that is significantly minimised when viewed from the surrounds.
- The proposal achieves a site coverage of 61.5%, which is a good outcome in the context of a major development site within a designated Major Activity.
- The proposal provides generous side and rear setbacks to the east, west, and south of the development ranging with a minimum setback of 3 metres at

ground floor which result in the site sitting comfortably within the site and will comfortably integrate with the surrounds.

- The proposal provides generous and increasing setbacks through the development, with setbacks from 3 metres at ground floor increasing to between 7 and 15 metres at the fourth floor, which will result in a reduced building form.
- The design will be consistent with the intentions of the Glen Waverley Activity Centre Structure Plan, which anticipates and encourages increased, modern development within the structure plan area.
- The development will reduce the extent of hardstand/ground level parking through the provision of the two (2) levels of basement, which assists in providing significant planting opportunities within and around the development.
- The significant setbacks of the basement from each boundary will allow for significant canopy tree planting on the site which currently features low- and medium-value vegetation which is generally low-lying and does not contribute to enhancing the amenity of the neighbourhood.
- The consolidation of the vehicle crossovers will allow the removal of the existing double crossover to 718 and 720 High Street Road and the single crossover to No. 722 High Street Road.
- The design and sitting of the development will provide for equitable development opportunities on surrounding sites due to the generous setbacks afforded.

**Figure 6.1 - Design Response**



Importantly, the consolidation of four large lots on a main road frontage (where the Glen Waverley Activity Centre Structure Plan encourages increased development) represents as a key opportunity to provide a high-quality development proposal that supports the key intentions of the activity centre (a regionally significant area for housing development) while achieving an increased height and comfortably sitting within the context of the Glen Waverley Activity Centre.

### **6.3 Will the proposal have appropriate amenity outcomes?**

#### **Internal Amenity**

The proposal has excellent internal amenity, evidence by the compliance with Clause 58 (BADS) as detailed in Appendix C.

Importantly, the development will provide a variety of high quality communal spaces including:



- Large gym, lounge, theatre, and library facilities at basement level.
- An approximate 167sqm of communal open space in the central courtyard area at ground floor.
- A large 472sqm communal roof terrace that includes a pool and barbecue facilities.

These facilities offer a great variety of excellent amenities to future occupants far in excess of the 172.5sqm of communal open space required to be provided under Standard D7 (noting that the communal open space provided by the development is approximately 3.7 times what is required and does not include the communal facilities provided at basement level).

Further to the above, the proposal will provide excellent internal amenity to each apartment, noting that the apartments feature spacious living areas and bedrooms that exceed the requirements of Standard D24 and balconies to all apartments which commonly offer outlook opportunities (where practical).

The large central recess provided through the design will allow for significant daylight access to the apartments and landscaping opportunities within the development, which will further enhance the amenity afforded to all residents of the development.

### **External Amenity**

#### VISUAL BULK

The proposal seeks to introduce a 5 storey building into a context where there are sensitive residential interfaces. It is important that the proposal does not present as unreasonably visually dominant. Given the policy objectives for the site and the area, the expectation around what an appropriate degree of visual bulk will be will vary compared with other residential areas where less intense built form is encouraged. It is clear through the zoning of the land that in the General Residential Zone and Residential Growth Zone that buildings in the order of 3 – 4 storey are anticipated. The discretionary nature of the RGZ also provides scope for buildings to be higher, where appropriate.

The presentation of the proposed building to adjoining properties falls within reasonable limits in an area where residential growth is encouraged and supported.

It is therefore put that the emerging built form response will be appropriate to the surrounds, noting:

- The existing dwelling at No. 726 High Street Road to the east of the site turns its non-sensitive interface towards the site, with the living spaces generally oriented to the south and east to connect with the secluded private open space areas to the south and east of the dwelling. Accordingly, the proposal will not dominate the primary outlook of the adjoining property and will result in an appropriate visual form.
- The existing dwellings at No. 716 High Street Road and Unit 2, 4 Fernhill Street feature smaller secluded private open spaces along the eastern boundary closer to the subject site. The design of the proposal has sought to increase setbacks to this more sensitive interface, noting that at the third and fourth floors, the setbacks have been increased to 7 metres and 11.25 metres (compared to 4.5 and 9.5 minimum setbacks to the east).
- The southern interface to Barbara Avenue properties has been broken in two through the creation of the 'U' shaped building. The break in built form reduces the length and extent of the building when viewed from the Barbara Avenue properties, which combined with the significant side and rear setbacks of the built form, will ensure that the proposal is not dominant when viewed from the southern interface.
- The use of a strong mix of building materials and finishes provides articulation between levels and will ensure that the top level (fourth level) will be recessive

in nature through the provision of a lighter metal cladding material as opposed to the brick and concrete materials used through the remaining levels of the development.

