



WELCOME TO APAA'S SEMINAR

WE WILL START FROM **6:00 PM**

Supporting Partner



Venue Partner



Event Partners



Annual Sponsors





APAA x ABPA Vic Workshop

ResCode: Reform & Implementations:

Wednesday *30th April 2025*, (6:00pm - 9:00pm)

Level 53 / 525 Collins St, Melbourne VIC 3000 (*Jinding*)

Supporting
Association



Event Sponsors



ratio:



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Panel Speakers



Antry Lau

Founder of
Jesse Ant Architects



William Bromhead

CEO of
Ratio Consultants

Workshop Facilitator



Klare Zhang

Principal Planner at Whittlesea City Council
Executive Committee of APAA

Australasia Property Advisory Association

Established 2018



AUSTRALASIA
PROPERTY ADVISORY
ASSOCIATION

“We are a not-for-profit organization creating a community of multidisciplinary local and international leaders dedicated to fostering collaborations and contributing to the sustainable growth of Victoria's property industry.”



Masterclass



Exclusive Dinner



Professional Seminar



Social Events



Charity Supporting





Masterclass



Exclusive Dinner



Professional Seminar



53

Speakers



51

Events



648

Companies

1150

In Community



Social Events



Charity Supporting

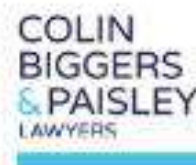


Our Team

APAA ANNUAL SPONSORS



APAA PARTNERS



APAA SUPPORTING SPONSORS



Max Lam
Chairman



Shaun Cheng
President



Trevor Du
Vice-President



Kevin Li
Vice-President



Tze Chiang Goh
Executive Committee



Ray Wang
Executive Committee



Hui Li
Executive Committee



Klare Zhang
Executive Committee



Elsa Li
Executive Committee



Ryan Li
Executive Committee



Fanny Lu
Executive Committee



Ying Lee
Operations Coordinator



Enya Loo
Marketing Coordinator



www.abpavic.org.au

Level 2, 830 Whitehorse Rd

Box Hill VIC

200+

Corporate Members

5000+

Community Mates

2000+

Projects

92%

Asian Background

Developers | Builders | Trades | Suppliers | Consultants

ABPA

维州建筑协会

From July 2023, ABPA has organized **30+** events. We are not only a platform for **Business Networking and Fostering Collaboration**, but also a source of industry-specific policy updates and knowledge for our Asian Building Community.

Serving as a bridge, we aim to help our members gain a larger market share and greater influence in the local market. Our professionalism and dedication have been recognized by various sectors of society. ABPA has established strategic partnerships with **Master Builders Victoria** and **The Canton Fair** and we actively maintain communication with **various councils and state government departments**.





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Klare Zhang

Principal Planner at Whittlesea City Council
Executive Committee of APAA



Our Panelist

William Bromhead

CEO at Ratio Consultants

Townhouse and Low-Rise Code

ratio:

APAA Professional Workshop:
RESCODE: Reform and Implementations

Townhouse and Low- Rise Code

APAA_April 2025

ratio:



Acknowledgement of Country

We acknowledge the Traditional Owners of the land on which we meet today.

We also pay our respects to Elders past, present and emerging.

ratio:

Meet the Team



William
Bromhead
CEO



Angela
Mok
Associate

Ratio is an independent voice and a trusted partner in;

- Planning
- Transport
- Urban Design
- Waste Management
- Landscape Architecture

We support change through projects that shape cities, neighbourhoods and places.



ratio:

New Residential Codes

Clause 55 – Townhouse and Low-Rise Code (multi-unit development)

Clause 57 –
4-Storey Apartment Standards

Residential zones	Single dwelling	Clause 54 standards	Performance based assessment
	Townhouse and Low-Rise Apartments (up to 3 storeys)	Clause 55 standards	Deemed to comply
	Apartments (4 storeys)	Clause 57 standards	Performance based assessment
	Apartments (5 or more storeys)	Clause 58 standards	Performance based assessment
Other zones	Apartments	Clause 58 standards	Performance based assessment

ratio:

What's Changed?

All Clause 55 standards now
Deemed to Comply.

Subjective neighbourhood
character deleted.

If a proposal complies with all
standards, a permit must be
granted.



ratio:

Notice & Review

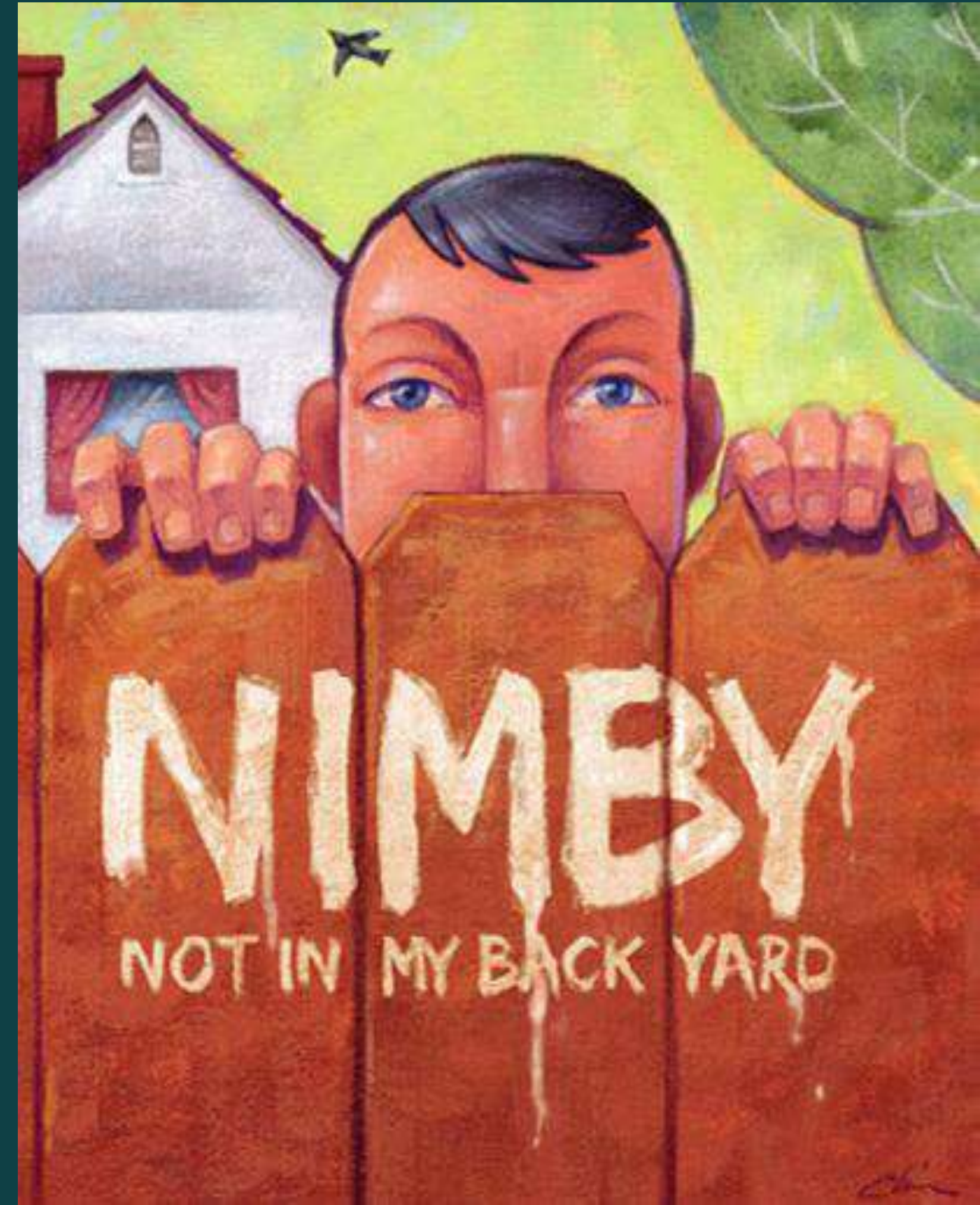
- Advertising still required.
 - Council must consider all objections as per the P&E Act.
 - Objectors cannot appeal a scheme to VCAT that is compliant with the applicable standards.
-



ratio:

Applicable standards include:

- Street setback (B2-1)
- Building height (B2-2)
- Side and rear setbacks (B2-3)
- Walls on boundaries (B2-4)
- Site coverage (B2-5)
- Access (B2-6)
- Tree canopy (B2-7)
- Front fence (B2-8)
- Daylight to existing windows (B4-1)
- Existing north-facing windows (B4-2)
- Overshadowing of SPOS (B4-3)
- Overlooking (B4-4)
- Overshadowing of domestic solar energy systems (B5-2)



ratio:

No Longer In Play

Neighbourhood character*

Residential policy

Infrastructure

Common property

Communal open space

External wall materials



ratio:

Overlays & Zone Schedules

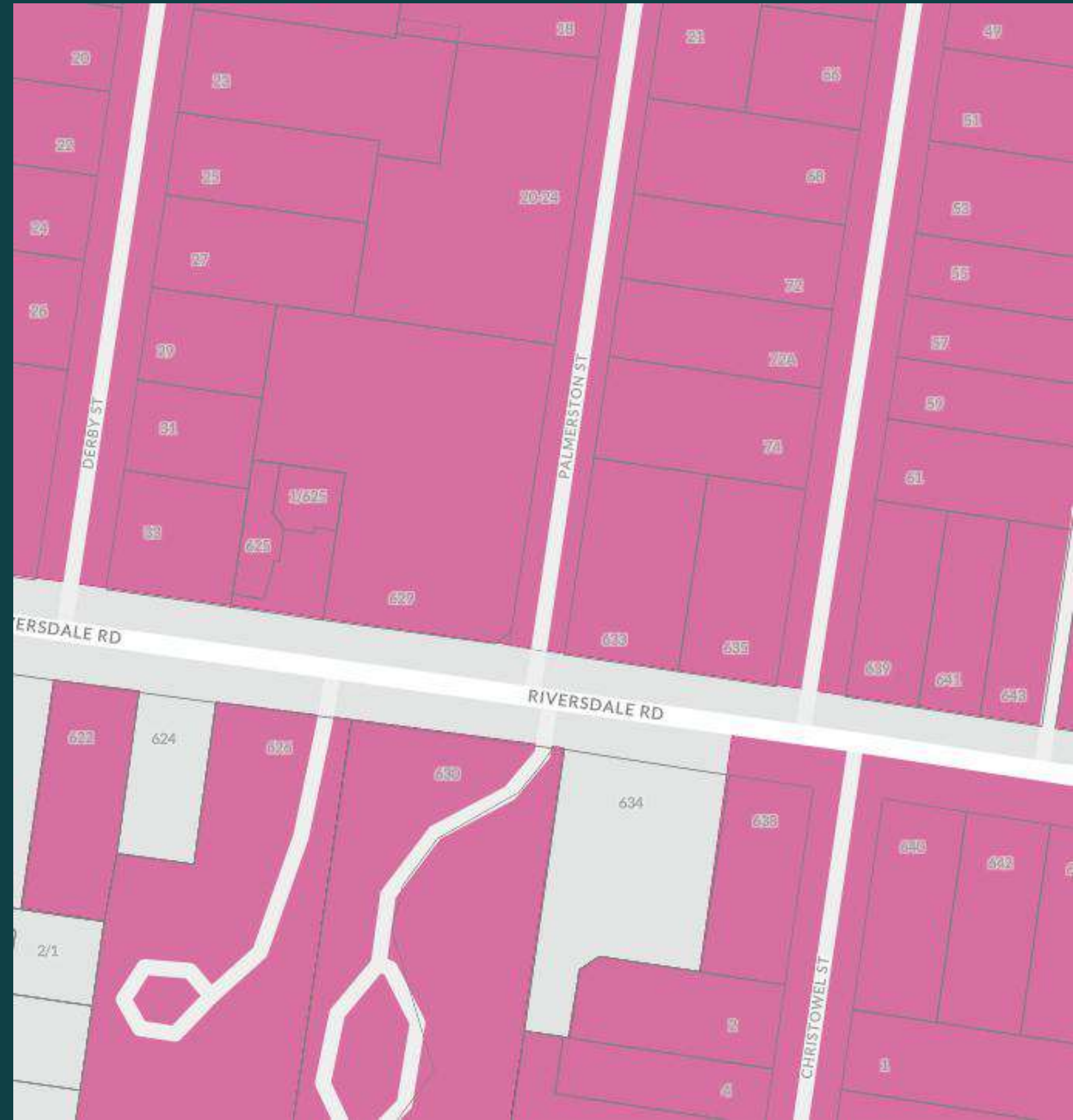
Overlays will still apply and operate in the normal way (ie notice and 3rd party appeal rights).

If a Neighbourhood Character Overlay or other overlays modify a standard then the modified standard applies.

Zone schedule variations limited to:

- Street setback (Standard B2-1)
- Site coverage (Standard B2-5)
- Front fence (Standard B2-8)
- Private Open space (Standard B3-5)

The variations must be more permissive e.g. street setback 5m instead of 6m.



Previous Whitehorse NRZ1

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Maximum 40%
Permeability	A6 and B9	Minimum 40%
Landscaping	B13	Provision of at least two canopy trees per dwelling that have the potential of reaching a minimum mature height of 12 metres. At least one of those trees should be in the secluded private open space of the dwelling. The species of canopy trees should be native, preferably indigenous.
Side and rear setbacks	A10 and B17	A new building not within 200mm of a boundary should be set back from side and rear boundaries 1.2 metres, plus 0.3 metres for every height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre over 6.9 metres.
Walls on boundaries	A11 and B18	No walls to be constructed on boundaries.
Private open space	A17	A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 35 square metres and a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
	B28	A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space at the side or rear of the dwelling or residential building within a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1 metre in 'other streets'. None specified for streets in Road Zone Categories 1 and 2.

Current Whitehorse NRZ1

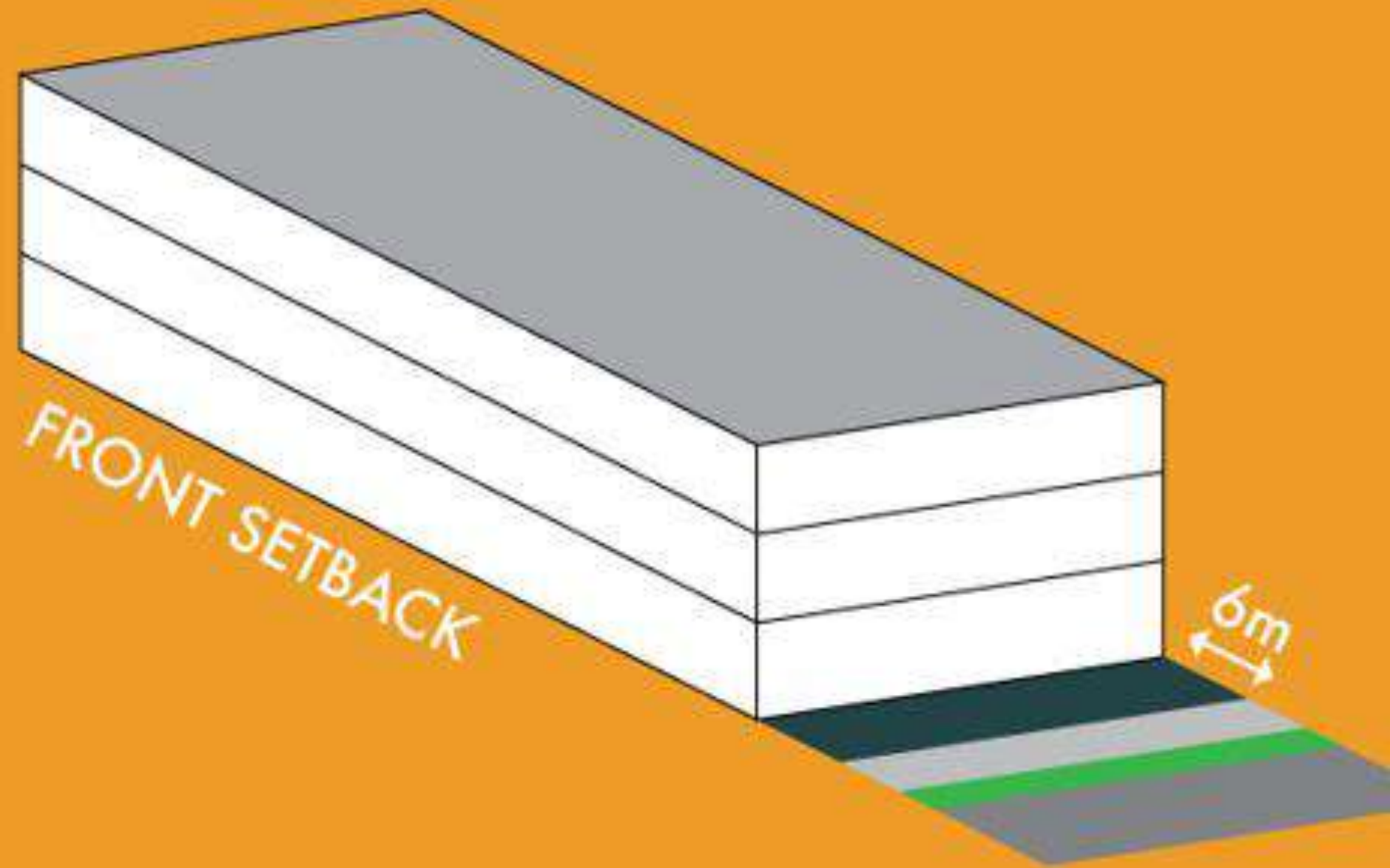
	Standard	Requirement
Minimum street setback	A3	None specified
	B2-1	None specified
Site coverage	A5	Maximum 40%
	B2-5	None specified
Permeability	A6	Minimum 40%
Side and rear setbacks	A10	A new building not within 200mm of a boundary should be set back from side and rear boundaries 1.2 metres, plus 0.3 metres for every height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre over 6.9 metres.
Walls on boundaries	A11	No walls to be constructed on boundaries.
Private open space	A17	A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 35 square metres and a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
	B3-5	None specified
Front fence height	A20 and B2-8	A front fence within 3 metres of a street should not exceed 1 metre in 'other streets'. None specified for streets in Road Zone Categories

ratio:

Street Setback

No longer the average.

The lesser front wall on an abutting allotment or 6m, whichever is the lesser.



ratio:

Side & Rear Setbacks

Two options to choose from:

Meet the existing Standard B17 setbacks;
OR

set back 3m up to a height of 11m and
4.5m for over 11m

set back 6m up to a height of 11m and 9m
for over 11m (from a south boundary)

Diagram B2-3.1 Side and rear setbacks

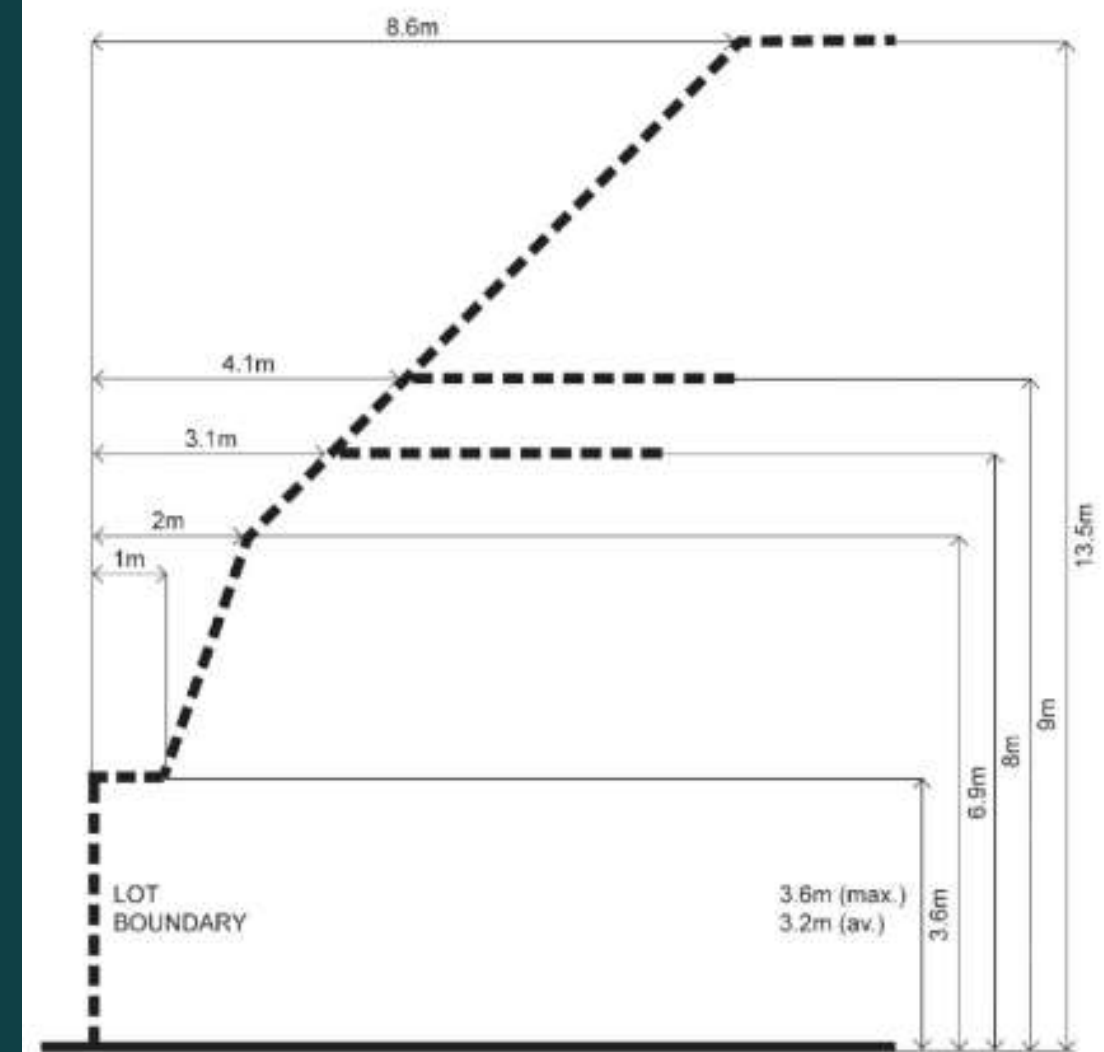
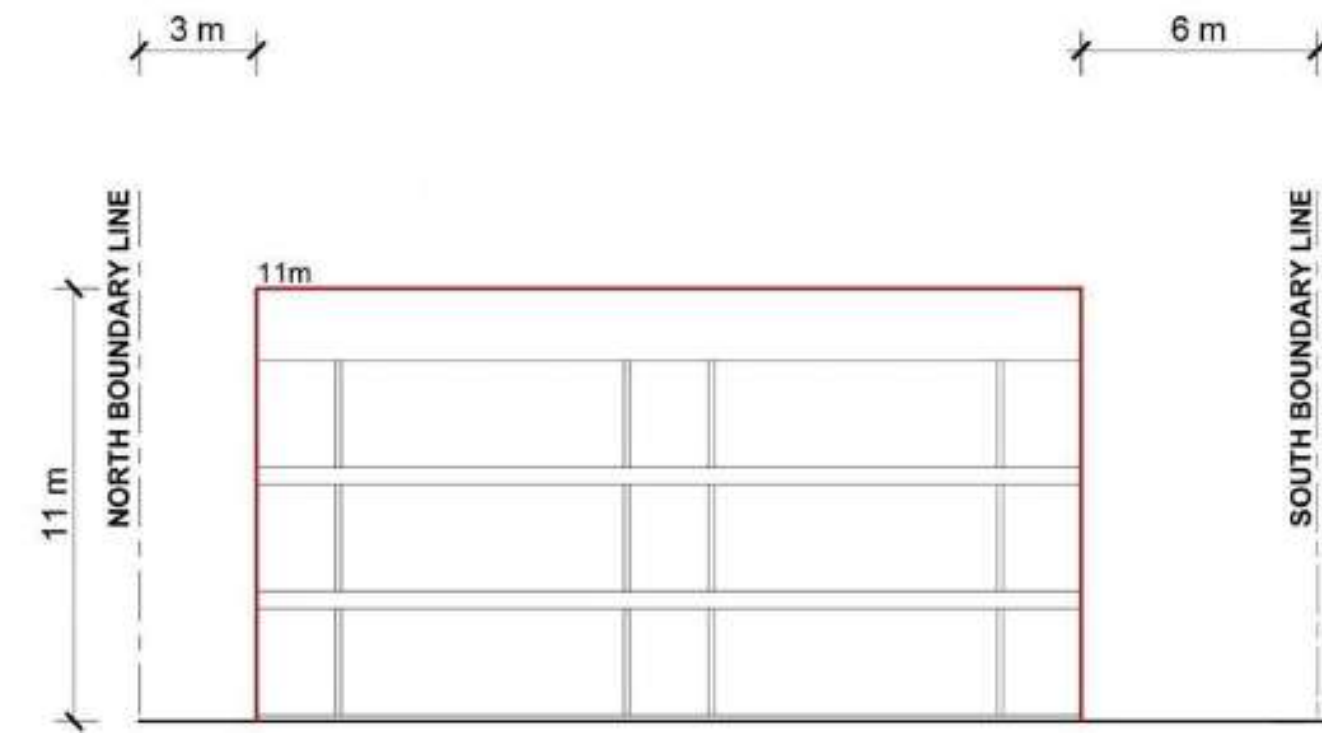


