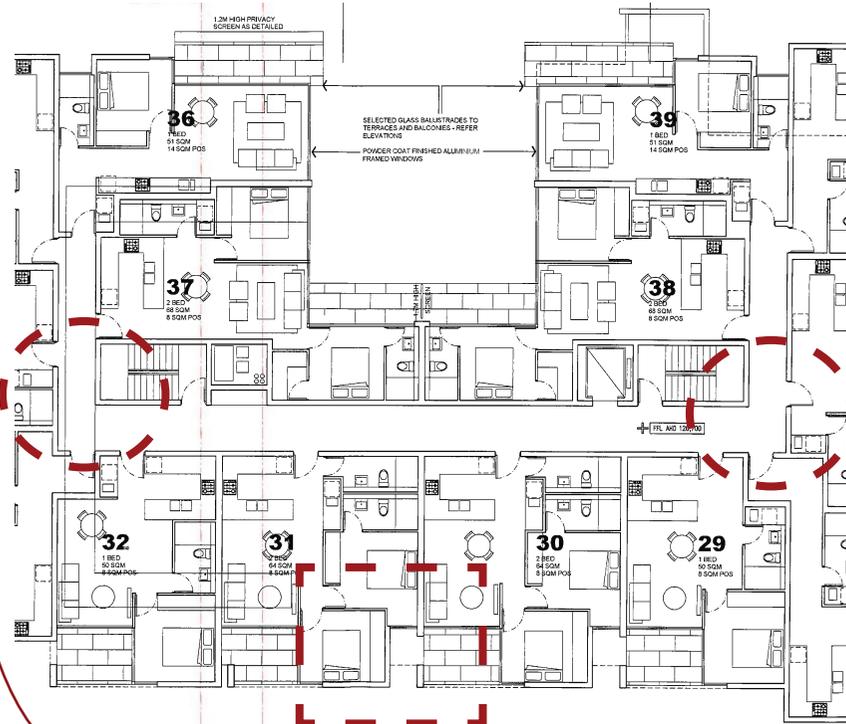


INTERNAL AMENITY

PERMIT APPLICATION

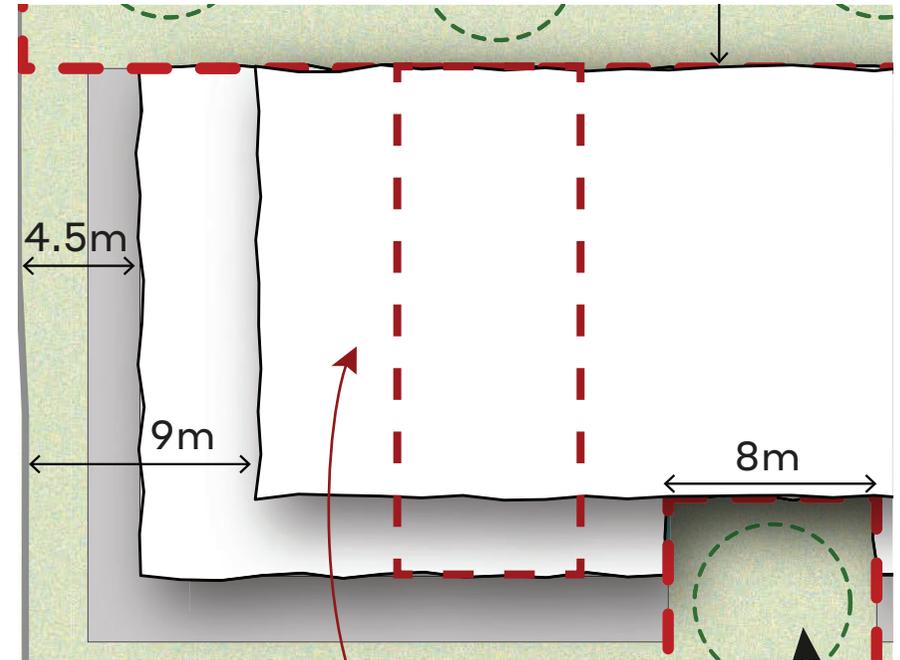


Cl. 58.05-2 Building Entry and Circulation Objectives- This internal building layout does not comply with Standard D18 - Provide corridors with at least one source of natural light and natural ventilation