- The cut-outs and varying setbacks to all elevations will break up the building mass to the High Street Road frontage and the adjoining residential properties.
- The significant landscaping opportunities within the site frontage, the side and rear boundaries, at balcony levels facing High Street Road, and within the central recess at the rear of the development will result in a softening of the appearance of the development when viewed from the surrounding properties and from the public realm.

Further, while the proposal is not subject to Standard B17, the proposal does generally meet the setback requirements of B17, with some minor variations required at the third and fourth level.

#### OVERLOOKING

The proposed development includes appropriate screening to first and second floor habitable windows and balconies where the site is within 9 metres of sensitive areas of the adjoining properties.

Due to the height and distance from the adjoining properties, screening to the third floor and above has been appropriately minimised. Further, whilst the proposal is not subject to Standard B22, the proposal provides sufficient screening and setbacks throughout the development to ensure that overlooking to the surrounds is appropriately minimised.

#### OVERSHADOWING

The development will not result in any unreasonable overshadowing of secluded private open space areas on abutting land.

Specifically, we note:

- No. 716 High Street Road and Unit 2, 4 Fernhill Street (western property abuttal) will only receive one hour of additional shadow at 9am. While there will be some very minor additional shadow at 10am, this will barely be discernable given there is such a negligible difference.
- No. 726 High Street Road (eastern property abuttal) is oriented to have its' secluded private open space to the eastern and southern side of their property. The proposal will only result in additional shadow into the secluded private open space to the south of the building at 3pm, with the proposal not overshadowing any of the secluded private open space for the remainder of the day between 9am and 2pm.
- No's 1, 3, 5, and 7 Barbara Avenue will receive some minor overshadowing between 9am and 1pm, however given the size of the SPOS of each property, the overshadowing will not compromise the amenity provided by the SPOS.

Given the above, the proposal will result in acceptable external amenity outcomes given the context of the site within the Glen Waverley Activity Centre.

## 7 Conclusion:

The site represents an appropriate candidate for furthering the urban consolidation objectives set out in both State and Local sections of the Monash Planning Scheme and provides opportunity for increased housing diversity and the more efficient use of existing services, facilities and infrastructure in an appropriate location.

The proposed development presents a site responsive design that has appropriate regard to the site's specific interfaces, does not detract from the emerging character of the area, supports the intentions of the Glen Waverley Activity Centre, and has no substantial impact on neighbouring properties by way of overshadowing, overlooking or visual bulk.

In our view, the design will enhance the emerging character of the area and will not unreasonable impact on the amenity of adjoining properties or nearby buildings.

For all the reasons contained in this report it is respectfully requested that Council support this application.

**Ratio Consultants Pty Ltd**

# Appendix A Certificate of Title



**Subject Site:**

**Figure 7.1 - 718 High Street Road**



**Figure 7.2 - 720 High Street Road**



Figure 7.3 - 722 High Street Road



Figure 7.4 - 724 High Street Road



**Surrounds:**

**Figure 7.5 - 716 High Street Road**



**Figure 7.6 - 726 High Street Road**



Figure 7.7 - View west along High Street Road towards Glen Waverley Shopping Centre



Figure 7.8 - View east along High Street Road





# Appendix C Clause 58 Assessment:



PROVISION	STANDARD	OBJECTIVE	EXPLANATION
Standard D1 of Clause 58.02-1 'Urban context objectives'	✓	✓	Please see report for details.
Standard D2 of Clause 58.02-2 'Residential policy objectives'	✓	✓	Please see report for details.
Standard D3 of Clause 58.02-3 'Dwelling diversity objective'	✓	✓	The development provides a mix of 2, 3, and 4-bedroom dwellings to ensure that an appropriate mix of dwellings and dwelling sizes is provided by the development.
Standard D4 of Clause 58.02-4 'Infrastructure objectives'	✓	✓	The development will be connected to the appropriate services.
Standard D5 of Clause 58.02-5 'Integration with the street objective'	✓	✓	The development appropriately integrates with the street through the provision of vehicle access at the north-east corner of the site and through providing appropriate front fencing and pedestrian access into the site.
Standard D6 of Clause 58.03-1 'Energy efficiency objective'	✓	✓	The proposal has been oriented and designed to maximise the energy efficiency of the development.
Standard D7 of Clause 58.03-2 'Communal open space objectives'	✓	✓	The proposal is for 69 apartments, therefore a provision of 172.5sqm of communal open space is required, with communal open space of 472sqm provided at rooftop level. The proposal meets the objective and standard.
Standard D8 of Clause 58.03-3 'Solar access to communal outdoor open space objective'	✓	✓	The development is provided with communal open space at rooftop level, which will receive significant solar access in accordance with the objective and standard.