Diagram B2-3.2 Side and rear setbacks



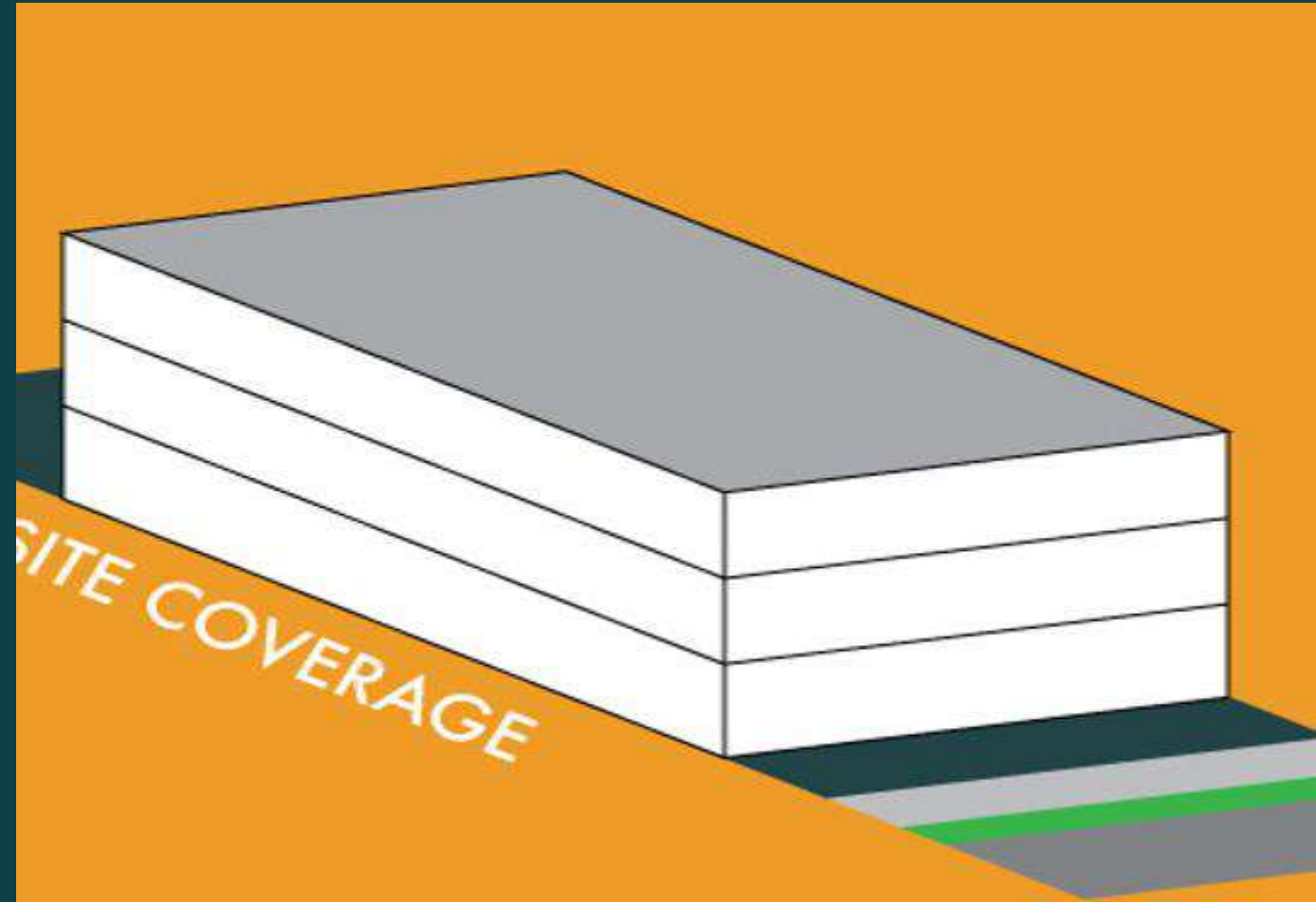
ratio:

Site Coverage

Neighbourhood Residential Zone
and Township Zone 60%

General Residential Zone 65%

Residential Growth Zone, Mixed
Use Zone and Housing Choice
and Transport Zone 70%



ratio:

Tree Canopy

Tree canopy cover requirement
10% for sites <1,000sqm; and
20% for site >1,000sqm.

A landscape plan and tree
canopy plan is required to
accompany the application. |



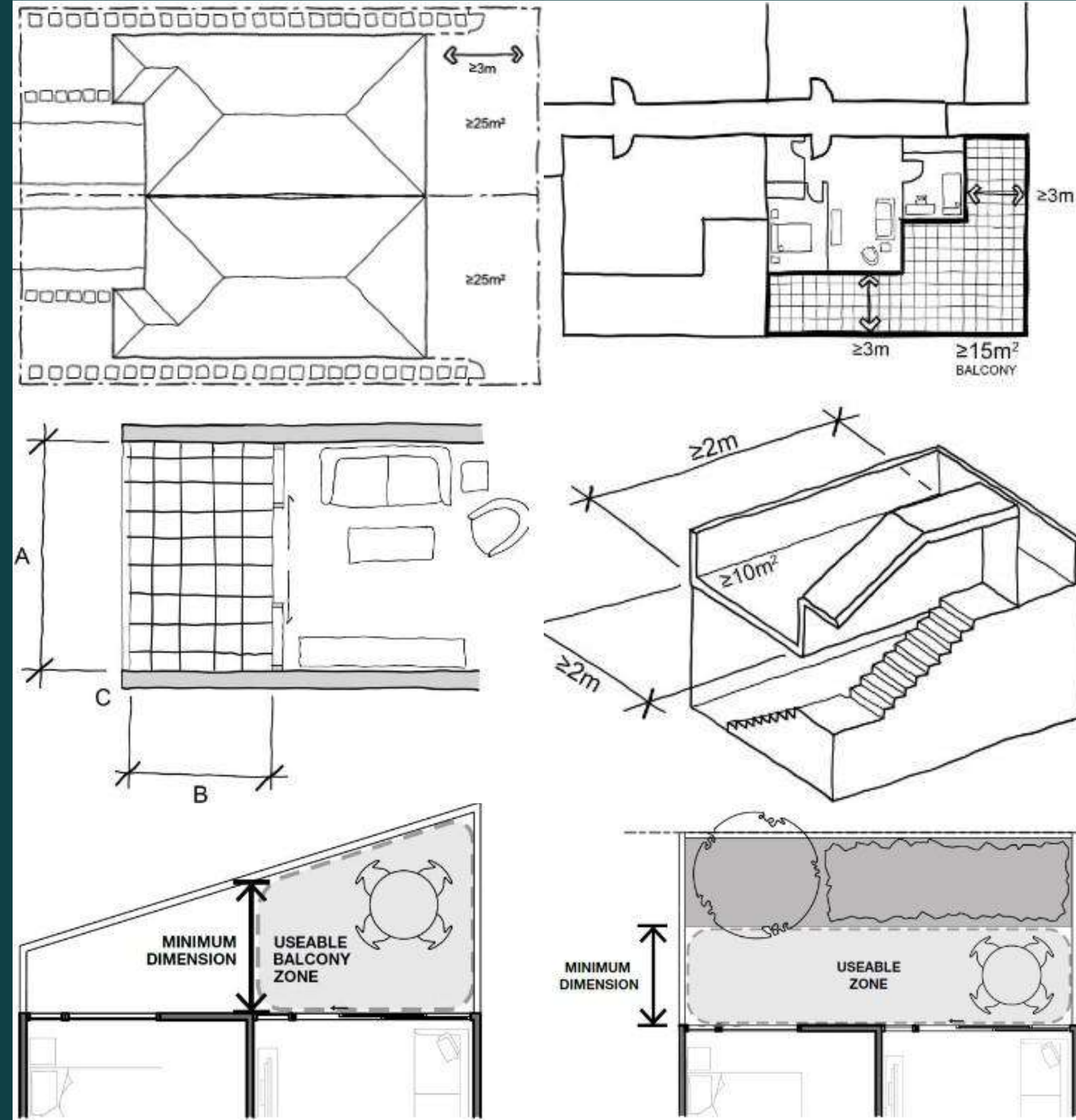
ratio:

Private Open Space

POS reduced from 40sqm to 25sqm at ground level (3m width).

SPOS can be provided at ground level, balconies, terraces, on roof with varying dimensions.

If heating and cooling units located in SPOS +1.5sqm.



ratio:

Overshadowing

Reduced the requirement from 75% or 40sqm (whichever is the lesser) to:

50% of adjoining secluded private open space or 25sqm with 3m width (whichever is the lesser) for a minimum of 5 hours between 9am and 3pm during the equinox.

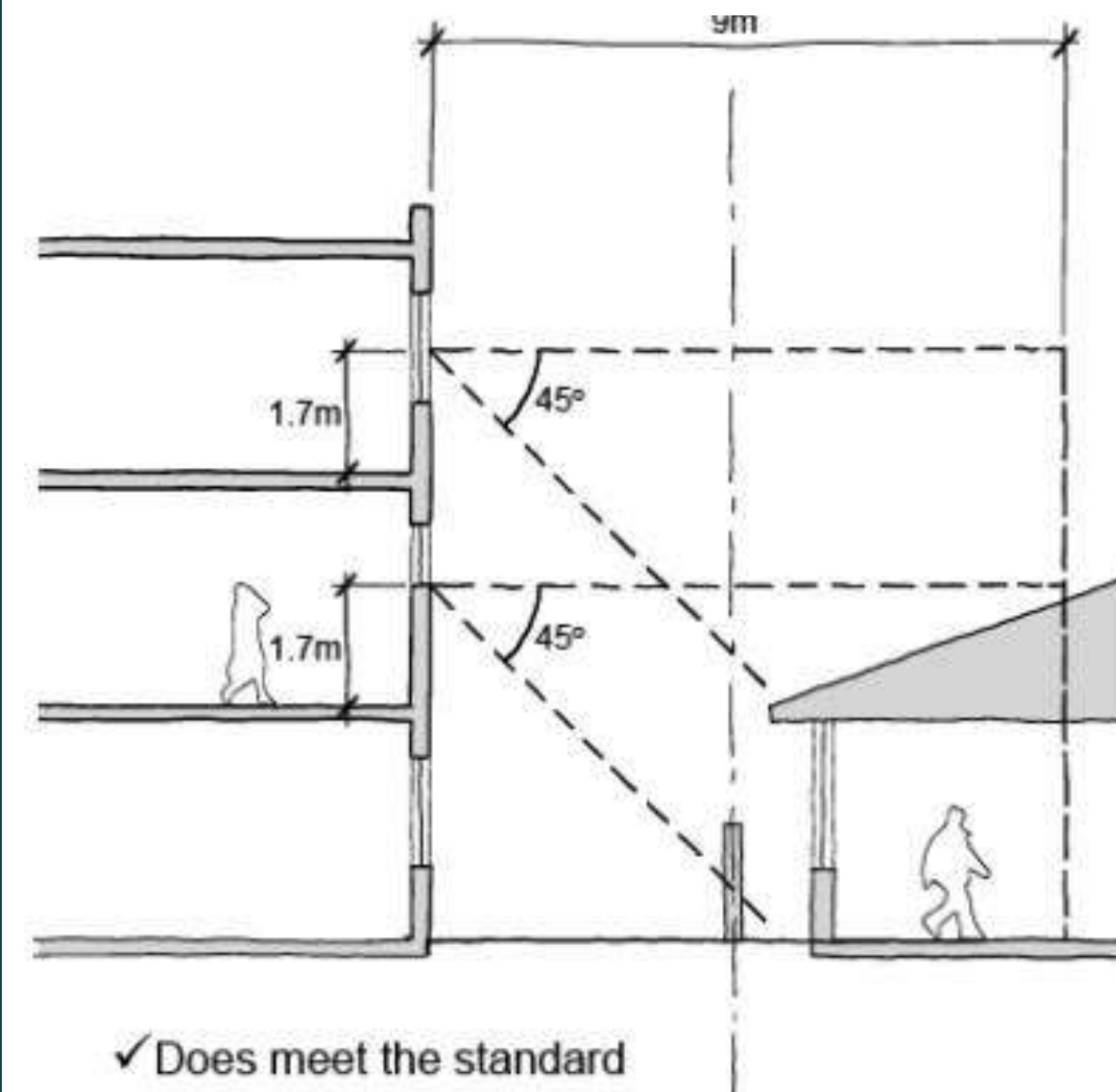
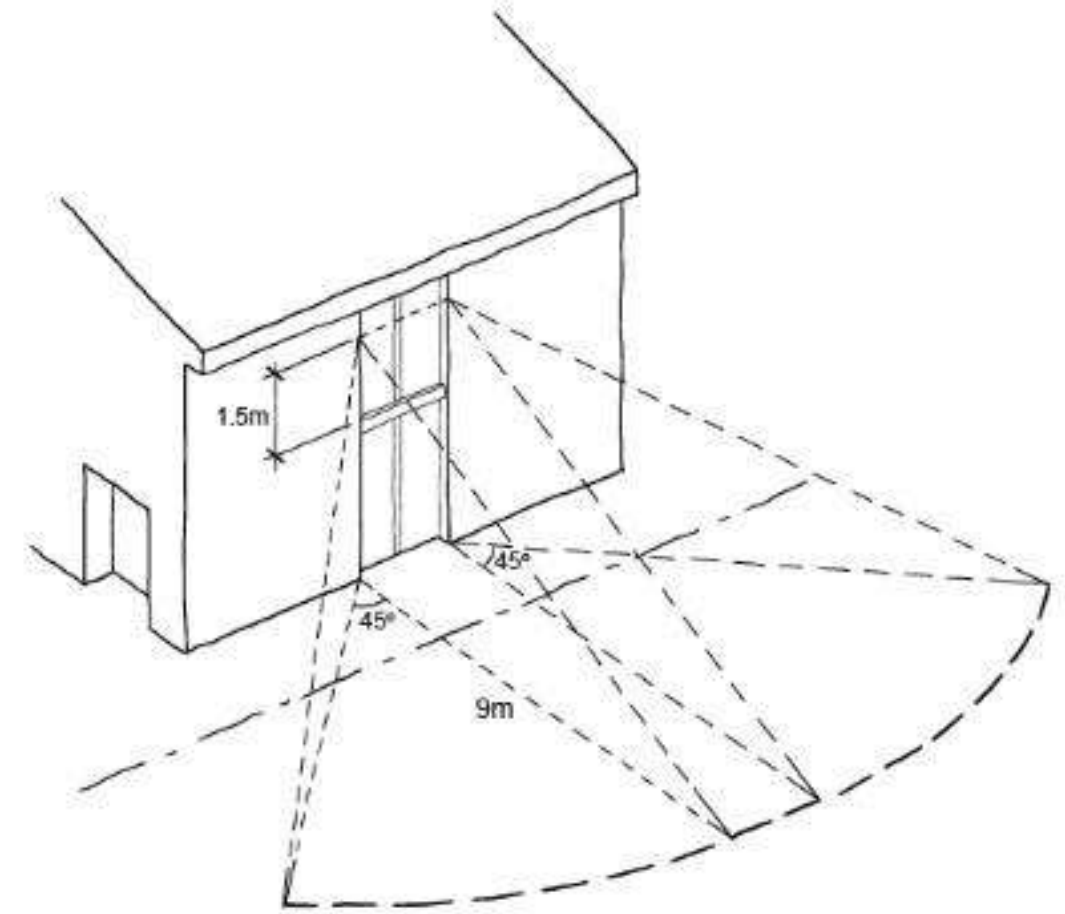


ratio:

Overlooking

No longer applies to bedrooms for external or internal overlooking.

The same 9m rule applies.



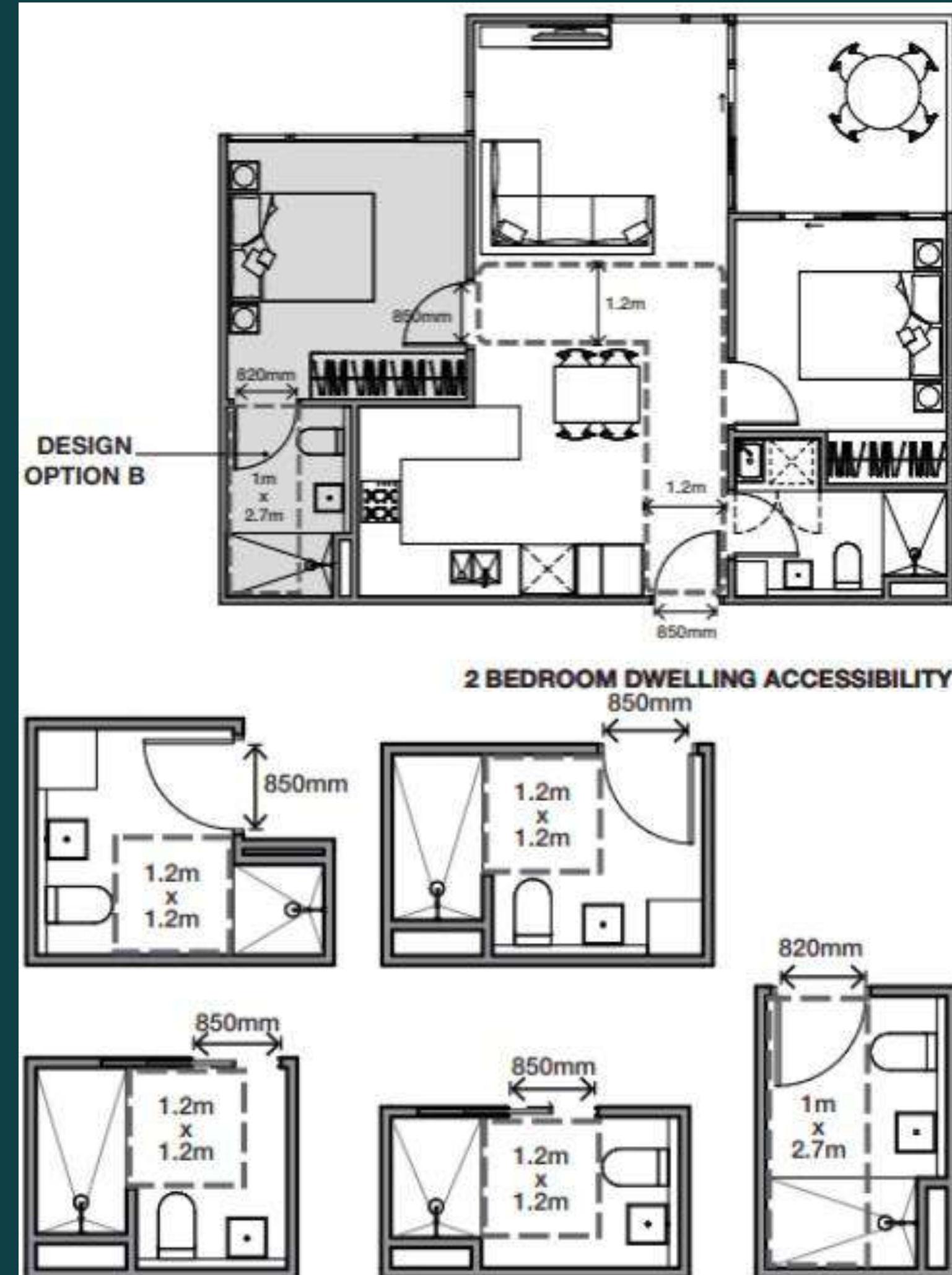
ratio:

Borrowed from Apartments

Functional layout (Standard B3-7)

Room depth (Standard B3-8)

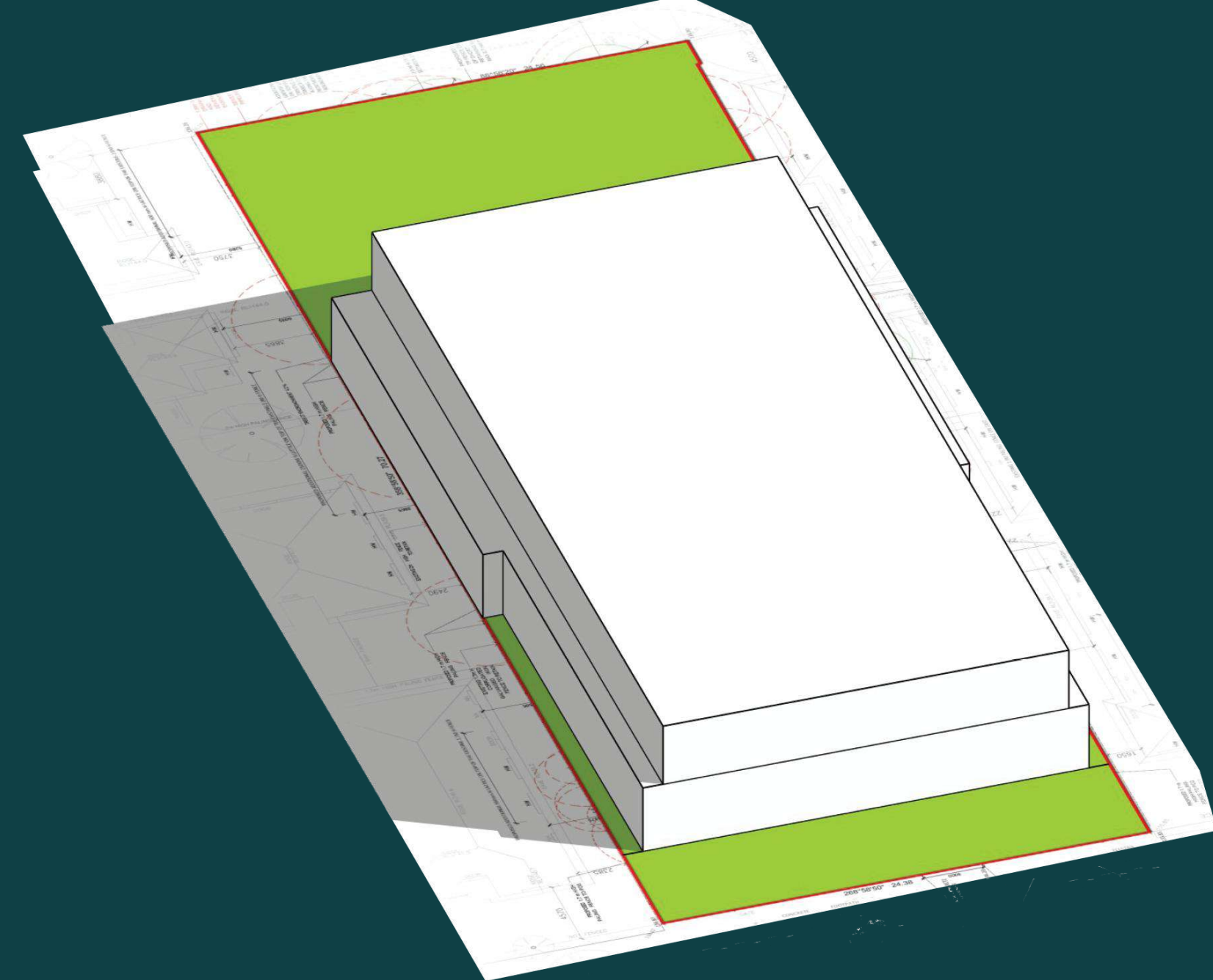
Natural ventilation (Standard B3-10)