Cl. 58.07-3 Windows Objective - Snorkel windows with a depth greater than 1.5 times the width and not clear to the sky does not comply

PROPOSED BUILT FORM STANDARDS

(with Cl. 58 requirements)



Building Depth of a maximum of 20m ensures compliance with Clause 58 Internal Amenity

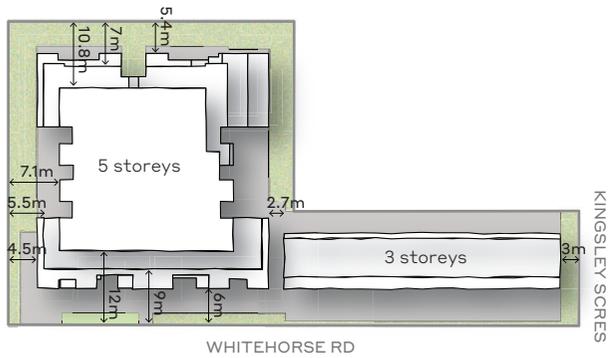
GROSS FLOOR AREA (GFA)

GFA - 3,940m²

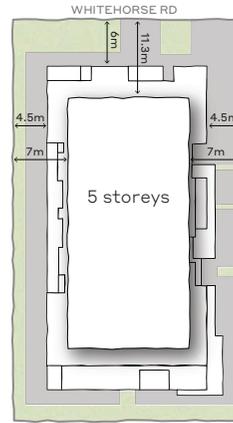
GFA - 4,994m²

EXISTING PERMITS

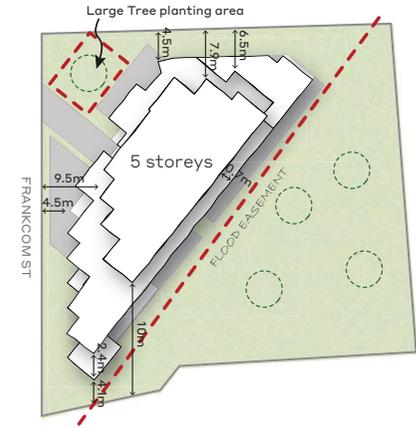
801 WHITEHORSE ROAD, MONT ALBERT



40 WHITEHORSE ROAD, BLACKBURN



9 FRANKCOM STREET, BLACKBURN

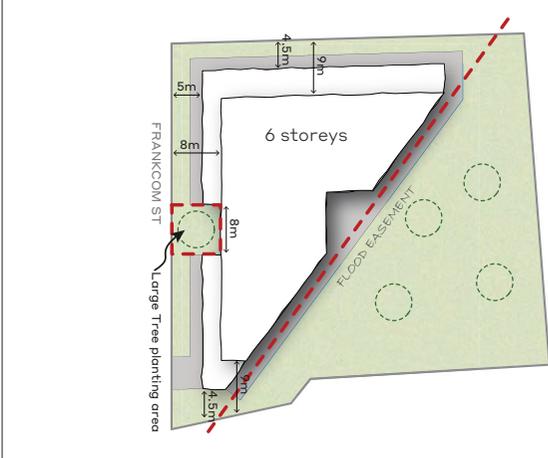
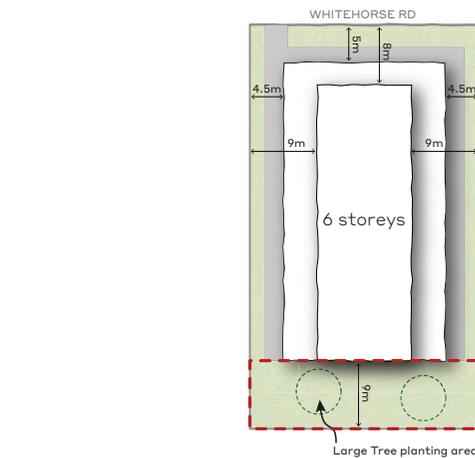
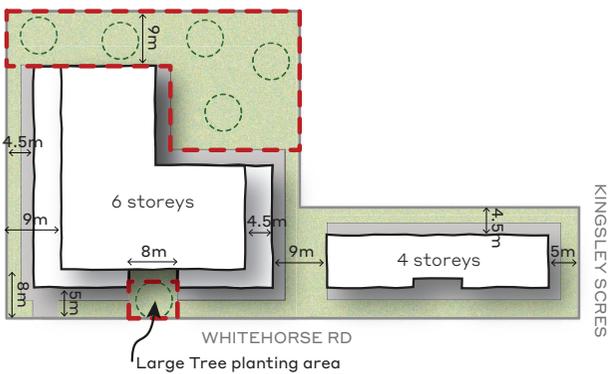