Standard D9 of Clause 58.03-4 'Safety objective'	✓	✓	The development has been designed to provide for the safety and security of residents and the property, noting that entrances are visible, planting is located appropriately, and the design has provided for internal lighting and surveillance opportunities.
Standard D10 of Clause 58.03-5 'Landscaping objectives'	✘	✓	<p>The proposal provides a significant number of trees and significant vegetation across the development site within the designated activity centre in accordance with the objective.</p> <p>While the proposal does not provide deep soil planting exceeding 6 metres in width, the proposal does provide deep soil planting covering 22.6% of the site area (681sqm) for greater than 3 metres in width. This is far in excess of the preferred 15% of site area normally required and the 7% of site area now required given the retention of the large Lily Pilly (Tree 17).A comprehensive landscape design is proposed, as shown on the landscape plan prepared by John Patrick Landscape Architects.</p>
Standard D11 of Clause 58.03-6 'Access objective'	✓	✓	<p>The proposal provides one double crossover (of 7.15 metres in width) to High Street Road. With the site frontage to High Street Road totalling 67.11 metres, the vehicle access to the site makes up less than 33% of the site frontage to High Street Road (10.65%) in accordance with the standard.</p> <p>The revised crossover will result in the removal of the other crossovers on the site.</p>
Standard D12 of Clause 58.03-7 'Parking location objectives'	✓	✓	Car parking is provided at basement level which is accessed via a double crossover and will be appropriately located and accessed as to ensure that residents will be protected from vehicular noise.
Standard D13 of Clause 58.03-8 'Integrated water and stormwater objectives'	✓	✓	The proposal will appropriately allow for the retention of stormwater on the site.
Standard D14 of Clause 58.04-1 'Building setback objectives'	✓	✓	The building is appropriately sited and designed through varied setbacks along each elevation, significant breaks in the building form, and significantly recessed upper levels as to ensure that the proposal minimises direct views to the surrounds and to ensure that all dwellings achieve appropriate daylight access.
Standard D15 of Clause 58.04-2 'Internal views objectives'	✓	✓	The development seeks to minimise internal views to the private open space areas and habitable windows of dwellings within the development through recessed building forms restricting downward views, the significant built form break to the rear of the site (a minimum break of 10 metres), the positioning and orientation of windows and balconies, and appropriate internal screening.
Standard D16 of Clause 58.04-3 'Noise Impacts objective'	✓	✓	The development has been appropriately designed to minimise noise impacts to the dwellings.

Standard D17 of Clause 58.05-1 'Accessibility objective'	✓	✓	The dwellings are appropriately designed to meet the accessibility needs of people with limited mobility, with 40 dwellings designed to provide appropriate access to those with limited mobility, in accordance with the standard and objective.
Standard D18 of Clause 58.05-2 'Building entry and circulation objectives'	✗	✓	The building and all dwellings are provided with a sense of identity and allow for the safe and efficient movement of residents.  The second and third floor corridors of the development are not provided with natural light and ventilation, however the design does seek to provide windows and natural lighting to all levels excluding the second and third floors.
Standard D19 of Clause 58.05-3 'Private open space objective'	✗	✓	All dwellings are provided with private open space (POS) areas for each dwelling to allow for the recreational needs of the residents.  All apartments are provided with sufficient POS in accordance with the Standard, excluding G11 – G14, which are provided with less than 15sqm of POS that is less than 3m in width.  The minor variations to the private open spaces of each dwelling are appropriate given the significant communal open space offerings provided adjacent to these dwellings at ground level, as well as the significant communal amenities and open space provided at basement and roof level respectively.
Standard D20 of Clause 58.05-4 'Storage objective'	✓	✓	All dwellings will be provided with sufficient storage. Should specific details of the storage be required, it is requested that this be considered as a condition of permit.
Standard D21 of Clause 58.06-1 'Common property objective'	✓	✓	The development has clearly separated communal spaces from private spaces.
Standard D22 of Clause 58.06-2 'Site services objectives'	✓	✓	The mailboxes and site services are located within easy access of the street frontage.
Standard D23 of Clause 58.06-3 'Waste and recycling objectives'	✓	✓	Waste and recycling services will be appropriately located within the basement of the development. A Waste Management Plan has been prepared by Leigh Design to accompany the application.
Standard D24 of Clause 58.07-1 'Functional layout objective'	✓	✓	All bedrooms and living areas will be of the appropriate minimum widths and areas in accordance with the requirements of the standard and will provide a functional layout in accordance with the objective, as shown on all floor plans.
Standard D25 of Clause 58.07-2 'Room depth objective'	✓	✓	Single aspect habitable rooms are provided with external windows, provide sufficient floor to ceiling heights, and are no greater than 9 metres in depth to ensure that they all receive adequate daylight in accordance with the standard and objective.

Standard D26 of Clause 58.07-3 'Windows objective'	✓	✓	All habitable rooms will receive adequate daylight in accordance with the standard and objective.
Standard D27 of Clause 58.07-4 'Natural ventilation objective'	✓	✓	The development will achieve appropriate cross-ventilation within the dwellings.