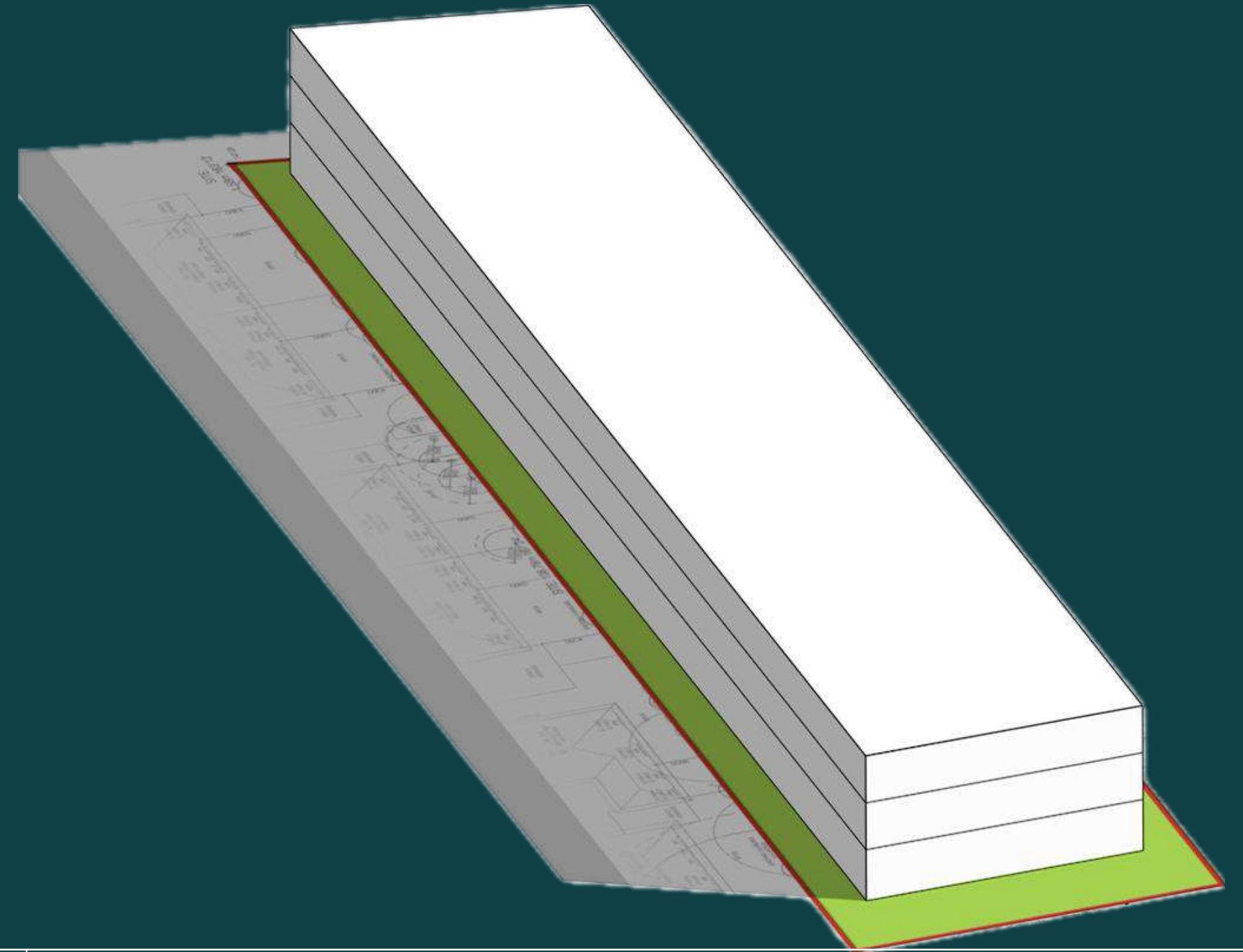
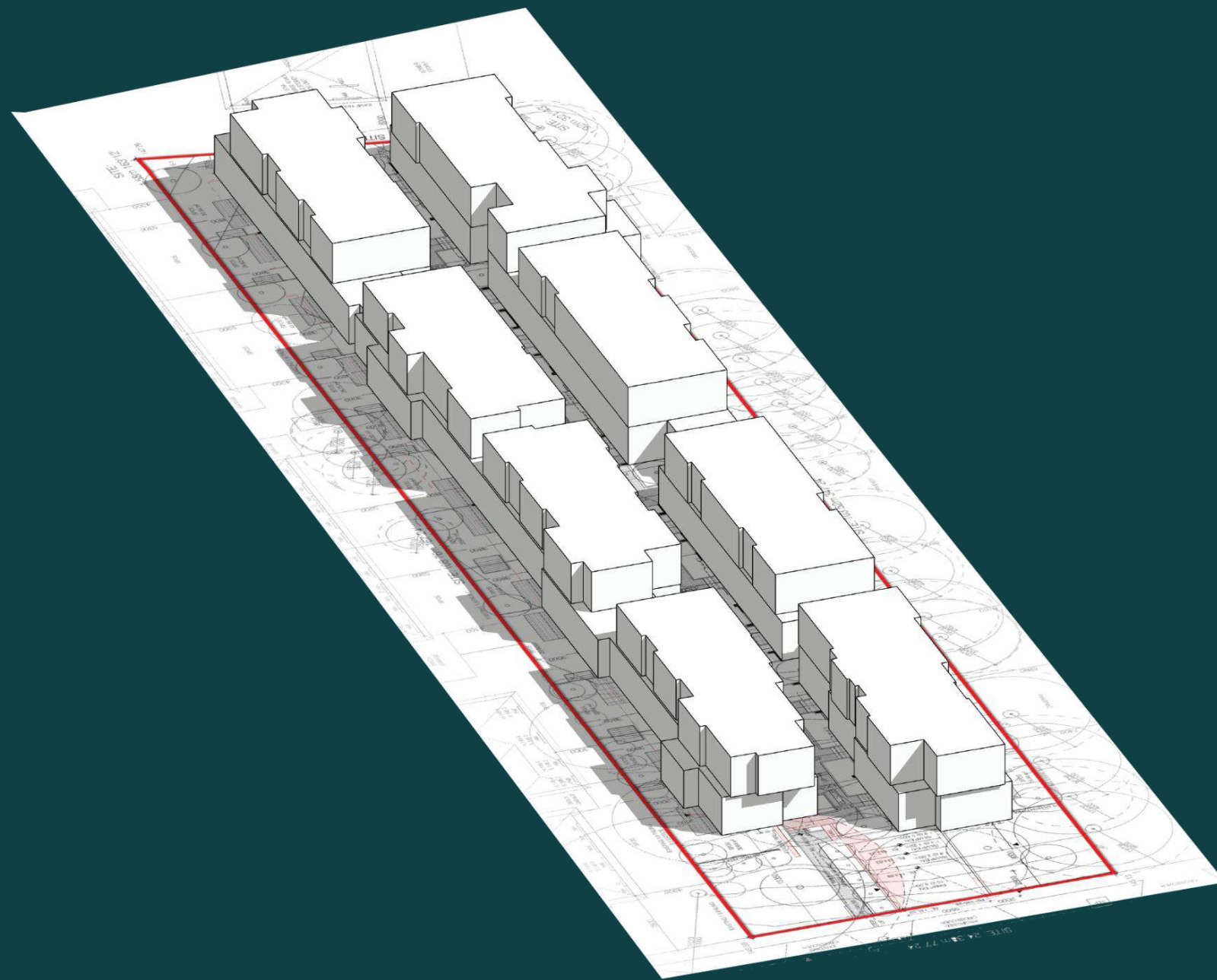
ratio:

Case Studies





Site / Council:	Orient Avenue (Whitehorse)
Site Area:	1,714sqm
Old GFA / Site Coverage:	1,018sqm (NRZ1 max. 40%)
New Max. GFA / Site Coverage:	1,872sqm (NRZ now 60%)
Uplift:	+83.9%



Site / Council:	Harrison Street (Whitehorse)
Site Area:	2,624sqm
Old GFA / Site Coverage:	2,290sqm (RGZ1 max. 60%)
New Max. GFA / Site Coverage:	5,442sqm (RGZ now 70%)
Uplift:	+137.6% (3-storeys)

Timing

Amendment VC267 (new Clause 55) gazetted into VPPs 6 March 2025 and operational as of 31 March 2025.

New zone schedules live as of 2 April 2025.

Transitional provisions – does not apply to Section 72 Amendments but existing applications can take advantage of new controls with Section 50/57A.

New Clause 54 (Detached Home Code) to be gazetted in May 2025.

Update to Part 5 – Siting Building Regulations (Q3 2025).

ratio:

Summary of New Clause 55 Controls

- More permissive and encourages greater intensity of development.
 - Neighbourhood character local policies / strategies and decision guidelines irrelevant if the standard is met.
 - Overlay controls continue to apply.
 - Applications compliant with applicable standards are exempt from third-party appeal.
 - Applications compliant with every standard must be granted a planning permit (Deemed to Comply).
-



Thank you.

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ratio:

Our Panelist

Antry Lau

Founder of Jesse Ant Architects

Townhouse and Low-Rise Code

APAA Professional Workshop:
RESCODE: Reform and Implementations



**JESSE ANT
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ResCode:
Reform & Implementations

JESSE ANT ARCHITECTS

Proudly in Associate with APAA & ABPA

30.04.2025



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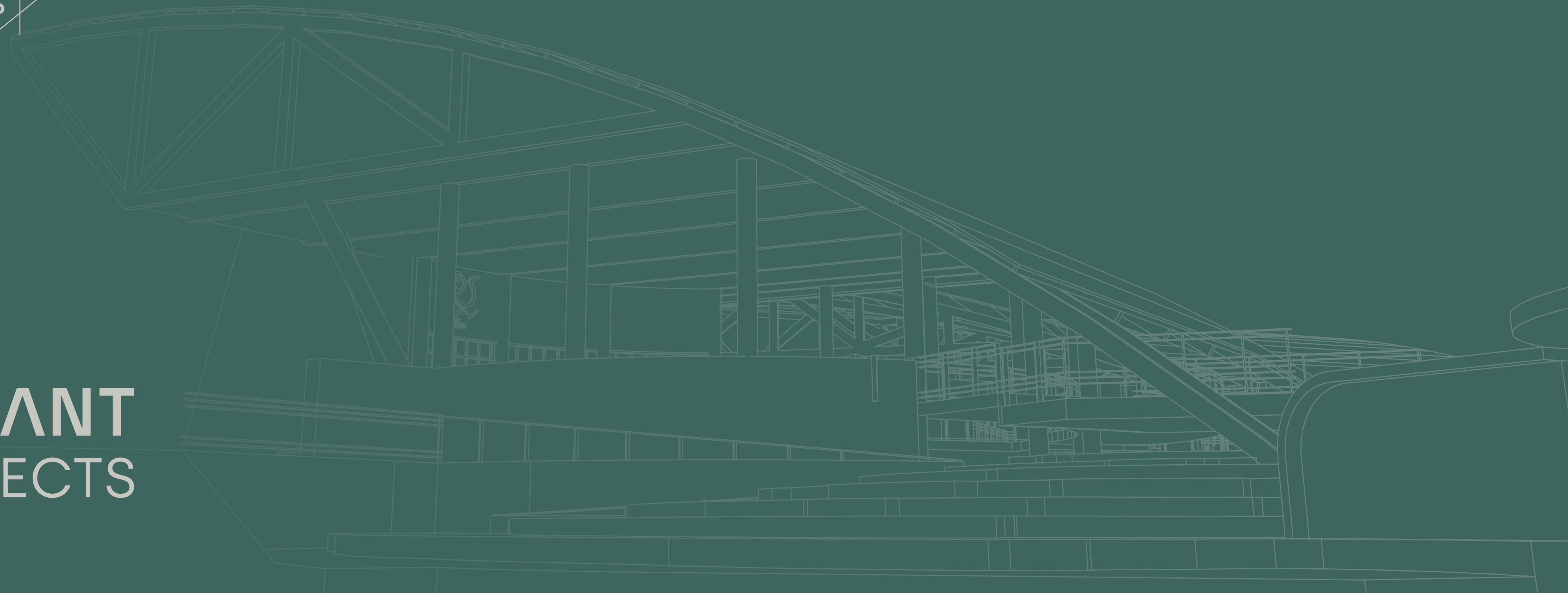
INTRO ABOUT US

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1. Jesse Ant Architects

JA JESSE ANT
ARCHITECTS



The Directors



Antry Lau
Director
B. Planning & Design
M. Architecture (Melb Uni)
Registered Architect (ARBV)
0433 178 491

As co-director, Antry supervises the practice’s architecture from inception to completion, creating spaces that are functional, buildable and unique to the needs of each project. With over a decade of experience, Antry balances the client’s commercial outcomes with innovative touches through light, colour and materials that always keep the human experience in mind.



Jessica Wang
Director
B. Planning & Design
M. Architecture (Melb Uni)
Registered Architect (ARBV)
0433 558 701

As co-director, Antry supervises the practice’s architecture from inception to completion, creating spaces that are functional, buildable and unique to the needs of each project. With over a decade of experience, Antry balances the client’s commercial outcomes with innovative touches through light, colour and materials that always keep the human experience in mind.

Jesse Ant Architects is an award-winning, multidisciplinary firm founded in Melbourne in 2013 by Antry Lau and Jessica Wang. With over 15 years of industry experience, the practice specialises in multi-residential, educational, medical, and mixed-use projects, delivering thoughtful and innovative solutions from concept to construction.

Guided by the vision "**Empowering People through Architecture**," and core values of Passion, Quality, Communication, and Collaboration, the firm creates artful, functional, and sustainable designs that enrich communities.

Adopting a concept-driven approach, Jesse Ant Architects crafts buildings that respond sensitively to physical, environmental, economic, and social contexts. Our work has been recognised with multiple awards, including:

- 2022 World Architecture Festival Finalist – Happy Seeds ELC, Glen Waverley
- Best Healthcare Design, INSIDE Festival – Dental Boutique Sydney Clinic
- UDIA Best Consultants Nomination – Author Townhomes, Box Hill South
- International Property Awards (2022 & 2024) – Best Architecture in multiple categories

Driven by a commitment to excellence and innovation, Jesse Ant Architects continues to shape meaningful spaces for people and communities.

OUR PORTFOLIO

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2. What we do

JA JESSE ANT
ARCHITECTS



Author Townhomes

53 Townhouses Development - Box Hill South VIC



ASIA PACIFIC
PROPERTY
AWARDS
ARCHITECTURE

in association with



BEST ARCHITECTURE
MULTIPLE RESIDENCE
AUSTRALIA

Author, Box Hill South
by Jesse Ant Architects

2021-2022

Author Townomes

53 Townhouses Development,
Box Hill South

Site Area: 12,627 m2

Status: Built

Architectural Service: Design & Planning
Application, Interior Design & Documenta-
tion

Awards:
UDIA Awards for Consultants Excellence
Shortlist 2023

Asian Pacific Property Award
- Best Architecture Multiple Residence
Australia 2021

Townhouse precinct

Single Residence

The Tara - Kew VIC



The Tara

Three High-end residence with basement parking, Kew

Site Area: 957 m2

Status: Built

Architectural Service: Design & Planning Application, Interior Design & Documentation

Awards:

- Asian Pacific Property Award - Best Architecture Single Residence Australia 2021

- The Urban Developer Awards Finalist of Small-Scale Residential Projects 2024

Three high-end Residence

Luna Apartments

Five Story Apartments with basement parking - Glen Waverley VIC



Lunar Apartments

Five Story Apartments with basement parking, Glen Waverley

Site Area: 4,375m²

Status: Approved

Architectural Service: Design & Planning Application, Interior Design

Apartments

Happy Seeds Early Learning

JESSE ANT
ARCHITECTS

Double story Childcare Centre - Glen Waverley VIC



Happy Seeds Early Learning

Double story Childcare Centre, Glen Waverley

Status: Built
Site Area: 2,215m²

Architectural Service: Design & Planning
Application, Interior Design & Documentation

Awards:
World Architecture Festival Award Finalist
2022



Early Learning Centre

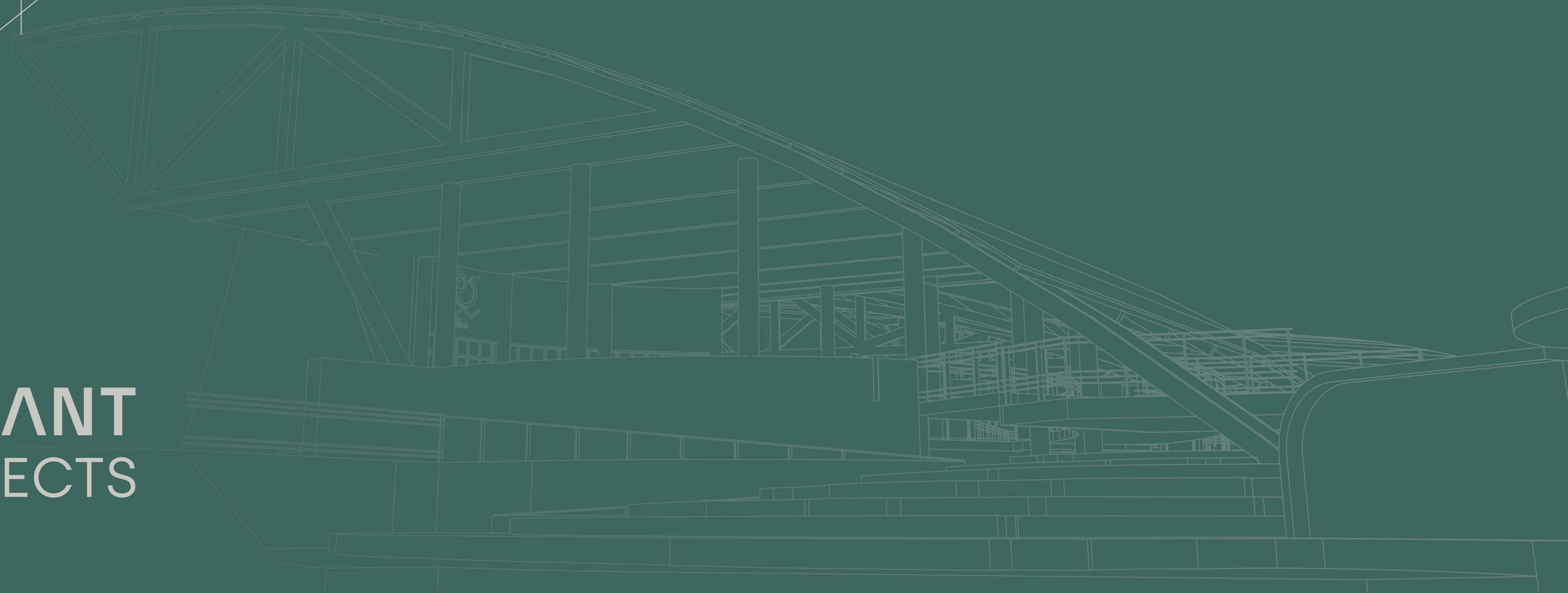
BEYOND THE EXPECTED

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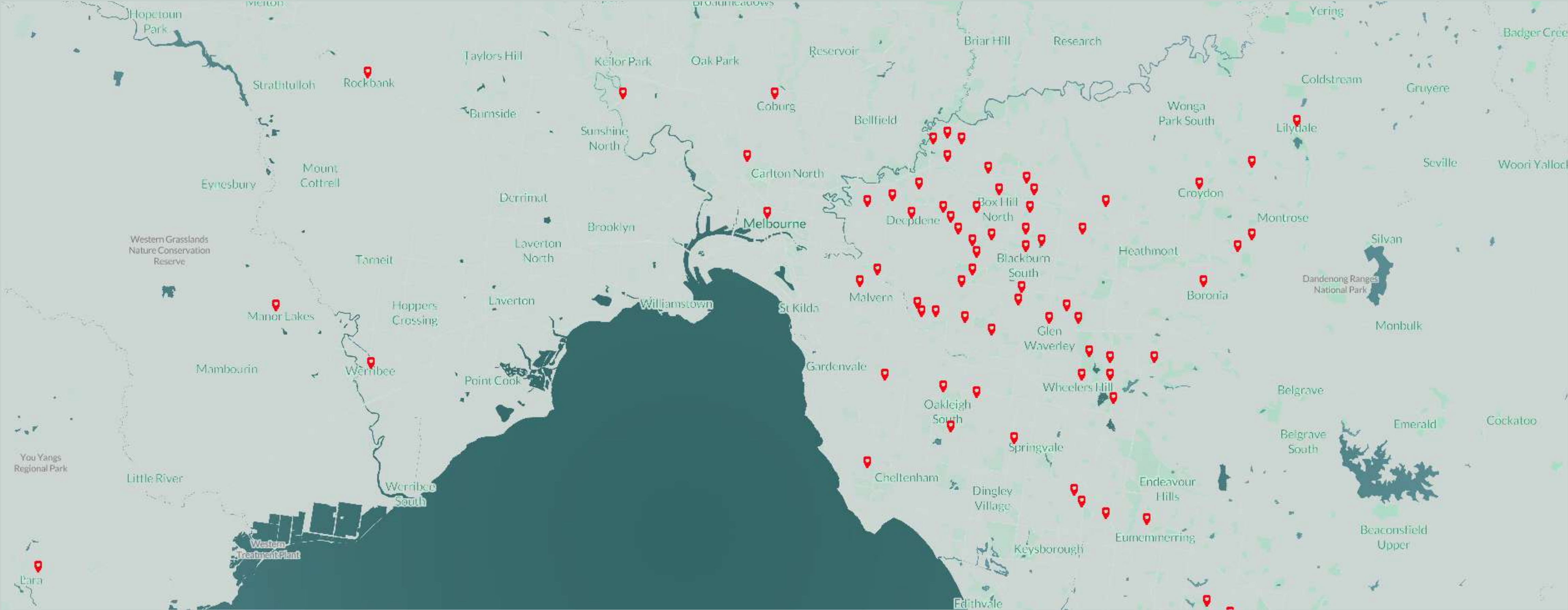
3. Why Jesse Ant