Site Coverage -	1,522m ² (47%)
Open Space -	1,614m ² (49%)
Large Tree Area -	0m ² (0%)
GFA -	6,321m ²

Site Coverage -	917m ² (56%)
Open Space -	585m ² (35%)
Large Tree Area -	0m ² (0%)
GFA -	3,727m ²

Site Coverage -	520m ² (15%)
Open Space -	2,380m ² (72%)
Large Tree Area -	*easement allows for significant area for large tree planting
GFA -	4,253m ²

PROPOSED STANDARDS FOR TESTING



Site Coverage -	1,400m ² (43%)
Open Space -	1,675m ² (52%)
Large Tree Area -	774m ² (24%)
GFA -	7,134m ²

Site Coverage -	850m ² (51%)
Open Space -	769m ² (47%)
Large Tree Area -	275m ² (17%)
GFA -	4,314m ²

Site Coverage -	1,123m ² (34%)
Open Space -	2,198m ² (66%)
Large Tree Area -	*easement allows for significant area for large tree planting
GFA -	6,130m ²

Development Opportunities within the Residential Growth Zone

The built form testing demonstrates that a minimum site size is required in order to develop the sites with buildings over 4 storeys in height. Specifically a minimum frontage of 30 metres and a minimum depth of 35 metres (1,050m²) is required.

It is advised that the analysis to follow does not consider the potential for site consolidation, which could occur.

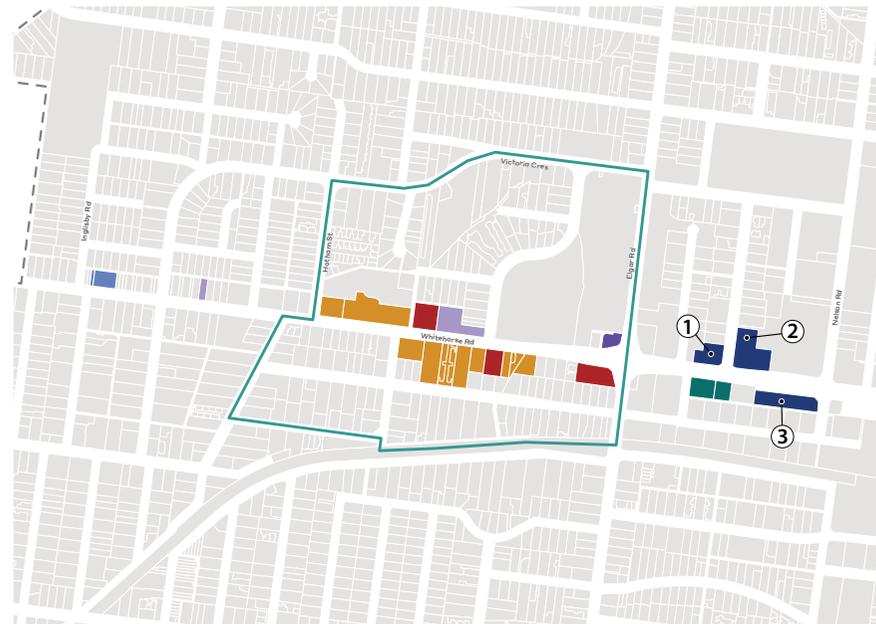
Study Area 1: Permits, Development Sites & Constrained Sites

Study Area 1 includes permitted development of 5 storeys in height, and is adjacent to Box Hill Institute and developments which are taller, including an approved development (WH/2016/1109) to the corner of Whitehorse Road and Elgar Road, in the Commercial 1 Zone, which is 16 storeys (51.4 metres) in height.

This study area includes a number of development sites, which due to their fragmented nature (ie. multi units or apartments on site) are less likely to be redeveloped.