JA JESSE ANT
ARCHITECTS



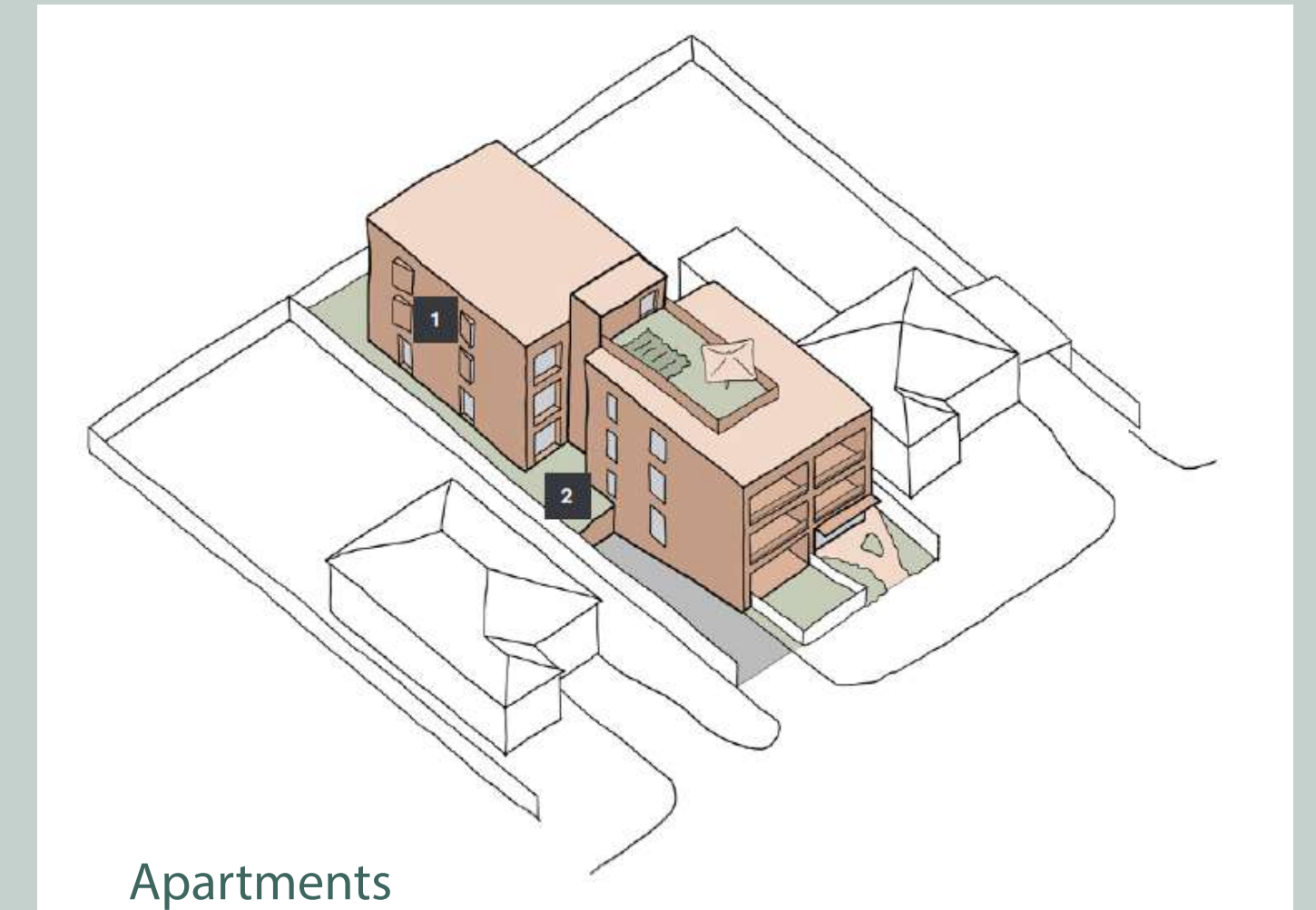
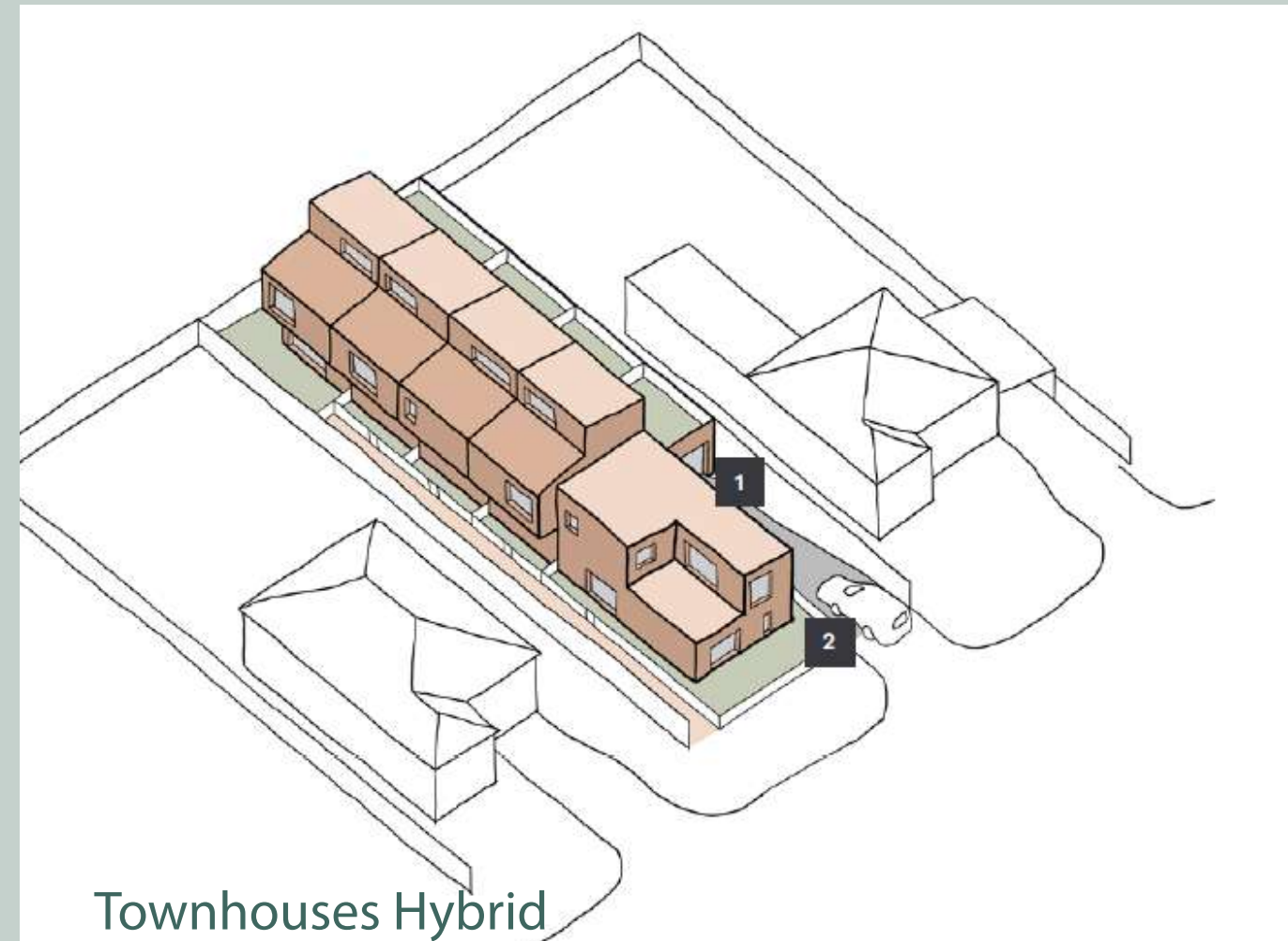
How We Differentiate Ourselves

Extensive experience in development projects in Victoria



How We Differentiate Ourselves

Strong understanding of the financial implications of different building typologies



How We Differentiate Ourselves

Expertise in creating efficient, cost-effective, and elegant architecture.



Award winning

CURRENT MARKET AND TRENDS

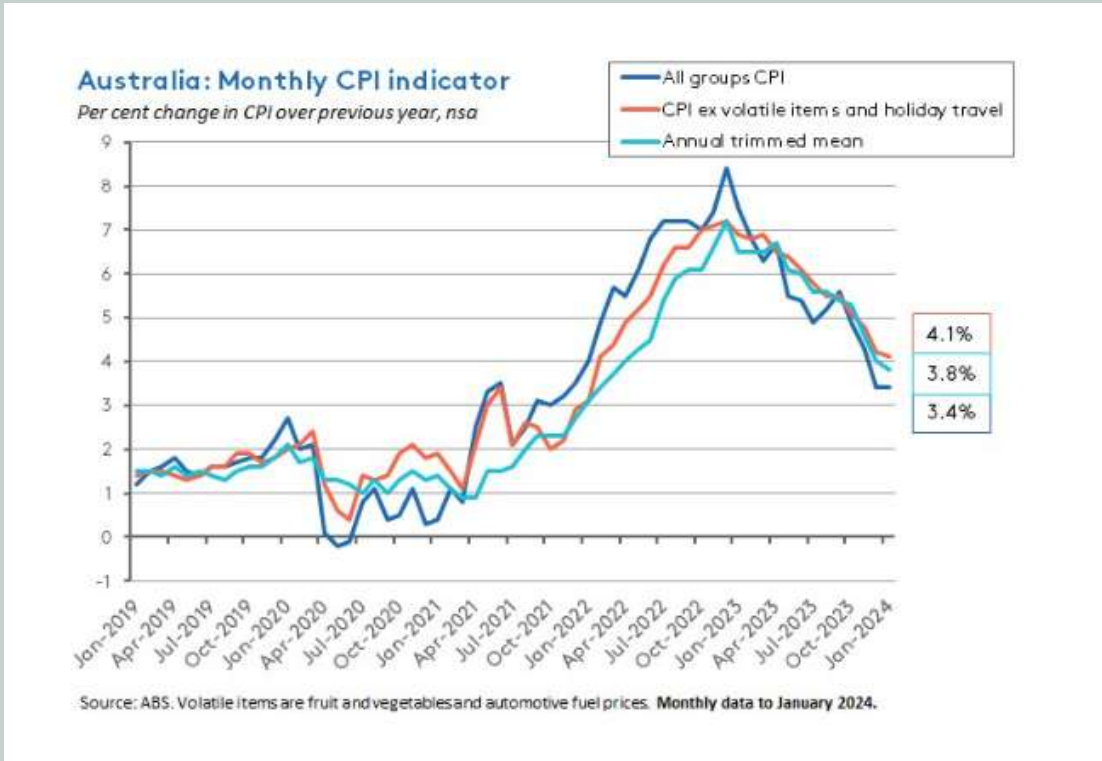
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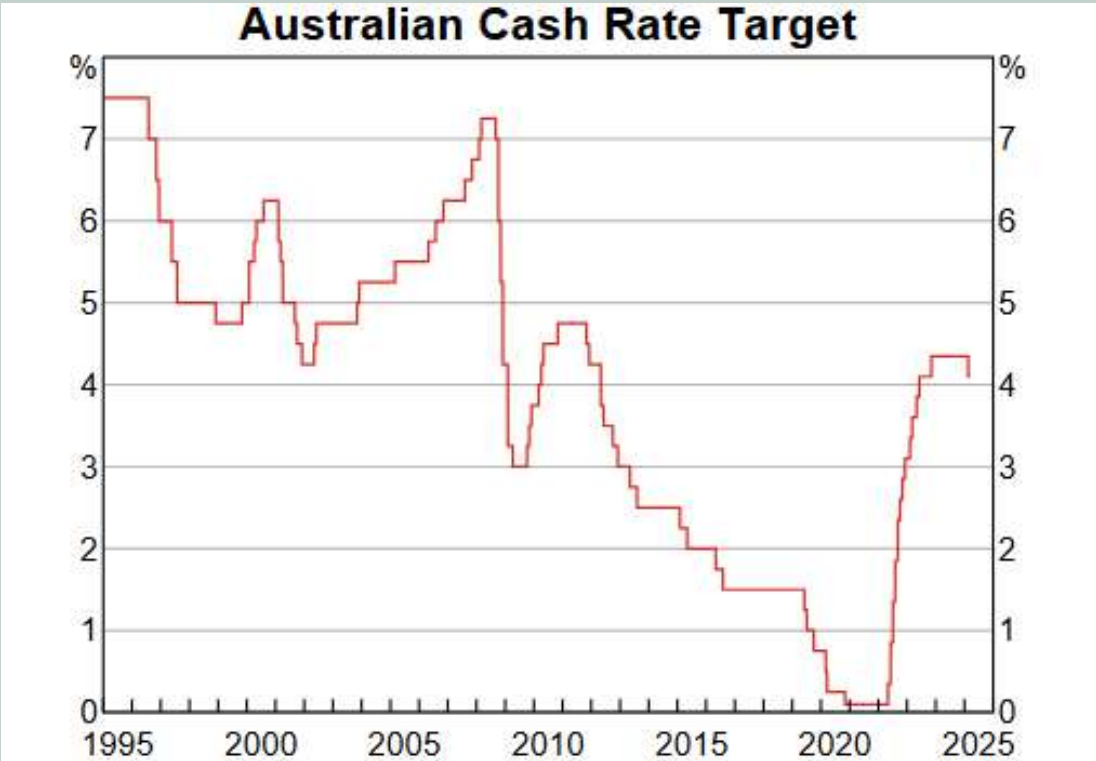
4. Market Context

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ARCHITECTS

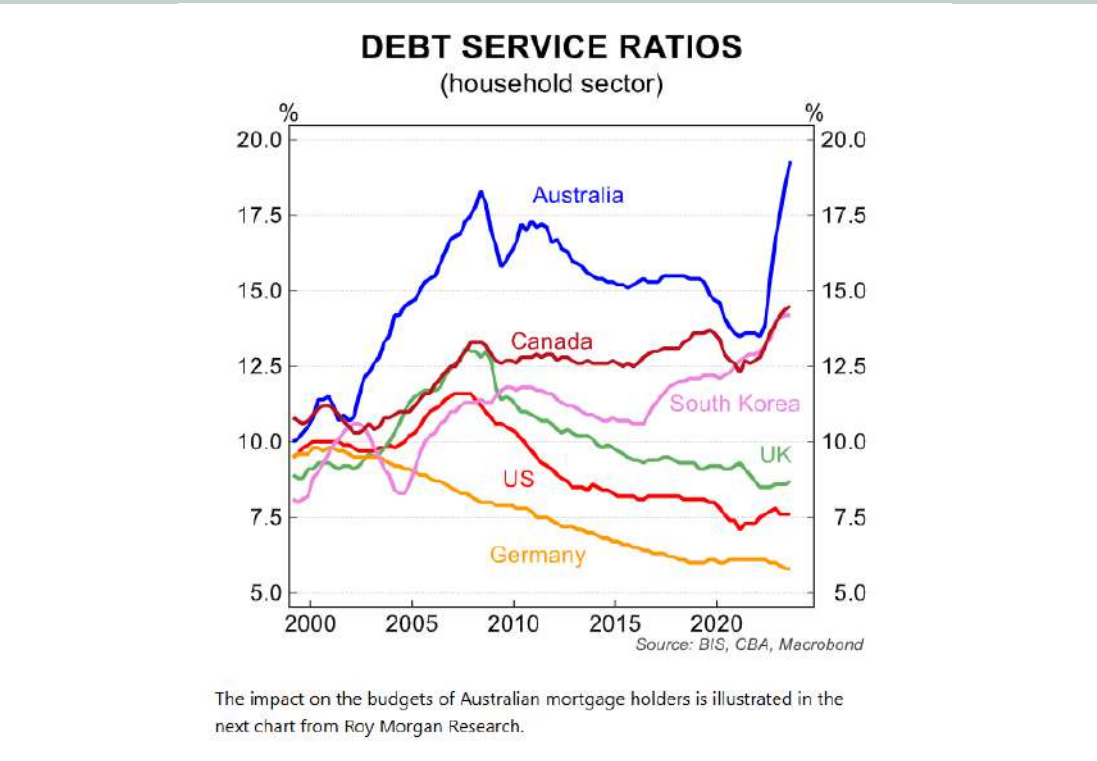
Market Context and Key Trends



High inflation



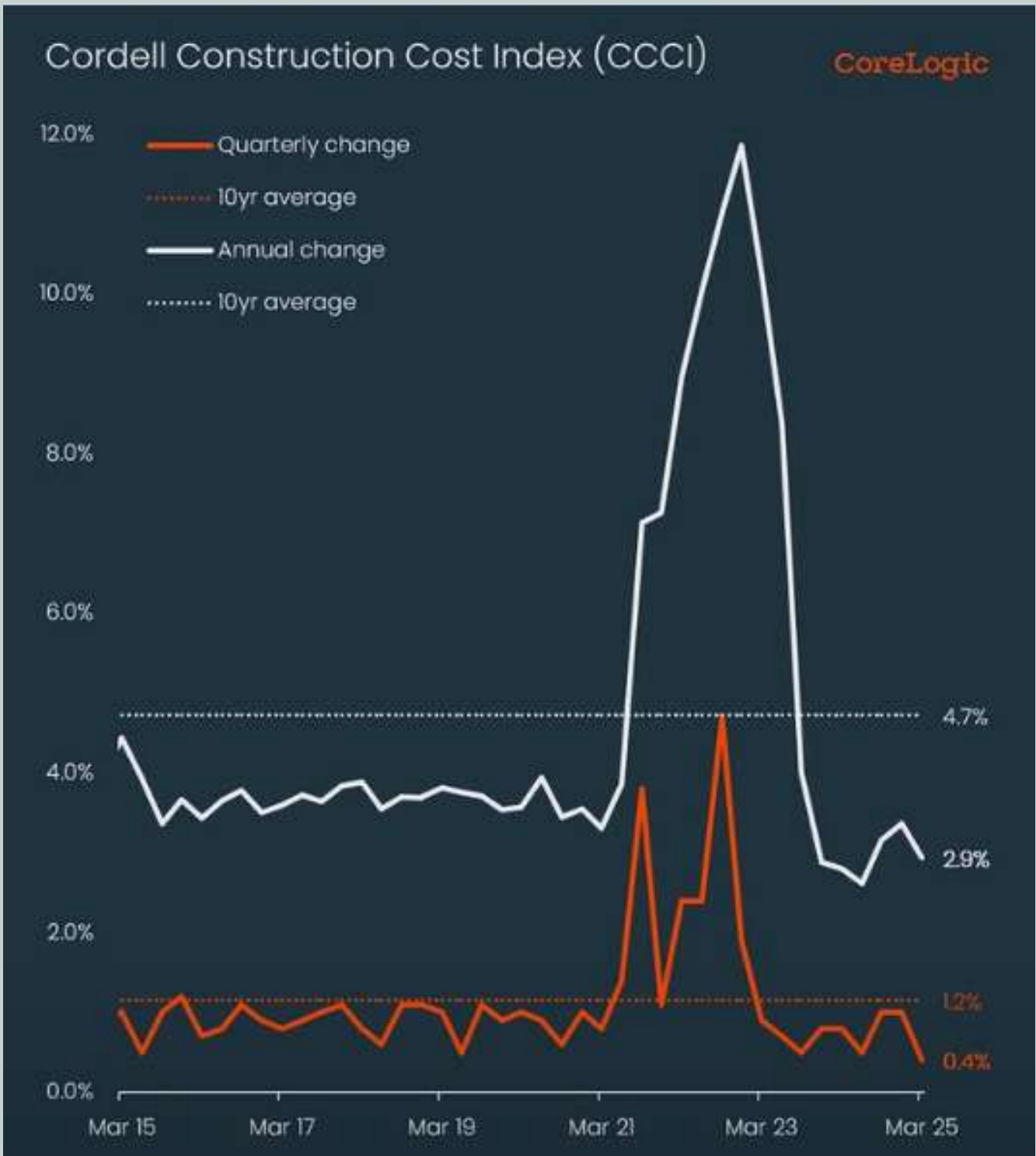
Increasing interest rate



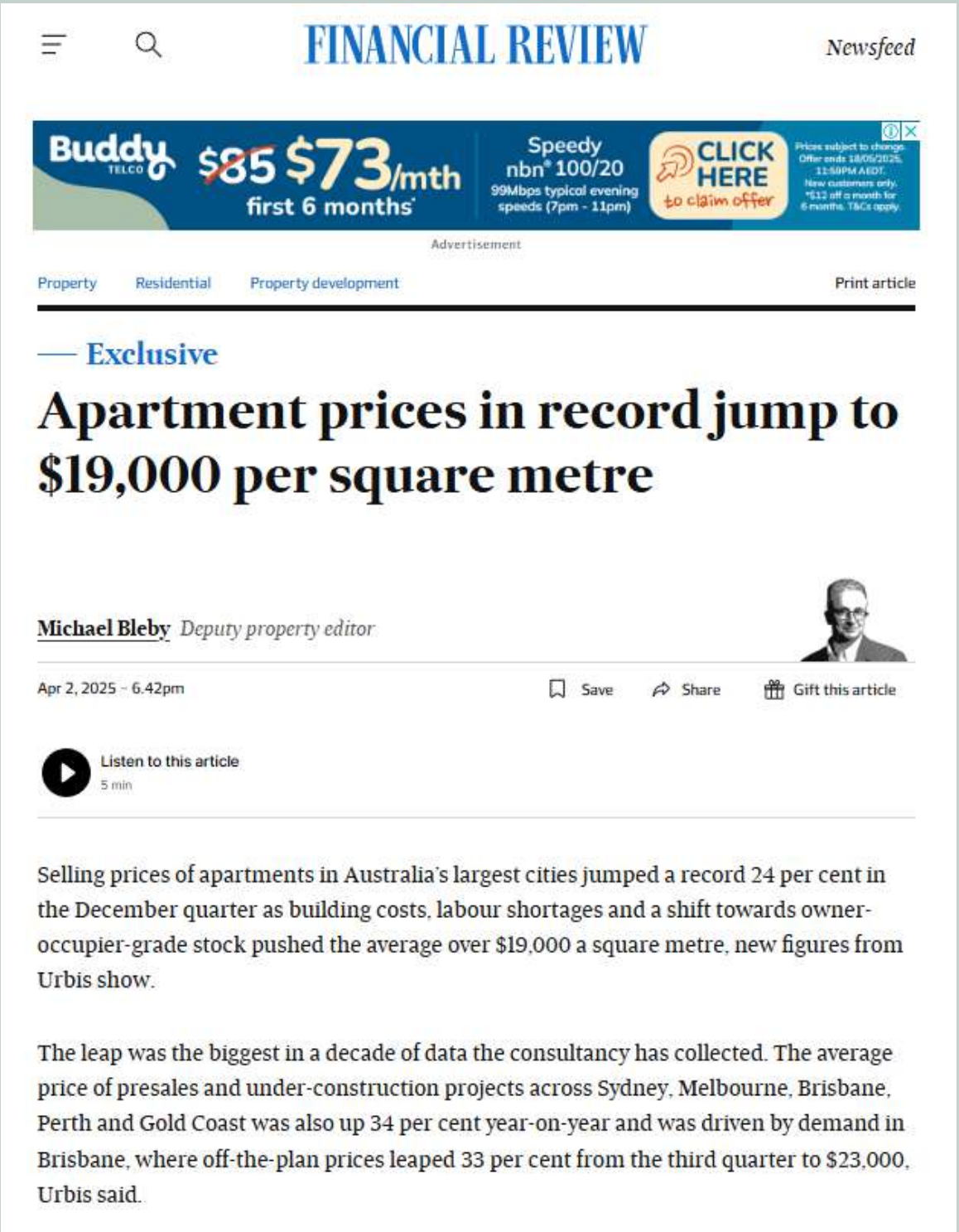
Decreased mortgage serviceability

<https://www.aicd.com.au/economic-news/world/outlook/inflation-unchanged-in-january-2024.html>
<https://www.rba.gov.au/chart-pack/interest-rates.html>
<https://www.macrobusiness.com.au/2025/01/aussie-mortgage-holders-desperate-for-interest-rate-relief/>

Market Context and Key Trends



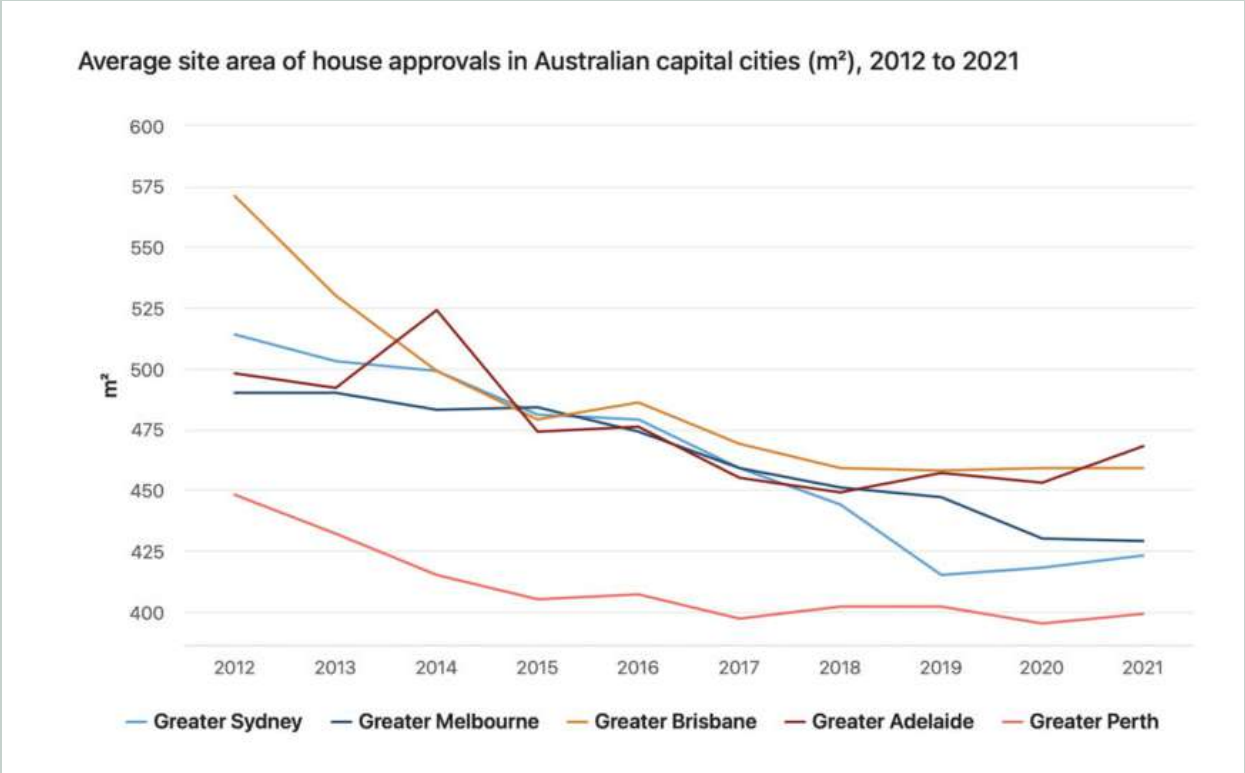
Rising building costs



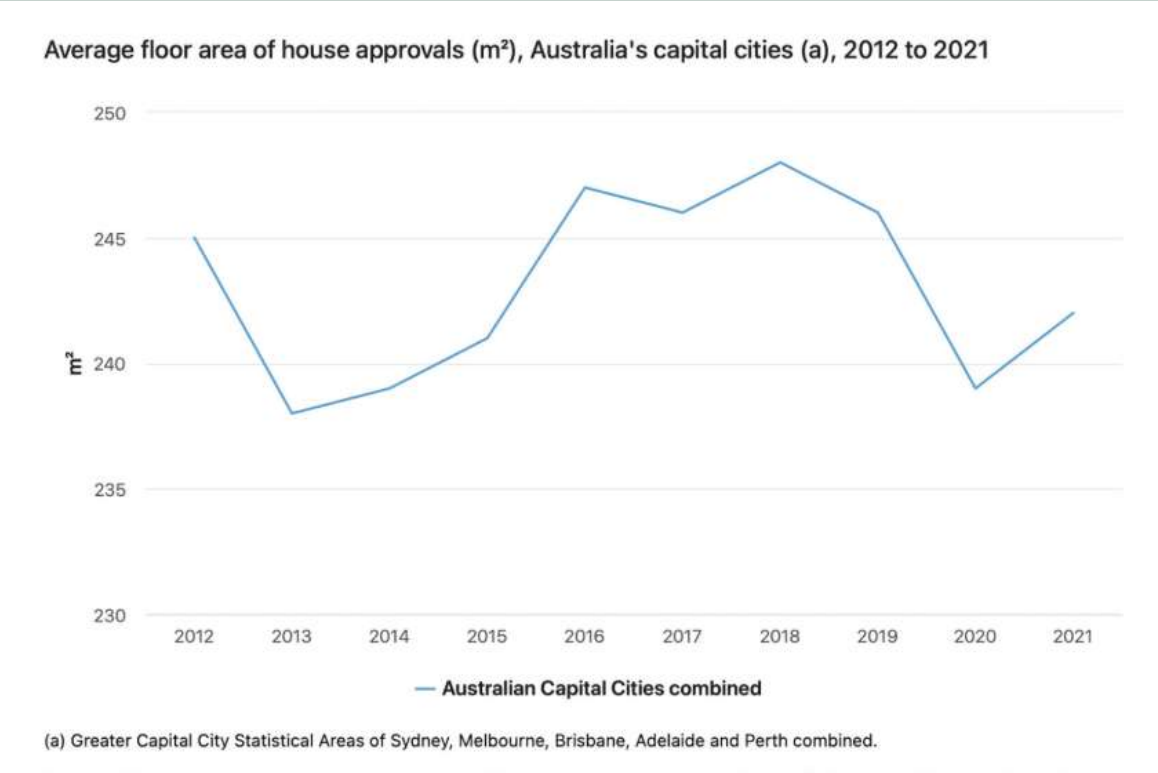
Increasing housing prices

<https://www.afr.com/property/residential/apartment-prices-in-record-jump-to-19-000-per-square-metre-20250331-p5lo26>

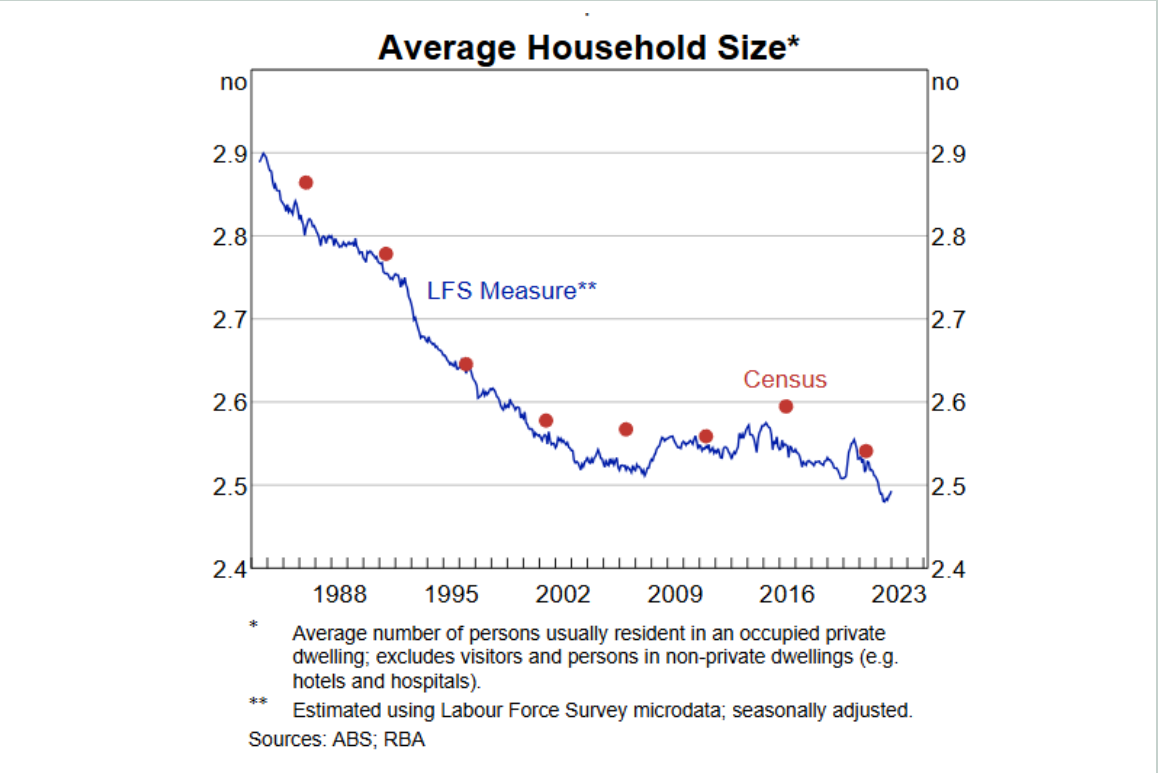
Market Context and Key Trends



Shrinking average lot sizes in Australia



Average floor area of residential dwellings



Average household size in Australia

CASE STUDY

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5. Comparison

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Case Study # 1 - Terraces with Reverse Living

J A JESSE ANT
ARCHITECTS

18 Townhouses, Ashburton



18 Townhouses, Ashburton

Status: Planning

Site Area: 2,188 m²

Zoning: General Residential Zone 5

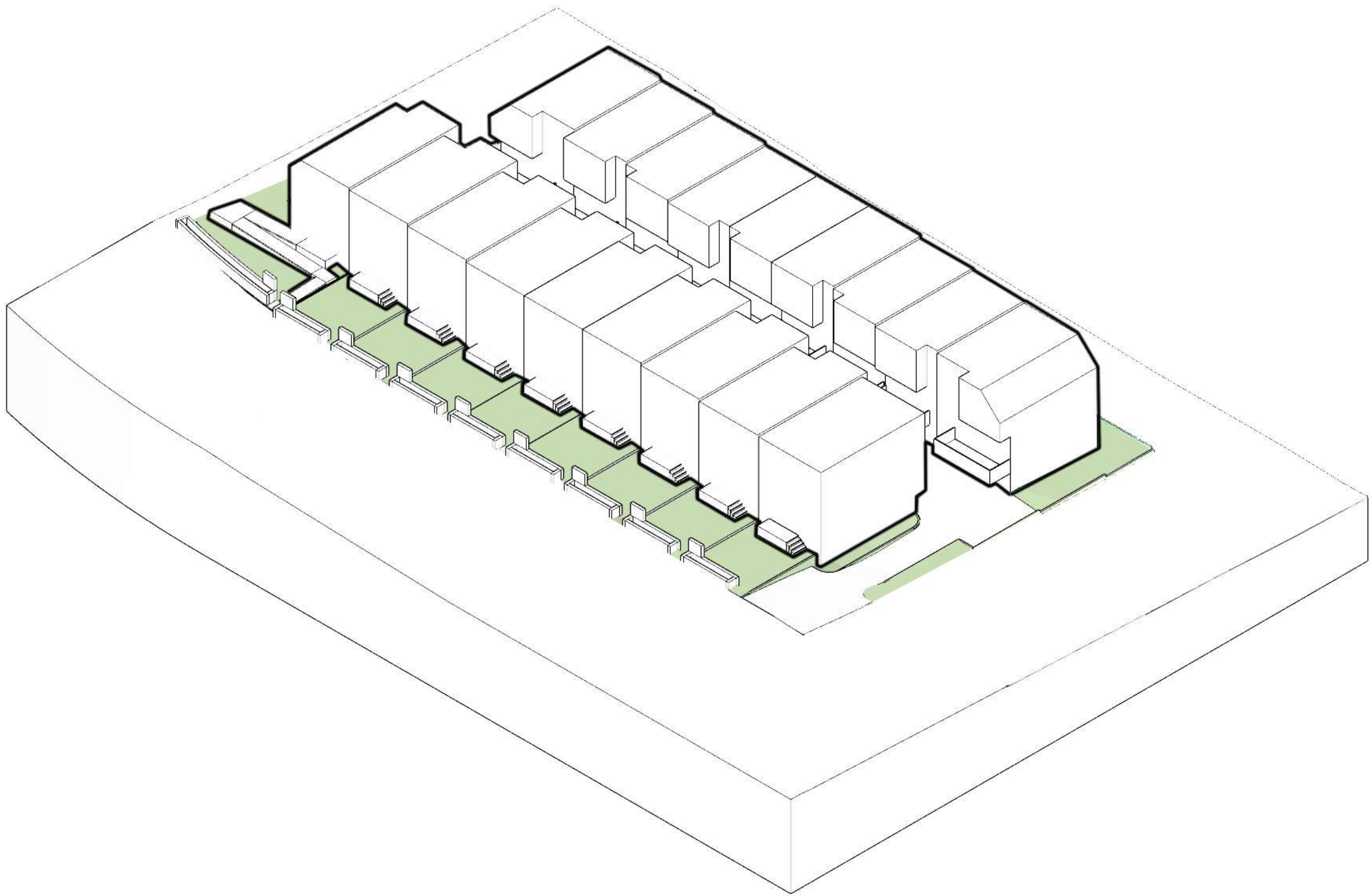
Council: Boroodara

Planning History: VCAT permit previously granted for a 3-storey apartment development

Case Study #1: Townhouses

Case Study # 1 - Terraces with Reverse Living

Exisiting Scheme - 20 Apartments with basement Parking



20 Apartments with basement Parking

Status: Planning

Site Area: 2,188 m²

Zoning: General Residential Zone 5

Council: Boroodara

Planning History: VCAT permit previously granted for a 3-storey apartment development

Feasible study (2020 vs 2025)

Apartments 2020

GFA: 3,971m²
NSA: 2,487m²
Build Cost: \$11,090,500
Total Sales: \$23,626,500
Yield (%): 4.1%

Apartments 2025

GFA: 3,971m²
NSA: 2,487m²
Build Cost: \$14,417,650
Total Sales: \$24,870,000
Yield (%): -0.8%

Case Study # 1 - Terraces with Reverse Living

18 Townhouses with basement Parking



18 Townhouses with basement Parking

Status: Planning

Site Area: 2,188 m²

Zoning: General Residential Zone 5

Council: Boroodara

Planning History: VCAT permit previously granted for a 3-storey apartment development

Feasible study (2025)

Apartments 2025

GFA: 3,971m²
NSA: 2,487m²
Build Cost: \$14,417,650
Total Sales: \$24,870,000
Yield (%): -0.8%

Terrace 2025

GFA: 3,171m²
NSA: 3,171m²
Build Cost: \$10,305,750
Total Sales: \$18,652,500
Yield (%): 26%

Case Study # 2 - Townhouses with a basement

18 Townhouses, Ormond VIC



18 Townhouses, Ormond (With Basement)

Status: Built

Site Area: 2174m²

Zoning: MUZ - Mixed Use Zone

Overlay: EAO - Environmental
Audit Overlay

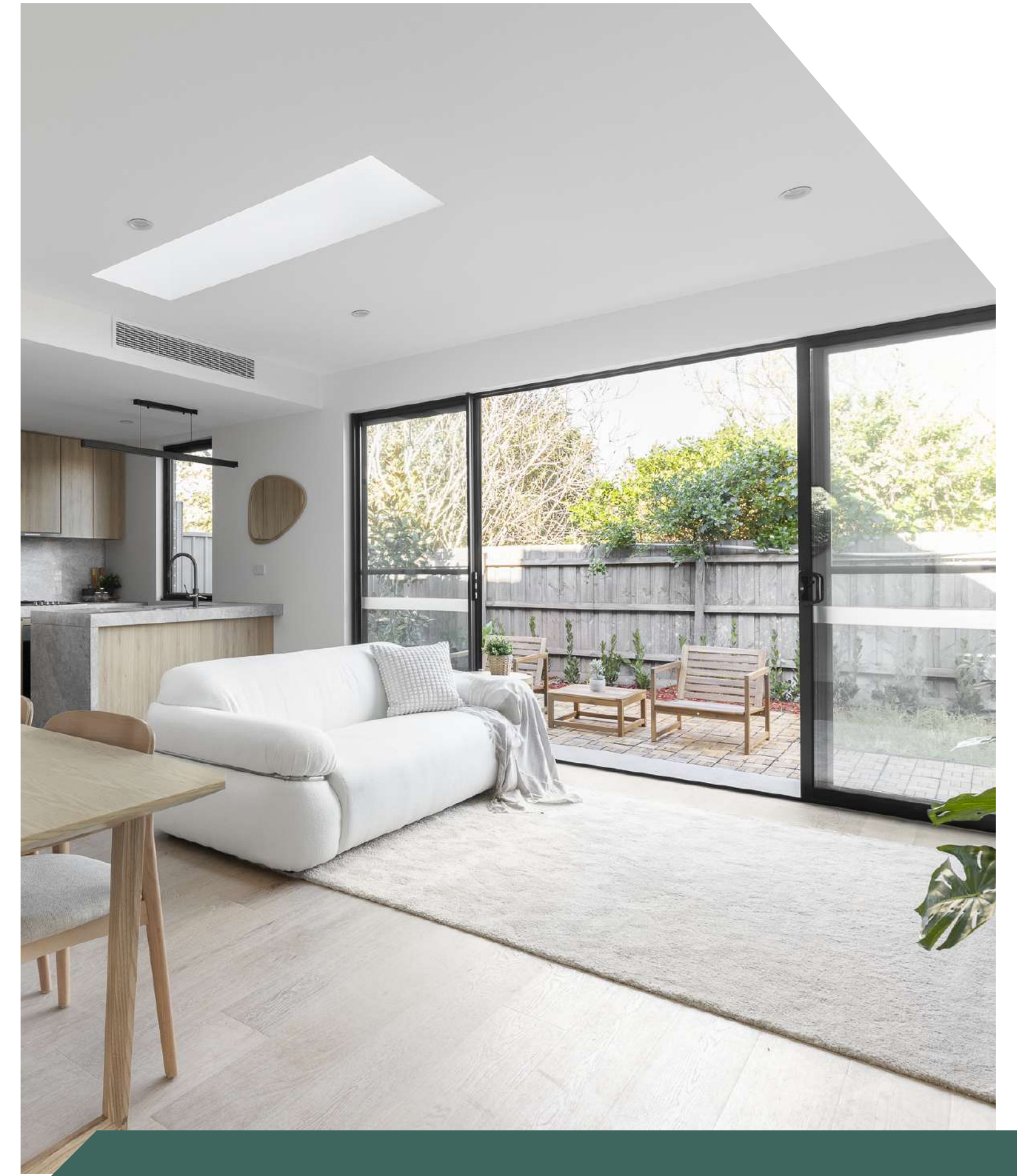
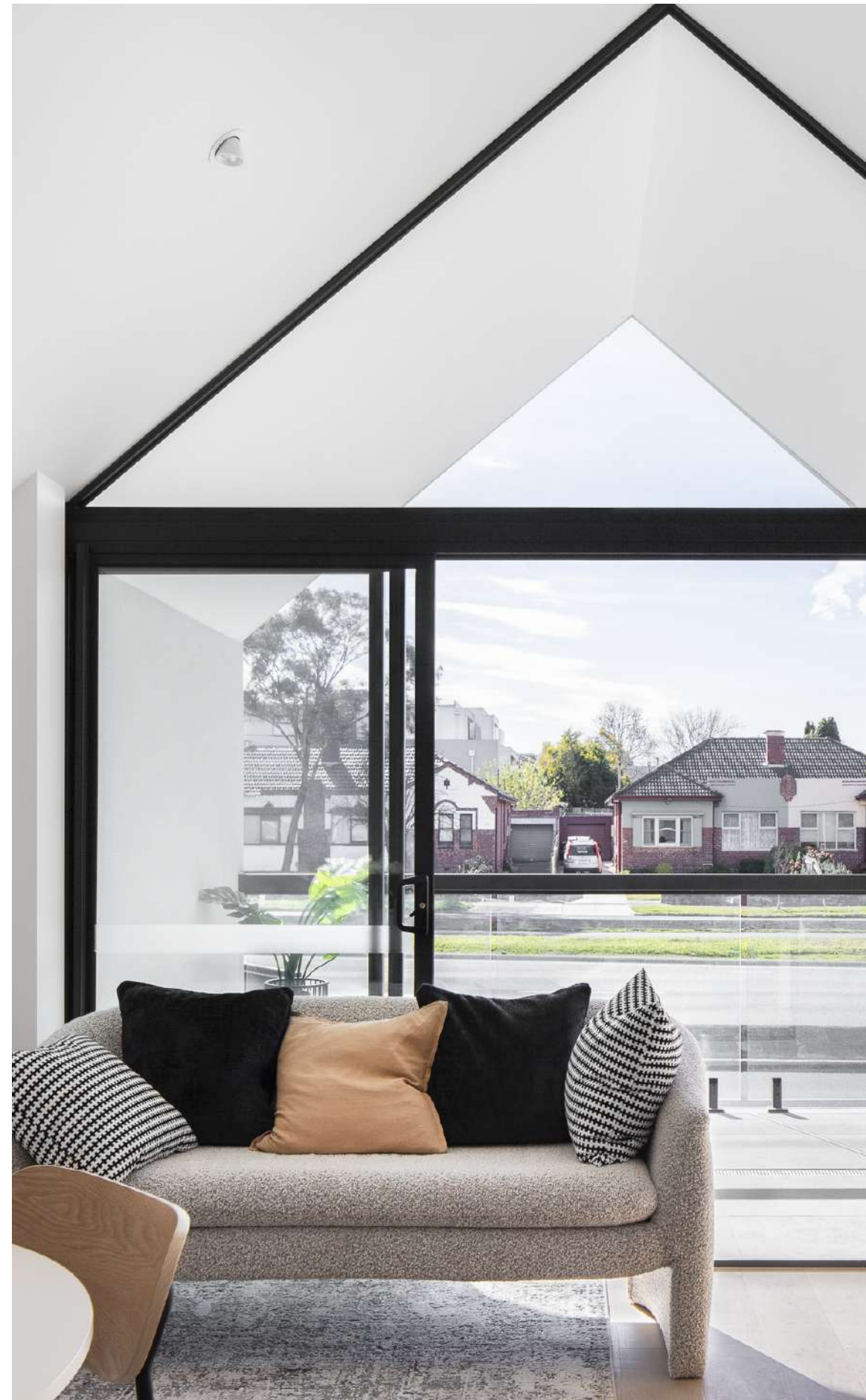
SBO - Special Building Overlay