The development opportunities, given the extent of existing development is limited, however it is advised that the maps below do not consider the potential for site consolidation, which could occur.

The adjacent diagrams demonstrate what the proposed development could look like adjacent to the existing permit and adjacent Neighbourhood Residential Zone.



LEGEND	
Permit Approvals - yet to be developed	
[Light Blue Box]	4 storeys
[Light Purple Box]	5 storeys
[Medium Purple Box]	15-20 storeys
[Dark Blue Box]	20-25 storeys
[Dark Teal Box]	25-30 storeys
[Dark Blue Box]	+31 storeys
[Circle 1]	36-37 storeys
[Circle 2]	18-37 storeys
[Circle 3]	26-36 storeys
[Red Box]	Potential development sites (without requiring consolidation)
[Orange Box]	Sites with existing development (apartment typologies or 5 or more dwellings per lot)

26 Study Area 1 - Permits, development sites and sites with existing medium to large scale development

AXO diagrams depict large tree planting areas only. Smaller trees and shrubs could be provided in other landscaping areas.

Study Area 2: Permits, Development Sites & Constrained Sites

Study Area 2 includes permitted development 5 storeys in height.

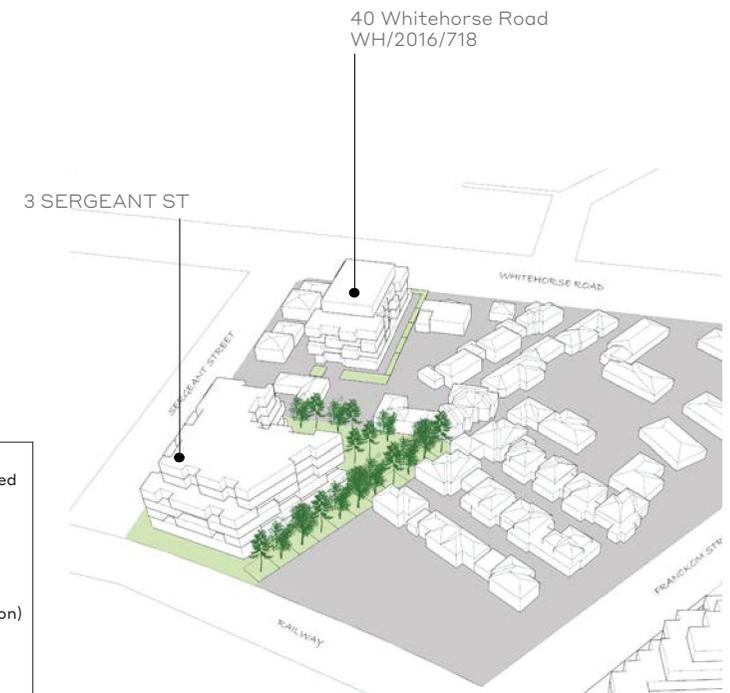
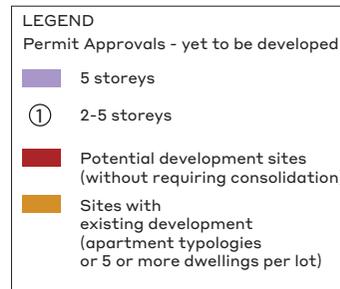
This study area includes a number of development sites which due to their fragmented nature (ie. multi units or apartments on site) are less likely to be redeveloped.

The development opportunities, given the extent of existing development is limited, however it is advised that the maps below do not consider the potential for site consolidation, which could occur.

The adjacent diagrams demonstrate what the proposed development could look like adjacent to the existing permit and adjacent developments.



27 Study Area 2 - Permits, development sites and sites with existing medium to large scale development



AXO diagram depicts large tree planting areas only. Smaller trees and shrubs could be provided in other landscaping areas.