Council: Glen Eira City Council

Planning History: VCAT permit
granted for 18 Townhouses with
basement parking

Case Study # 2 - Townhouses with a basement

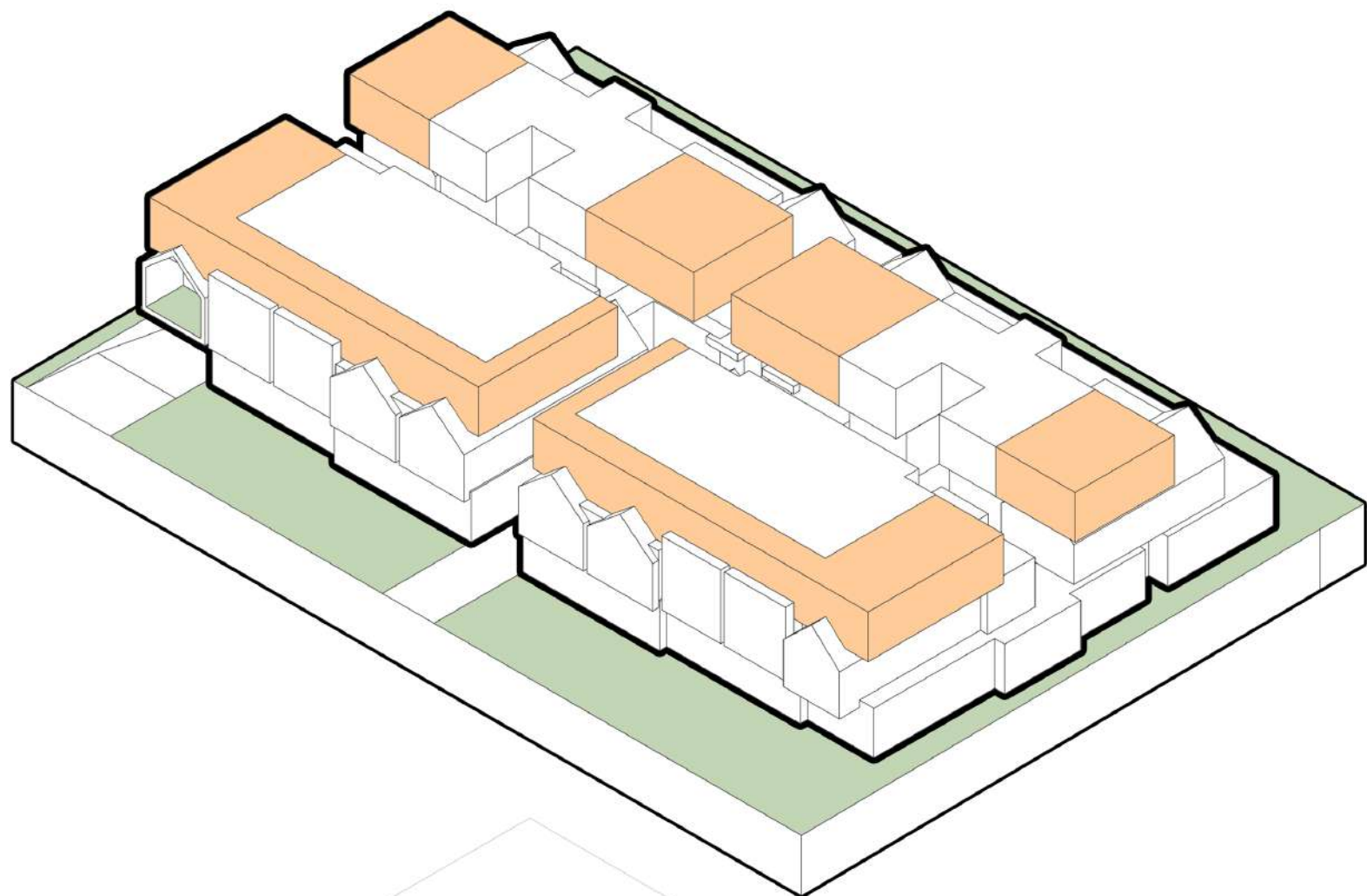
18 Townhouses, Ormond VIC



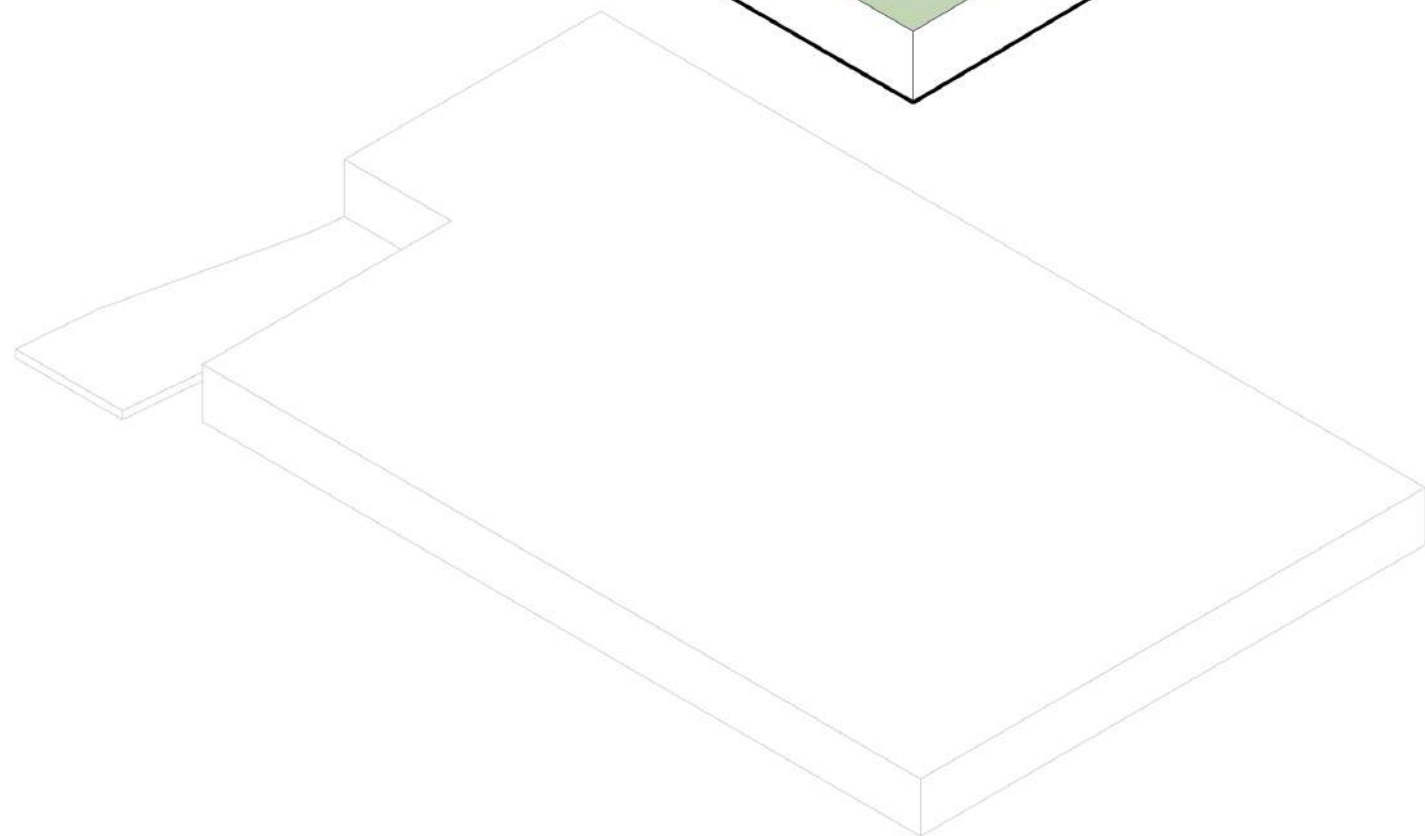
Case Study #2: Townhouses

Case Study # 2 - Townhouses with a basement

18 Townhouses, Ormond VIC



GREEN AREA



COMMUNAL PARKING LOT

**18 Townhouses, Ormond
(With Basement)**

Status: Built

Site Area: 2174m²

Zoning: MUZ - Mixed Use Zone
Overlay: EAO - Environmental Audit Overlay
SBO - Special Building Overlay
Council: Glen Eira City Council

Feasible study (Existing VS New Rescode)

Existing Scheme 2025

GFA: 2,584.5m²
Basement: 1,456m²
NSA: 2584.5m²
Build Cost: \$12,094,275
Total Sales: \$22,485,150
Yield (%): 8.6%

**New Scheme under
Low Rise Code 2025**

Basement: 1,456m²
NSA: 2,946.5m²
Build Cost: \$13,451,775
Total Sales: \$25,634,550
Yield (%): 14.3%

Case Study # 3 - Townhouses with basement

10 Townhouses, Glen Iris VIC



2020 Scheme

10 Townhouses, Glen Iris (With Basement)

Status: Approved

Site Area: 1337m²

Zoning: GRZ - General Residential
Zone

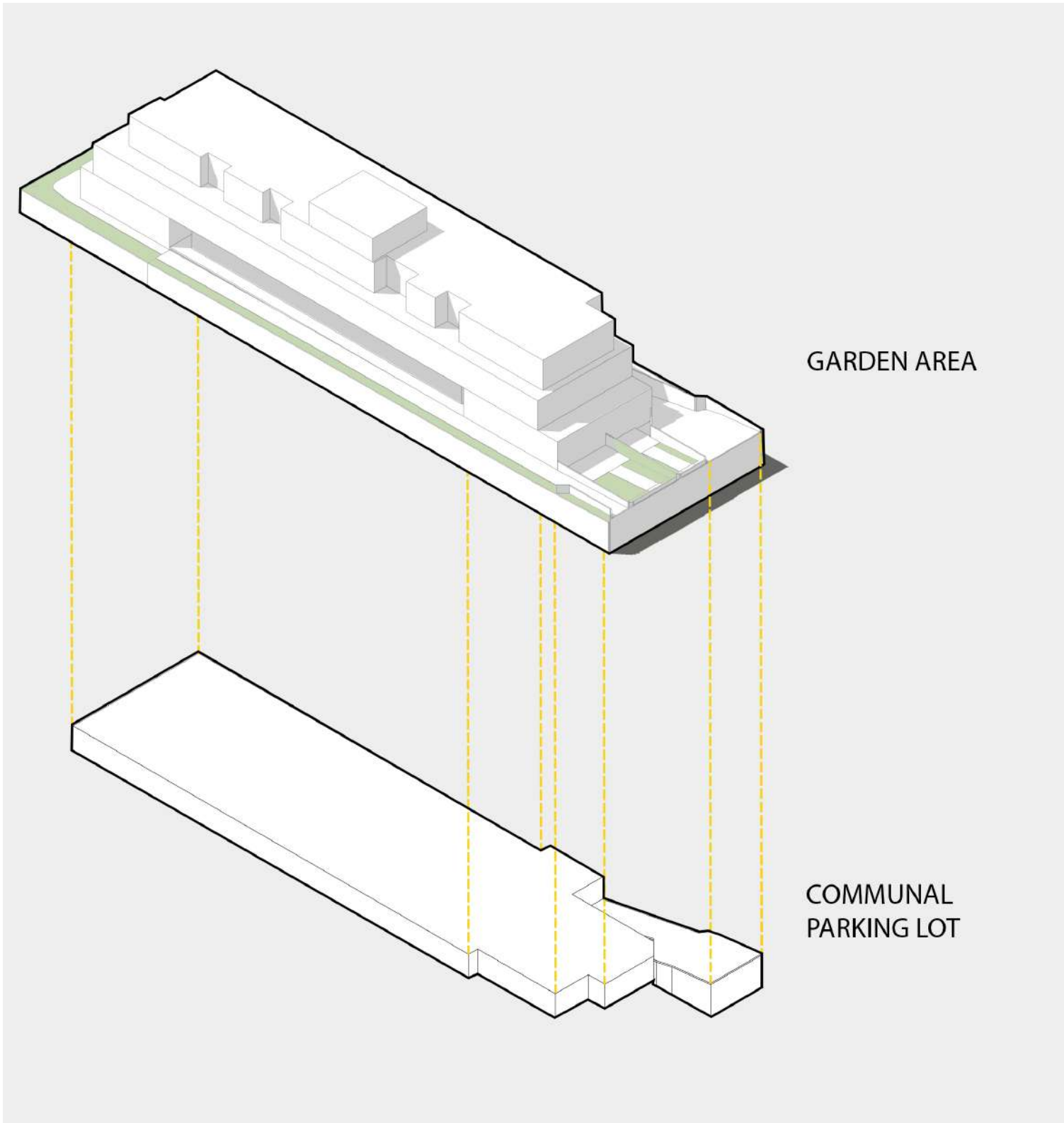
Overlay: DCPO - Development Con-
tributions Plan Overlay

Council: Glen Eira City Council

Planning History: An apartment
planning permit was granted

Case Study # 3 - Townhouses with a basement

18 Apartments with basement



2020 Scheme - Apartments

Glen Iris

Status: Approved

Site Area: 1337m²

Zoning: GRZ - General Residential Zone

Overlay: DCPO - Development Contributions Plan Overlay

Council: Glen Eira City Council
Planning History: An apartment planning permit was granted

Feasible study (2020 vs 2025)

2020

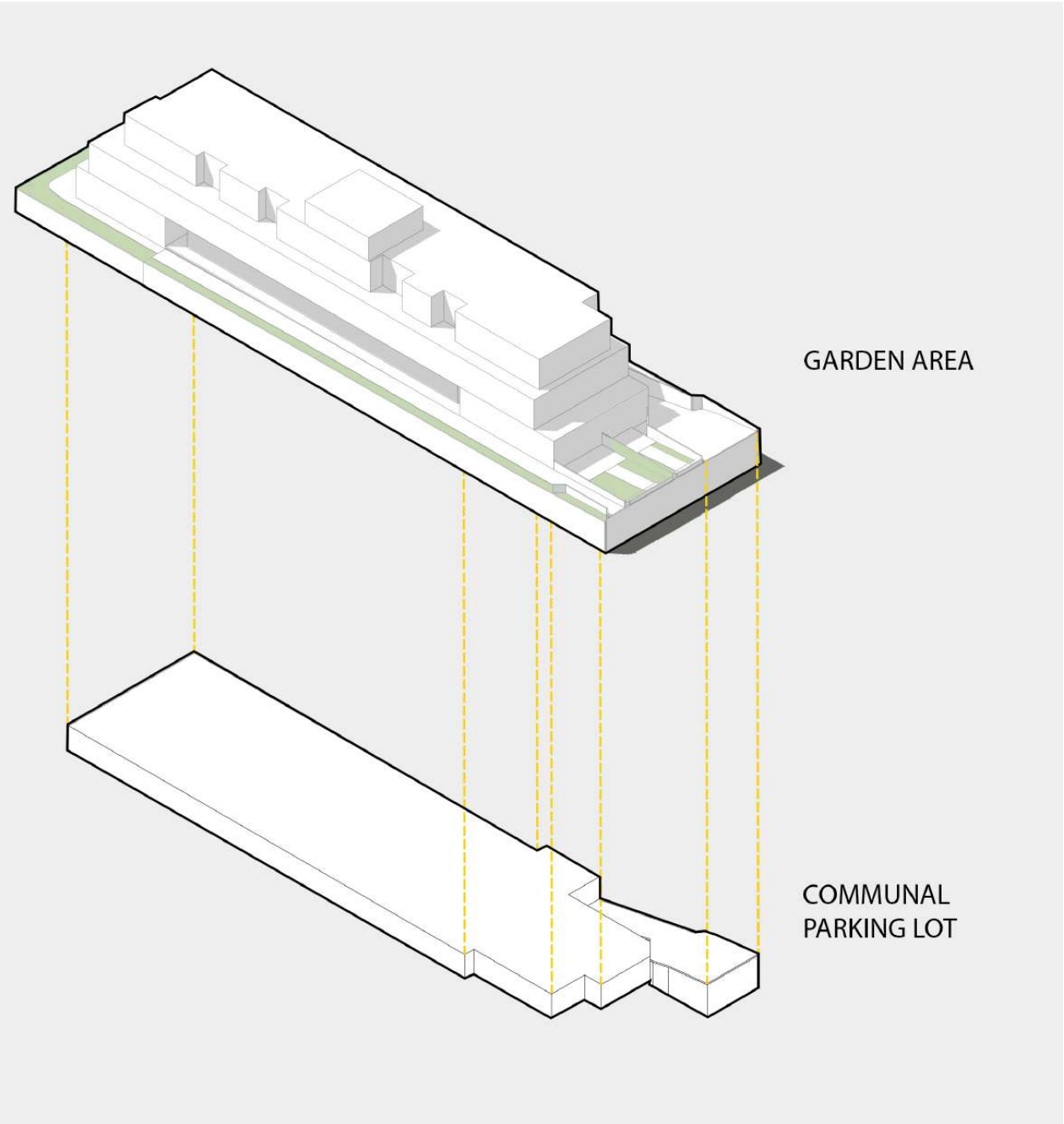
GFA: 1,870m²
Basement: 929m²
NSA: 1,672m²
Build Cost: \$8,173,750
Total Sales: \$1,6720,000
Yield (%): 9.0%

2025

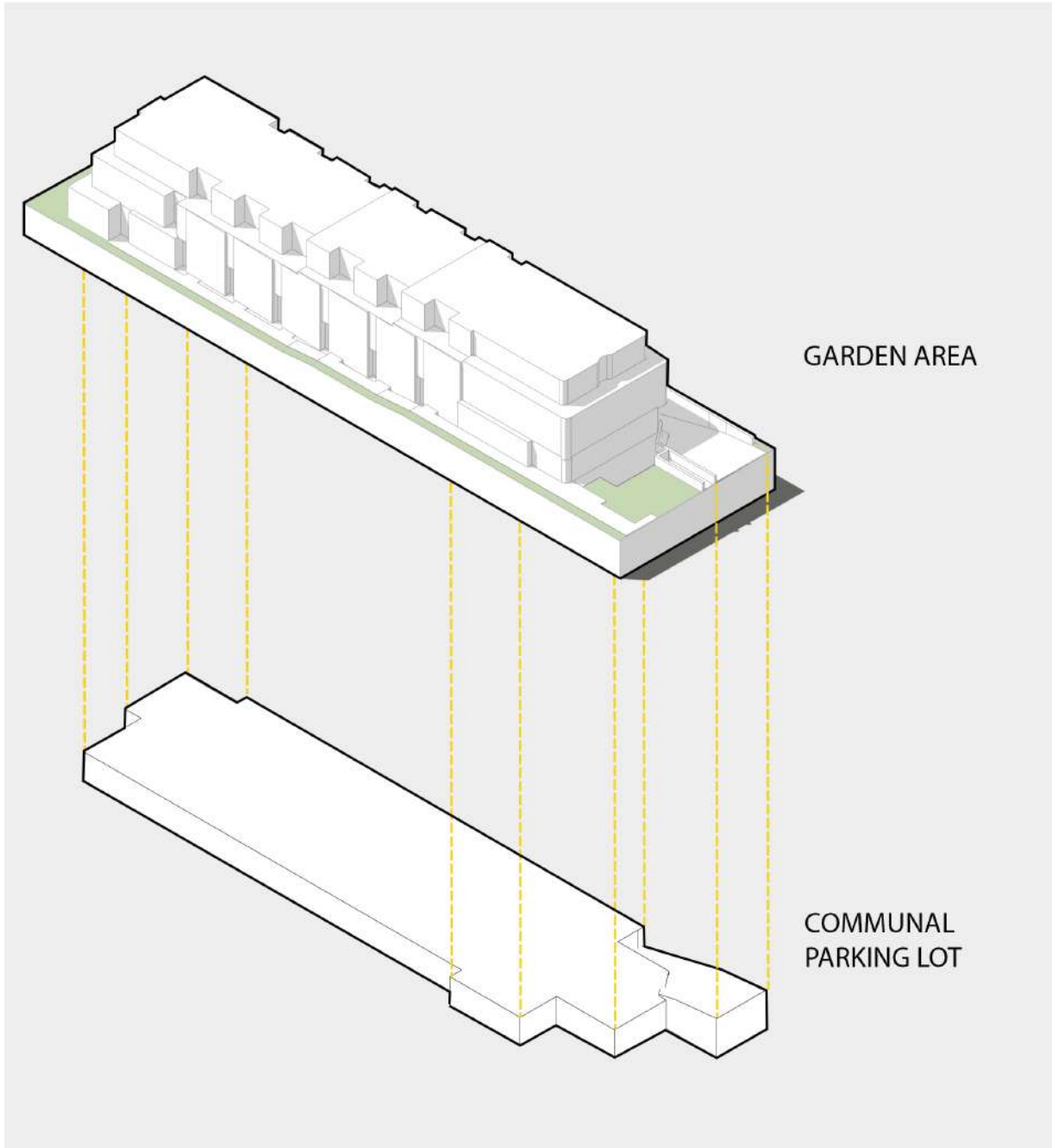
GFA: 1,870m²
Basement: 929m²
NSA: 1,672m²
Build Cost: \$10,018,125
Total Sales: \$18,392,000
Yield (%): 2.9%

Case Study # 3 - Townhouses with a basement

10 Townhouses, Glen Iris VIC



2020 Scheme - Apartments



2025 Scheme - Townhouses

10 Townhouses, Glen Iris (With Basement)

Status: Approved

Site Area: 1337m²

Zoning: GRZ - General Residential Zone

Overlay: DCPO - Development Contributions Plan Overlay

Council: Glen Eira City Council

Feasible study (2025)

2025 Apartment Scheme

GFA: 1,870m²
Basement: 929m²
NSA: 1,672m²
Build Cost: \$10,018,125
Total Sales: \$18,392,000
Yield (%): 2.9%

2025 Townhouse Scheme

GFA: 2912.5m²
NSA: 2559.5m²
Build Cost: \$9,531,475
Total Sales: \$23,035,500
Yield (%): 28.5%

Case Study # 4 - Townhouses Development

53 Townhouses, Box Hill South VIC



53 Townhouses, Box Hill South

Status: Built

Site Area: 12,627m²

Zoning: NRZ - Neighbourhood Residential Zone

Overlay: DCPO1 - Development Contributions Plan Overlay

Council: Whitehorse City Council

Case Study # 4 - Townhouses Development

53 Townhouses, Box Hill South VIC



53 Townhouses, Box Hill South

Status: Built

Site Area: 12,627m²

Zoning: NRZ - Neighbourhood Residential Zone

Overlay: DCPO1 - Development Contributions Plan Overlay

Council: Whitehorse City Council

Feasible study (2020 vs 2025)

2020

GFA: 9,537.3m²
NSA: 9,537.3m²
Build Cost: \$21,000,000
Total Sales: \$61,990,500
Yield (%): 18.6%

2025

GFA: 9,537.3m²
NSA: 9,537.3m²
Build Cost: \$30,996,225
Total Sales: \$711,529,750
Yield (%): 12.8%

Case Study # 4 - Townhouses Development

53 Townhouses, Box Hill South VIC



53 Townhouses, Box Hill South (With Basement)

Status: Built

Site Area: 12,627m²

Zoning: NRZ - Neighbourhood Residential Zone

Overlay: DCPO1 - Development Contributions Plan Overlay

Council: Whitehorse City Council

Feasible study (2020 Old Rescode)

GFA: 9,537.3m²

NSA: 9,537.3m²

Build Cost: \$30,996,225

Total Sales: \$711,529,750

Yield (%): 12.8%

Case Study # 4 - Townhouses Development

53 Townhouses, Box Hill South VIC



53 Townhouses, Box Hill South (With Basement)

Status: Built

Site Area: 12,627m²

Zoning: NRZ - Neighbourhood Residential Zone

Overlay: DCPO1 - Development Contributions Plan Overlay

Council: Whitehorse City Council

Feasible study (2025 New Rescode)

GFA: 10,968m²

NSA: 10,968m²

Build Cost: \$35,646,000

Total Sales:\$82,260,000

Yield (%): 18.7%

Case Study # 4 - Townhouses Development

53 Townhouses, Box Hill South VIC

**53 Townhouses, Box Hill South
(With Basement)**

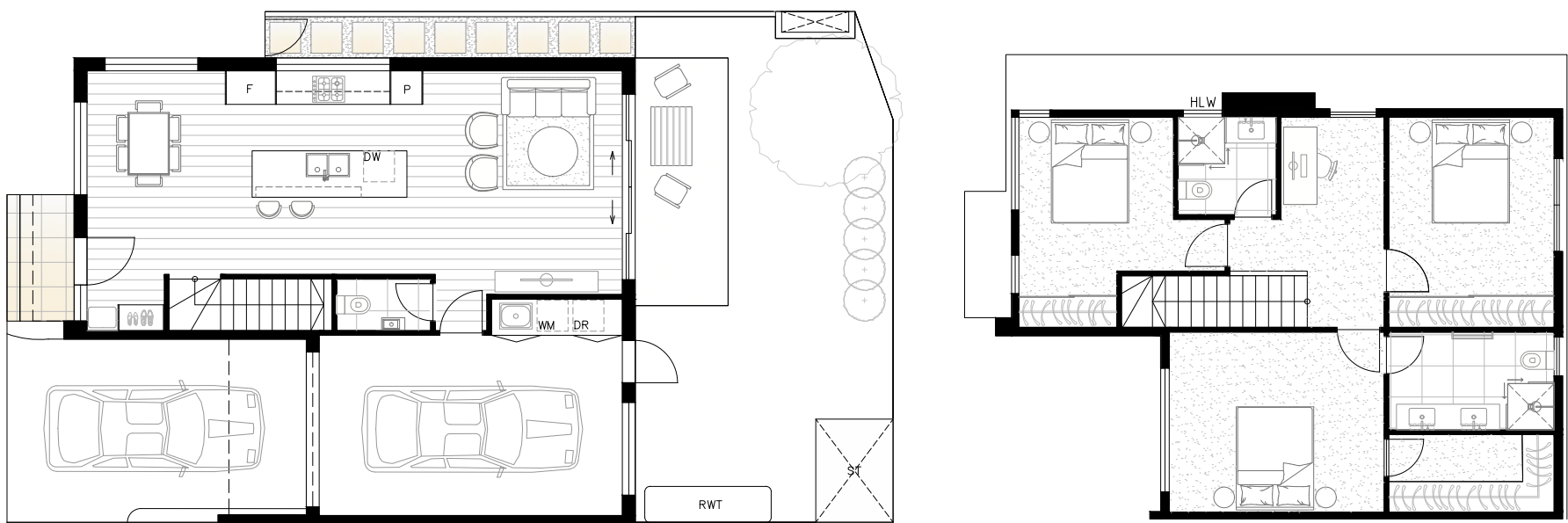
Status: Built

Site Area: 12,627m²

Zoning: NRZ - Neighbourhood Residential Zone

Overlay: DCPO1 - Development Contributions Plan Overlay

Council: Whitehorse City Council



Feasible study (2020 Old Rescode)

GFA: 9,537.3m²
NSA: 9,537.3m²
Build Cost: \$30,996,225
Total Sales: \$711,529,750
Yield (%): 12.8%