Study Area 2 Cont.: Permits, Development Sites & Constrained Sites

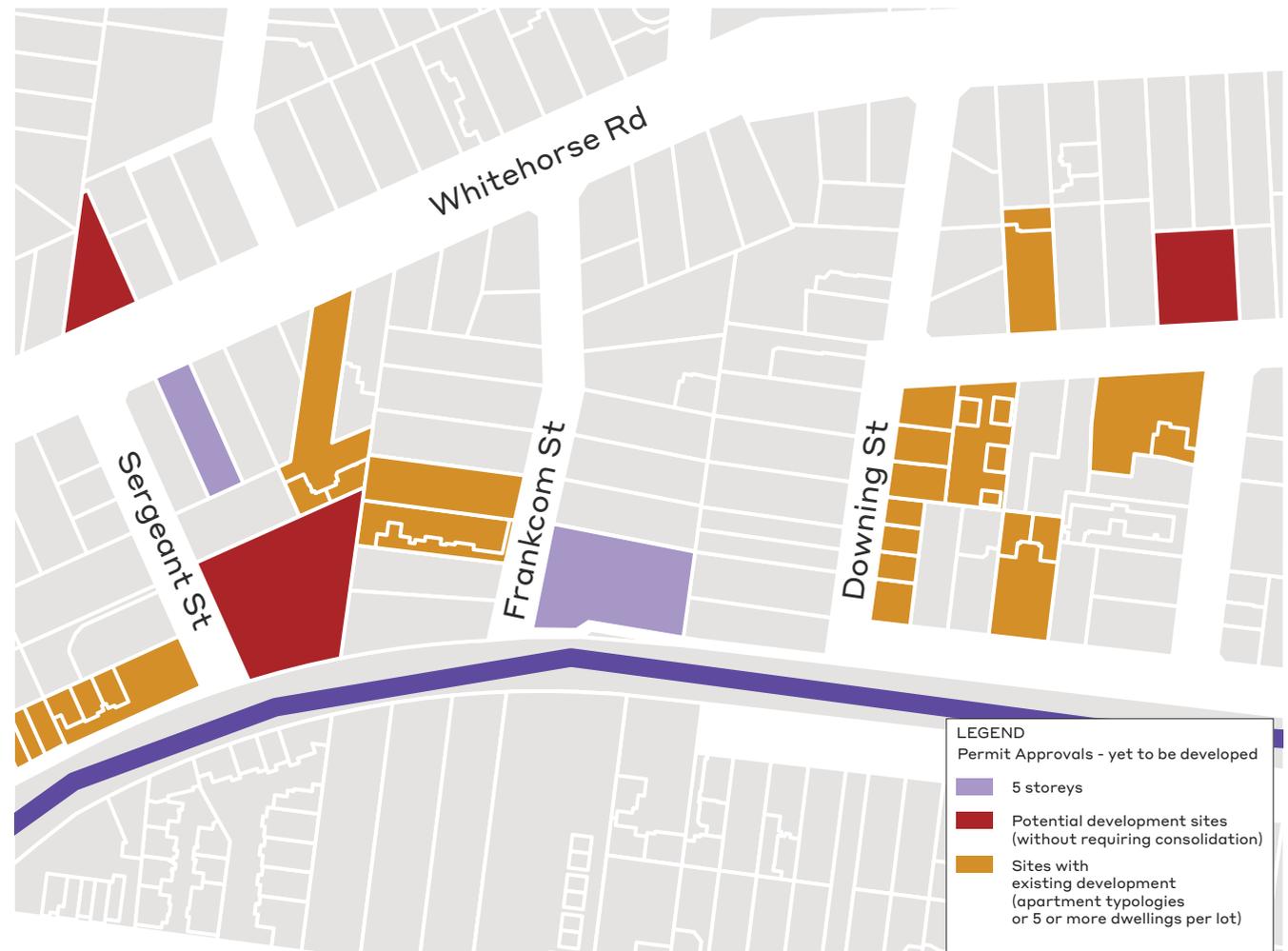
Frankcom Street

The site testing for Frankcom Street and the analysis demonstrates that there are sites that are already developed and there are limited remaining development opportunities without consolidation.

In addition the introduction of Clause 58 to the planning scheme has introduced additional requirements that will improve the outcome for the remaining site/s. Therefore change to the built form requirements for this area are not warranted.

Strategically given the street's close proximity to transport, it should remain within the Residential Growth Zone however, resolution of vehicle turns at the end of the street and improved access to the railway is required.

Resolution of this issue will require investigation to determine whether a turning circle can be accommodated on public land or whether a portion of private land would be required. There may be an opportunity to negotiate an outcome in the latter circumstance.