Case Study # 4 - Townhouses Development

53 Townhouses, Box Hill South VIC



53 Townhouses, Box Hill South (With Basement)

Status: Built

Site Area: 12,627m²

Zoning: NRZ - Neighbourhood Residential Zone

Overlay: DCPO1 - Development Contributions Plan Overlay

Council: Whitehorse City Council

Feasible study (2025 New Rescode)

GFA: 10,968m²

NSA: 10,968m²

Build Cost: \$35,646,000

Total Sales:\$82,260,000

Yield (%): 18.7%

Case Study # 4 - Townhouses Development

53 Townhouses, Box Hill South VIC



53 Townhouses, Box Hill South

Status: Built

Site Area: 12,627m²

Zoning: NRZ - Neighbourhood Residential Zone

Overlay: DCPO1 - Development Contributions Plan Overlay

Council: Whitehorse City Council

Feasible study (2025)

2025 Existing Scheme

GFA: 9,537.3m²
NSA: 9,537.3m²
Build Cost: \$30,996,225
Total Sales: \$711,529,750
Yield (%): 12.8%

New Scheme under Low Rise Code 2025

GFA: 10,968m²
NSA: 10,968m²
Build Cost: \$35,646,000
Total Sales:\$82,260,000
Yield (%): 18.7%

Case Study # 5 - Duplex & Dual Occupancy

2 Townhouses, Doncaster.

2 Townhouses, Doncaster

Status: Planning Application

Site Area: 654 m²

Zoning: GRZ - General Residential

Overlay: N/A

Council: Manningham Council



Case Study #5: Duplex

Case Study # 5 - Duplex & Dual Occupancy

2 Townhouses, Doncaster.

2 Townhouses, Doncaster

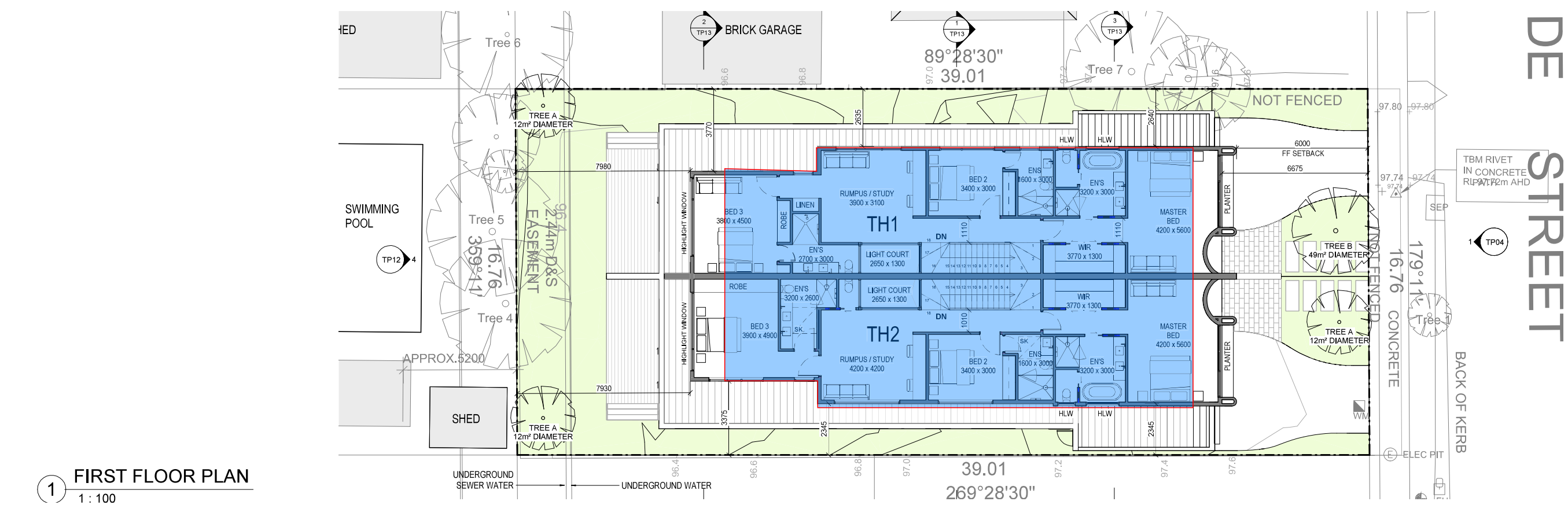
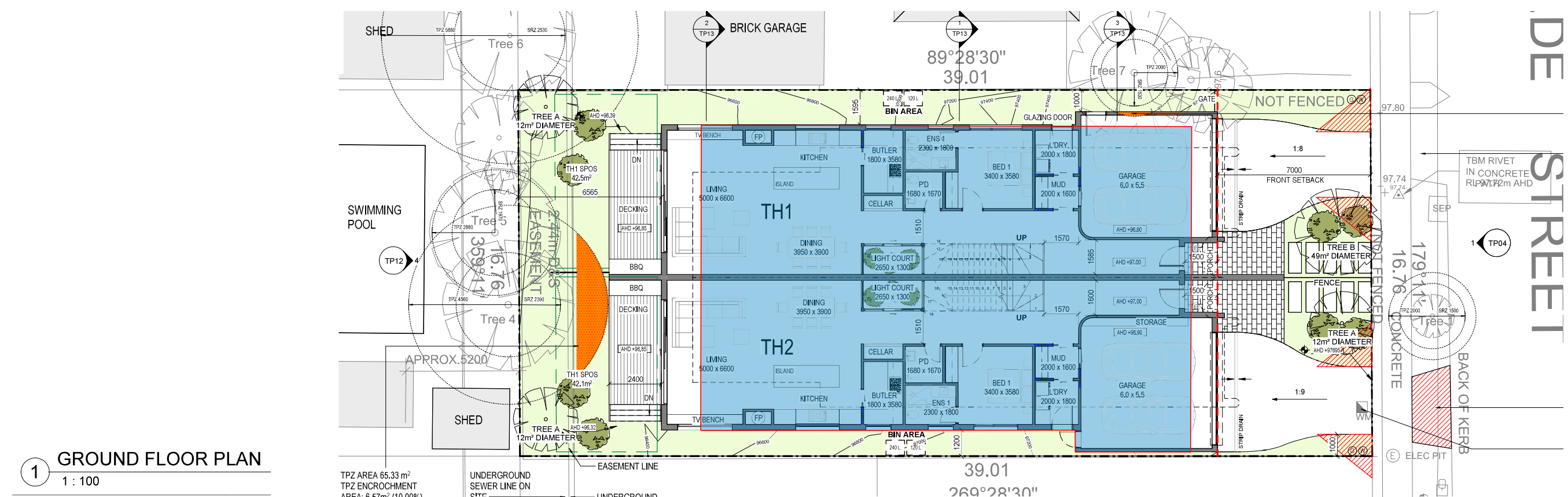
Status: Planning Application

Site Area: 654 m²

Zoning: GRZ - General Residential

Overlay: N/A

Council: Manningham Council



Case Study # 5 - Duplex & Dual Occupancy



2 Townhouses, Doncaster.

2 Townhouses, Doncaster

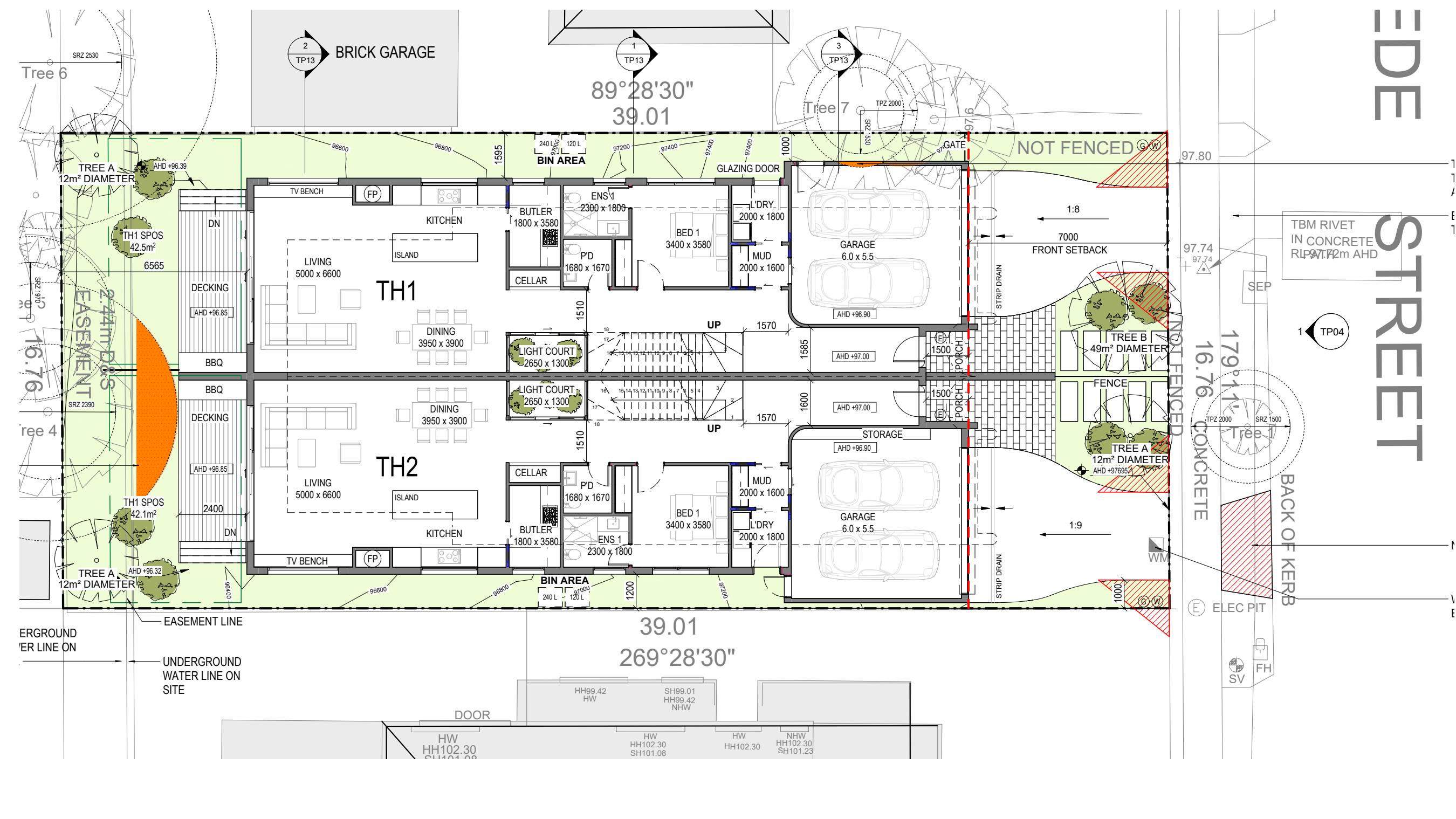
Status: Planning Application

Site Area: 654 m²

Zoning: GRZ - General Residential

Overlay: N/A

Council: Manningham Council



Case Study # 6 - Apartment Developement

5 Storey Apartment Development, Glen Waverley



69 Unit Apartment Development , Glenwaverley

Status: Approved

Site Area: 4375.03 m²

Zoning: RGZ - Residential Groth
Zone

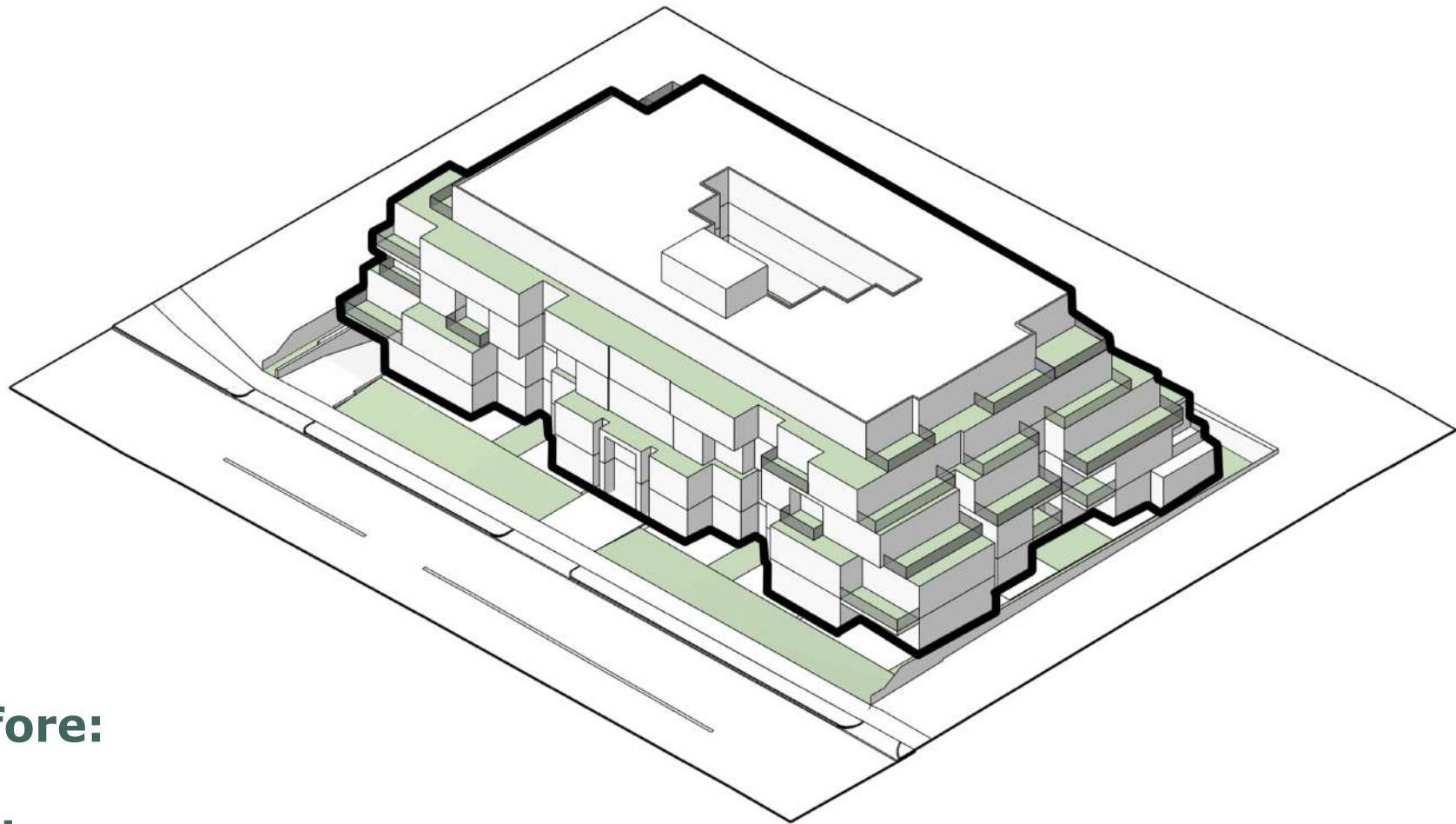
Overlay: SCO15 - Specific Controls
Overlyay

Council: Monash Council

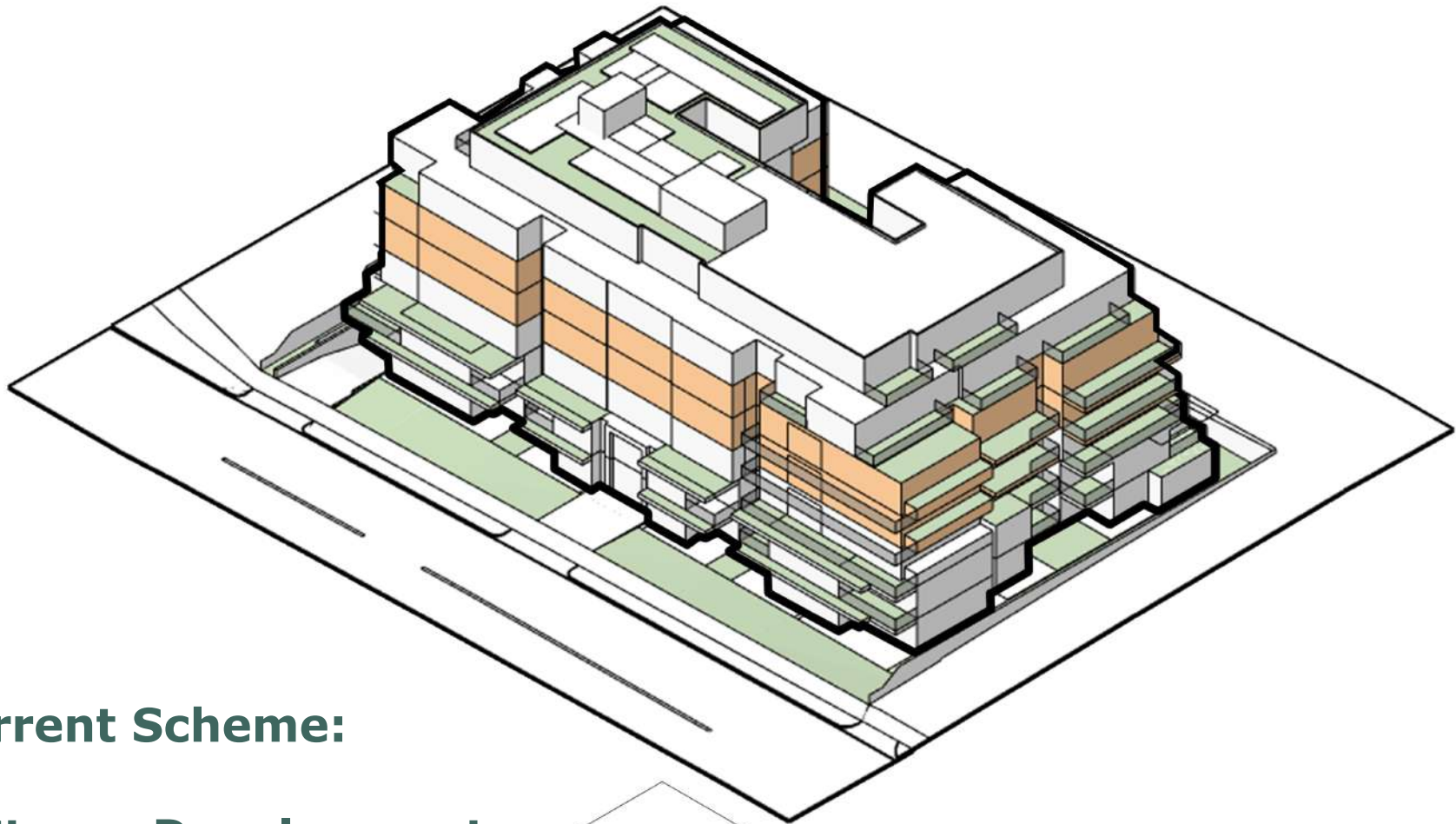
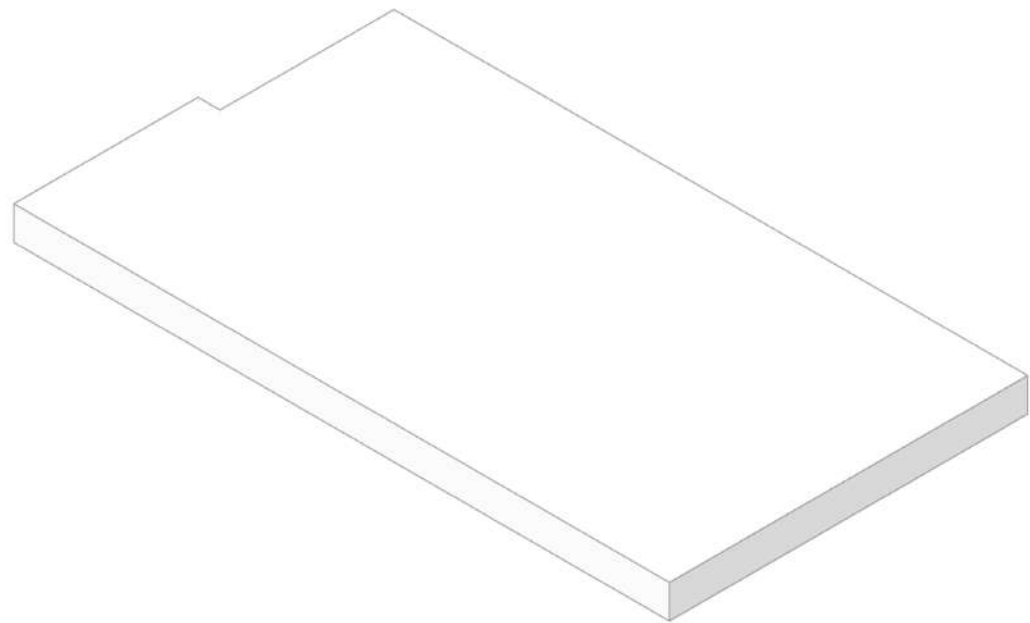
Planning History: Planning Permit
Granted for 5 storey apartment

Case Study # 6 - Apartment Developement

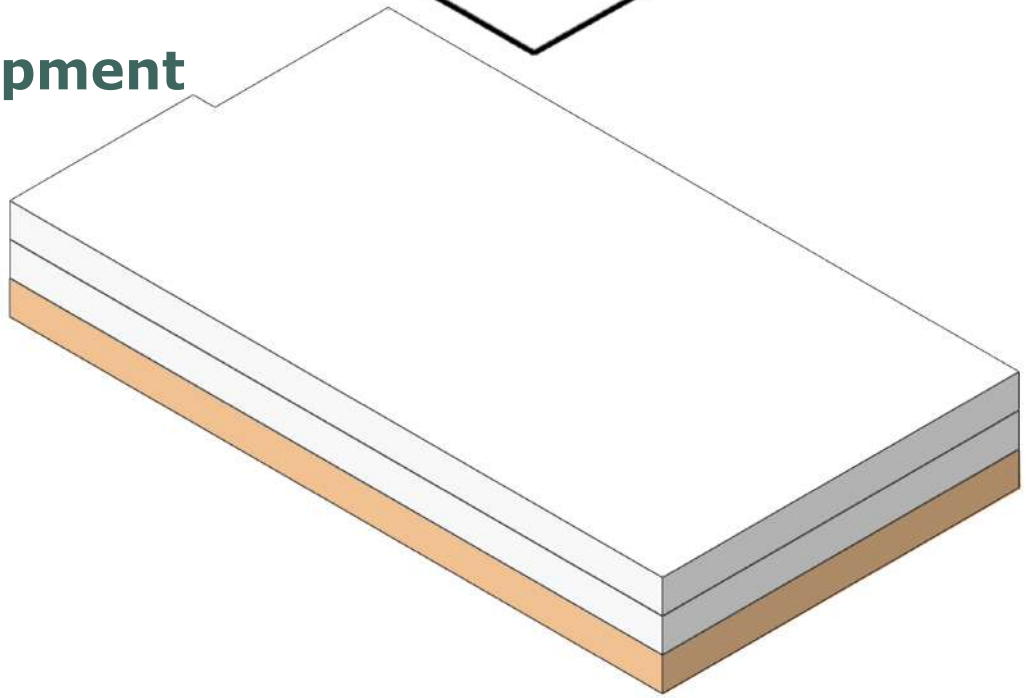
5 Storey Apartment Development, Glen Waverley



Before:
5 Storey



Current Scheme:
7 Storey Development



Case Study # 6 - Apartment Developement

5 Storey Apartment Development, Glen Waverley



2 Townhouses, Ashwood

Status: Approved
Site Area: 4375.03 m²
Zoning: RGZ - Residential Groth Zone
Overlay: SCO15 - Specific Controls Overlay
Council: Monash Council

5 Storey Scheme vs 7 Storey Scheme

GFA: 6587.9 m2
Basement: 4099.8 m2
NSA: 5569.9 m2
Build Cost: \$36,637,120
Total Sales: \$61,268,900
Yield (%): 9.7 %

GFA: 9242.7m2
Basement: 6149.7 m2
NSA: 7842.7m2
Build Cost: \$52,047,547
Total Sales: \$ 86,269,700
Yield (%): 16.4 %