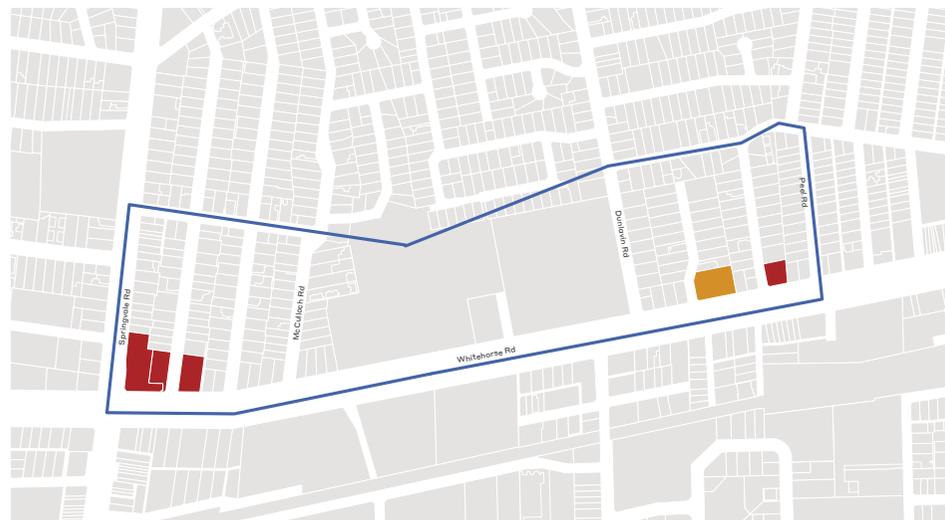
28 Frankcom St - Permits, development sites and sites with existing medium to large scale development

Study Area 3: Development Sites & Constrained Sites

Study Area 3 includes no existing permits or permit applications.

The development opportunities, given the required lot size is limited, however it is advised that the maps below do not consider the potential for site consolidation, which could occur.

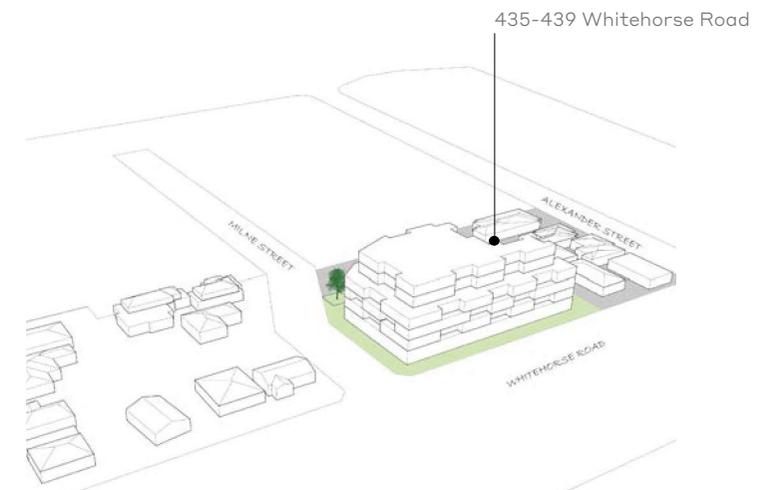
The adjacent diagrams demonstrate what the proposed development could look like adjacent to the existing permit and adjacent General Residential Zone.



LEGEND

- Potential development sites (without requiring consolidation)
- Sites with existing development (apartment typologies or 5 or more dwellings per lot)

29 Study Area 3 - Development sites and sites with existing medium to large scale development



AXO diagrams depict large tree planting areas only. Smaller trees and shrubs could be provided in other landscaping areas.

Study Area 4: Permits, Development Sites & Constrained Sites

Study Area 4 includes permitted developments of 5 and 6 storeys in height, and is adjacent to Tally Ho Activity Centre and Burwood Heights Activity Centre, where proposed development (WH/2017/646) is 10 storeys in height (31 metres).

This study area includes a number of development sites which due to their fragmented nature (ie. multi units or apartments on site) are less likely to be redeveloped.

There are development opportunities available along the Burwood Highway corridor, however it is advised that the maps below do not consider the potential for site consolidation, which could occur.



30 Study Area 4 - Permits, development sites and sites with existing medium to large scale development