Case Study # 7 - Apartment Development

Multi- Storey Development, Camberwell

10 Unit Apartment Development
(2x 2 Bedrooms & 8x 3 Bedrooms)

Status: Schematic Design

Site Area: 918 m²

Zoning: HCTZ - Housing Choice & Transport Zone

Overlay: N/A

Council: City of Boroondara

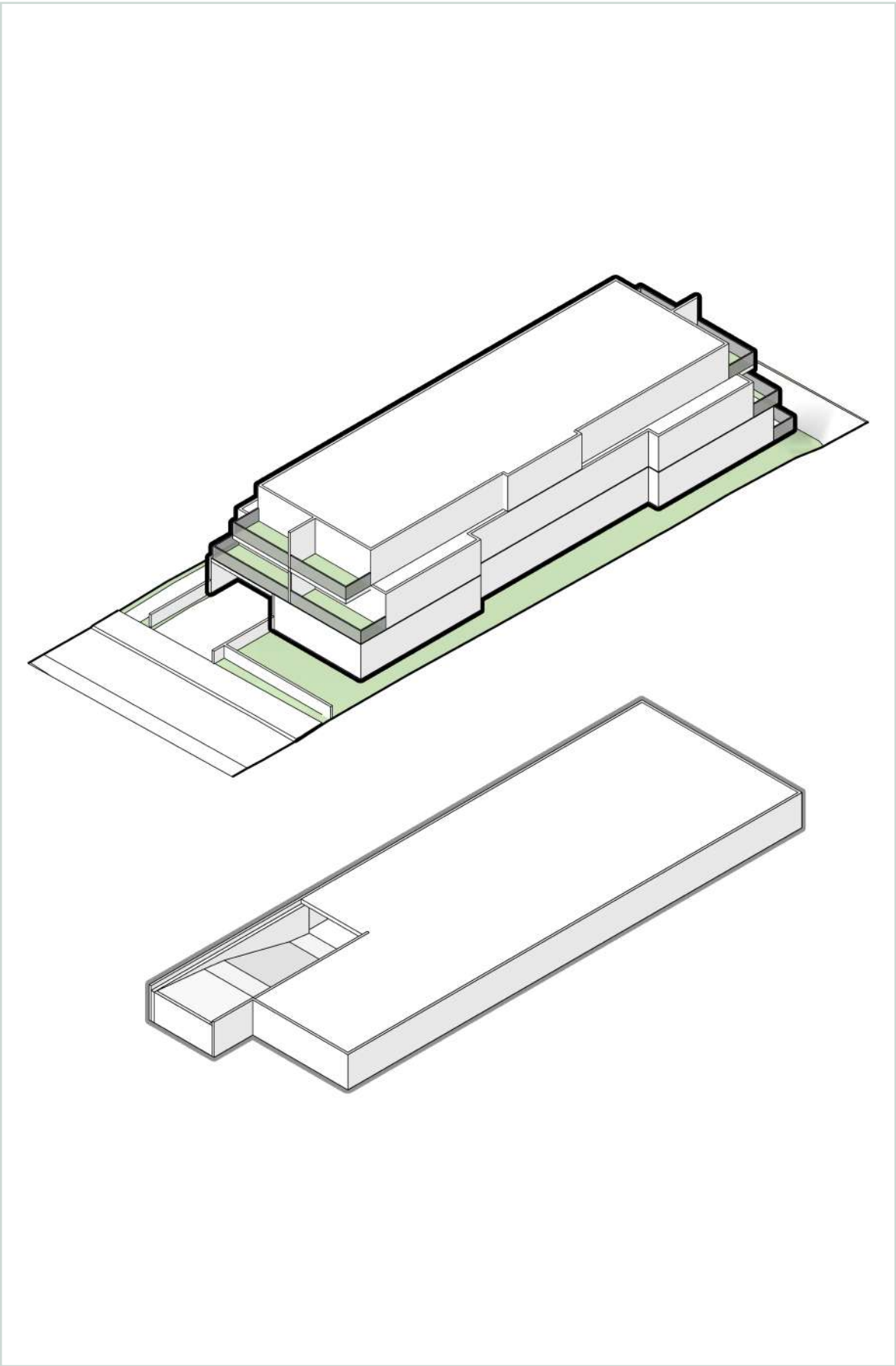
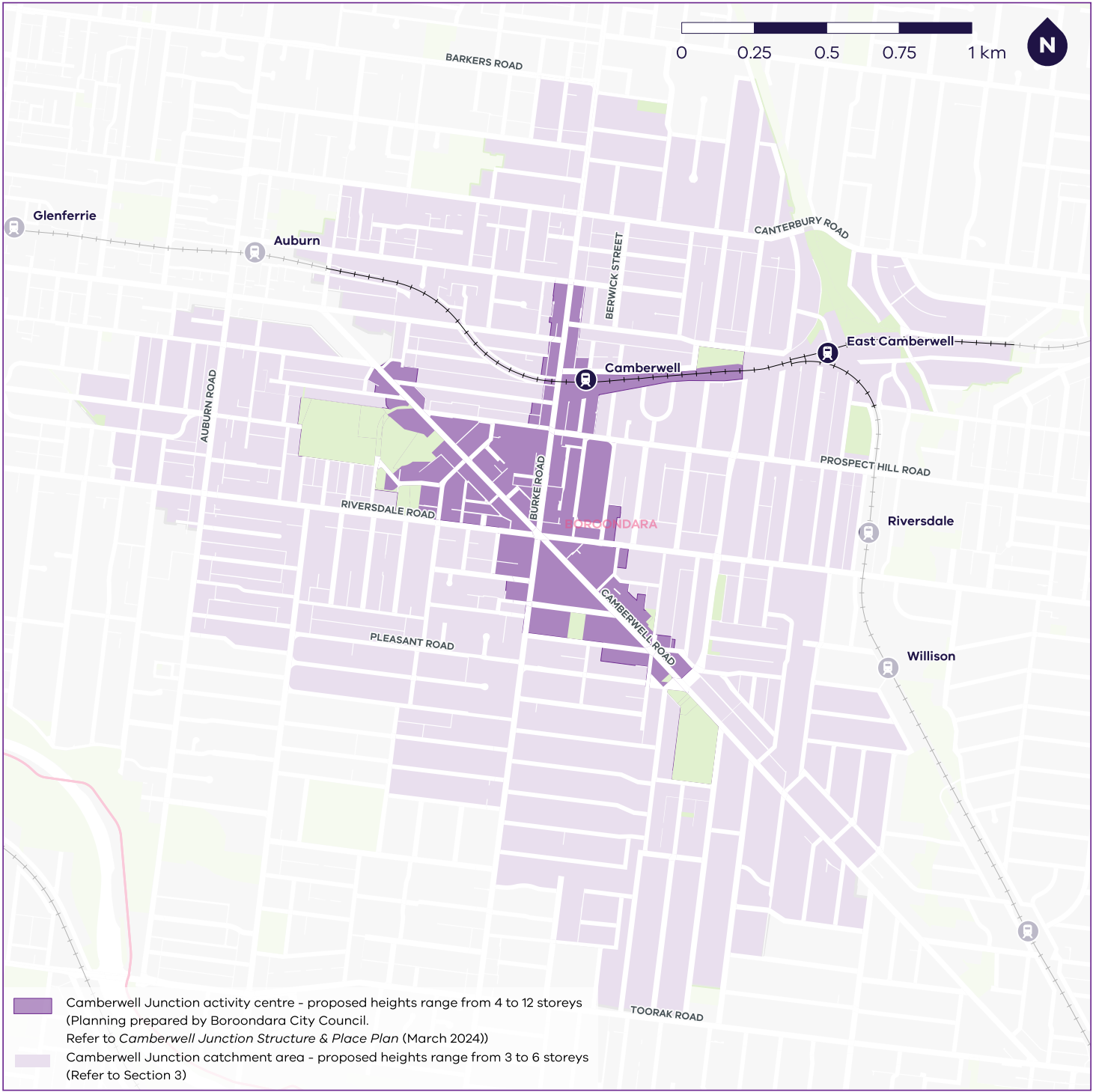


Figure 2 Building heights in the Camberwell Junction activity centre and catchment areas



Case Study # 7 - Apartment Development

Multi- Storey Development, Camberwell

**10 Unit Apartment Development
(2x 2 Bedrooms &
8x 3 Bedrooms)**

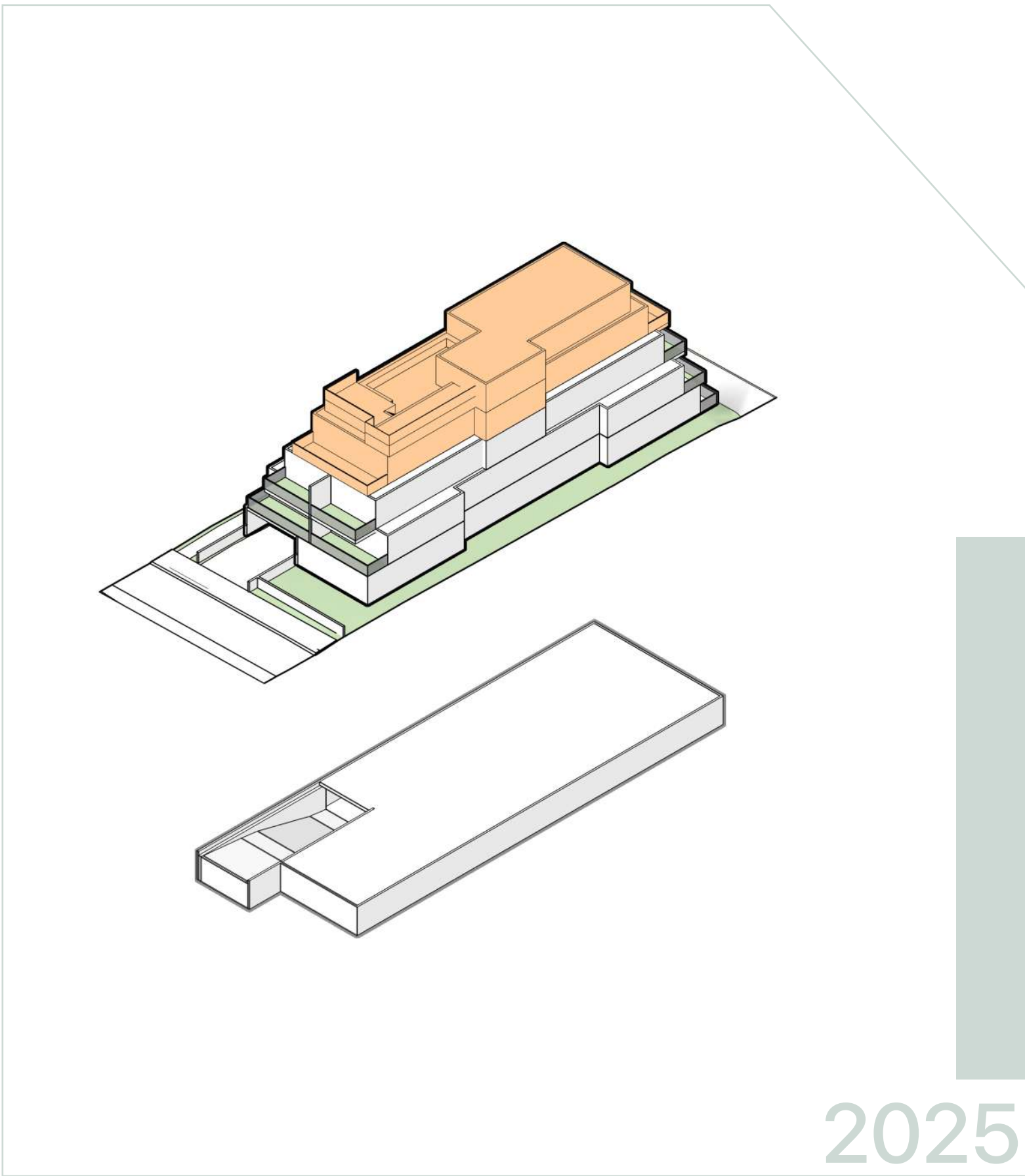
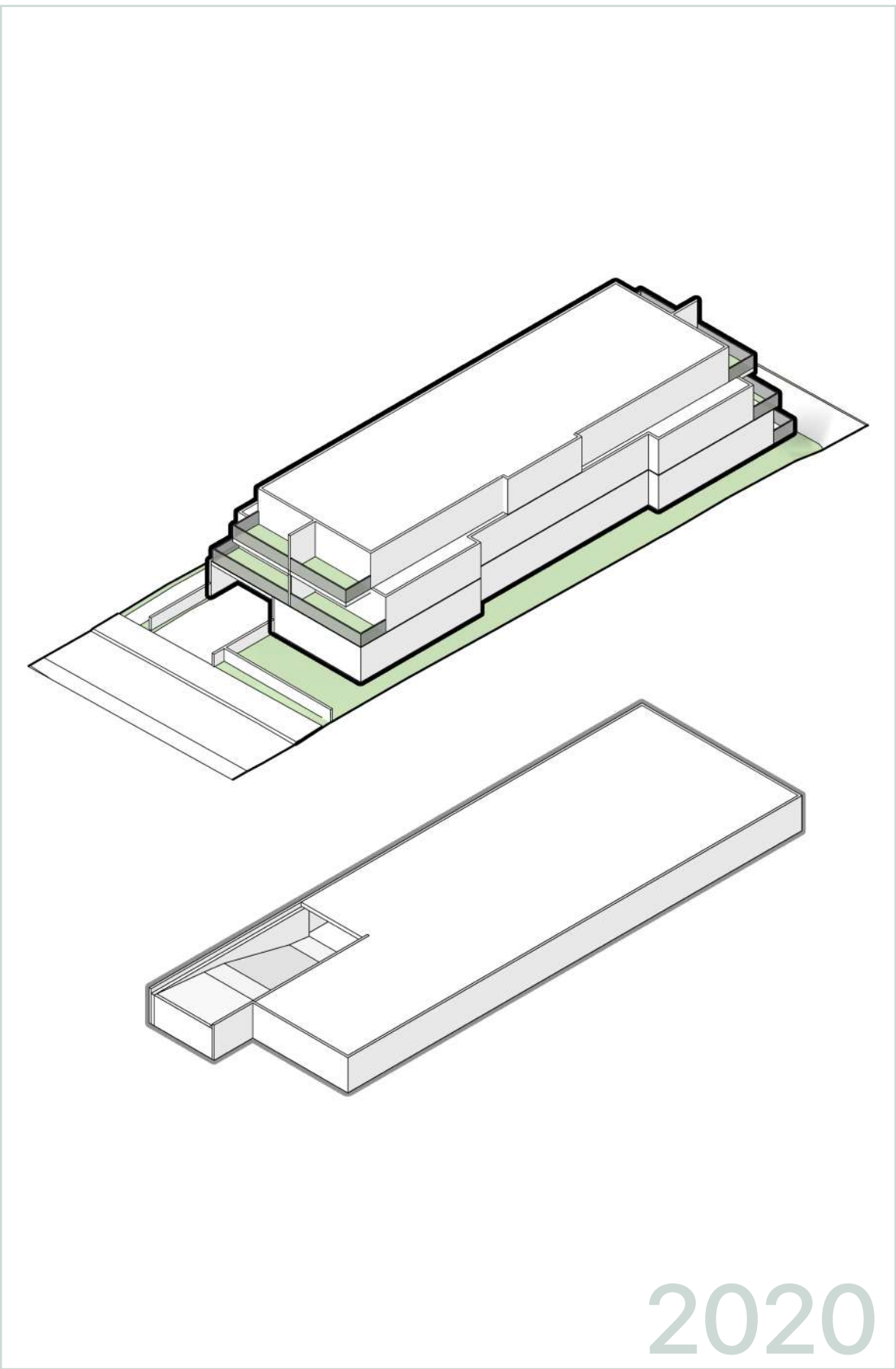
Status: Schematic Design

Site Area: 918 m²

Zoning: HCTZ - Housing Choice & Transport Zone

Overlay: N/A

Council: City of Boroondara



3 Storey Scheme vs 5 Storey Scheme

GFA: 1,709m²
Basement: 650.5m²
NSA: 1420m²
Build Cost: \$8,832,200
Total Sales: \$17,040,000
Yield (%): 17%

GFA: 2,504m²
Basement: 1,132.8m²
NSA: 2,132m²
Build Cost: \$13,234,000
Total Sales: \$25,584,000
Yield (%): 25.1%

CONCLUSION

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6. Our Review

JA JESSE ANT
ARCHITECTS

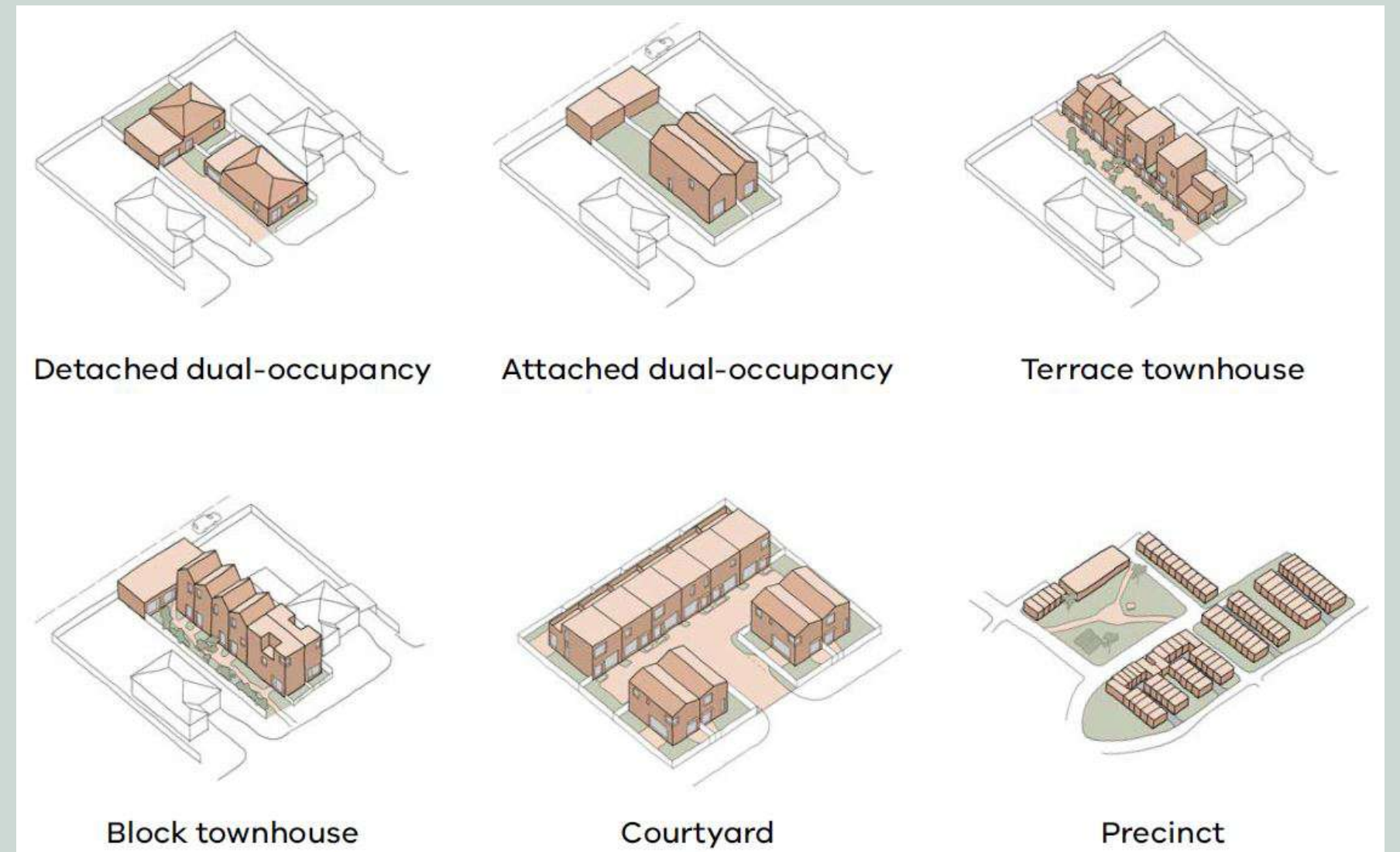
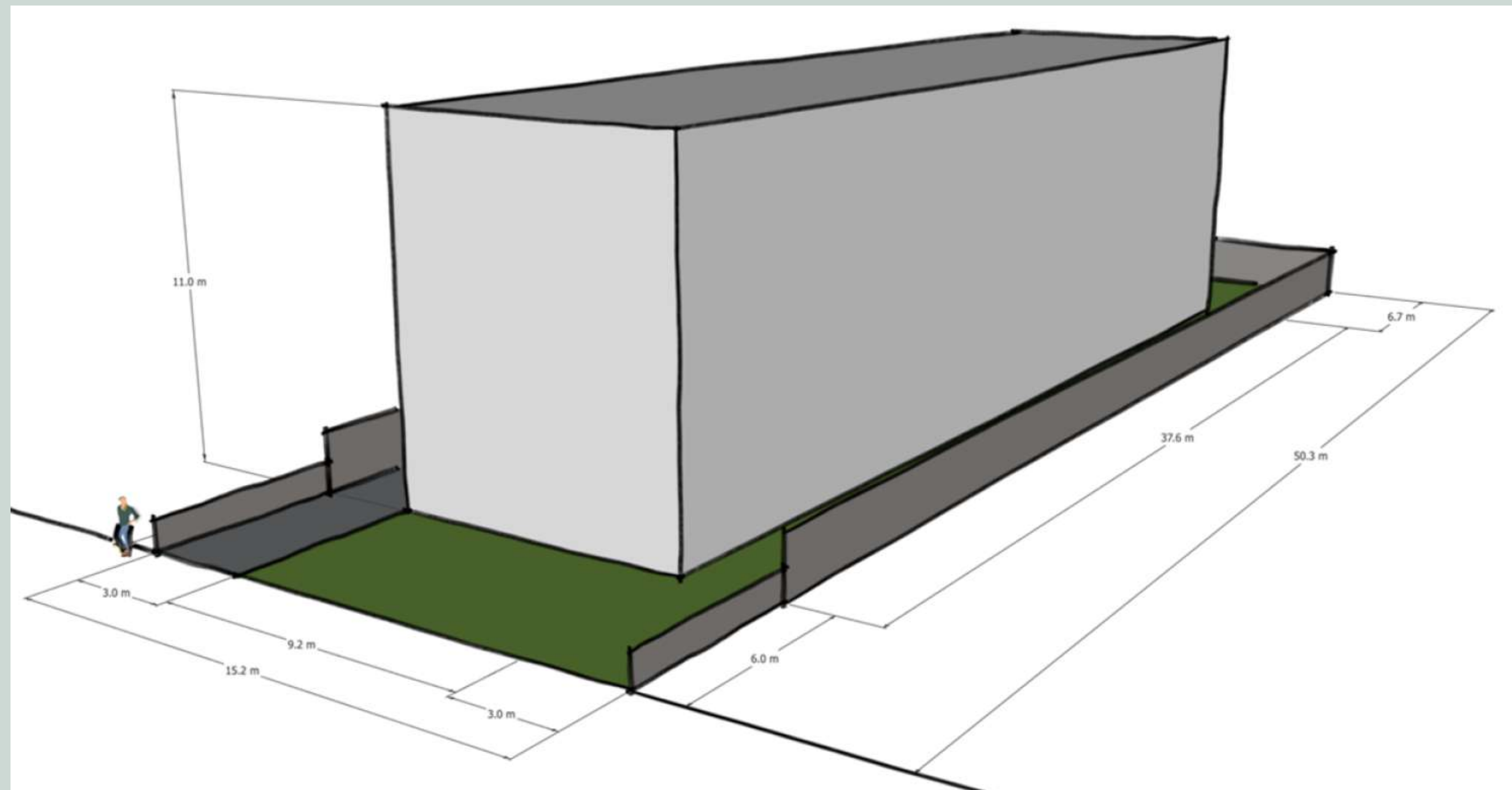
Conclusion

- Increase the supply of permitted dwellings
- Encourage dwellings with lower planning costs and higher density
- Raise density allowances in NRZ and GRZ zones to narrow the gap with RGZ



Conclusion

- Slightly reduce building costs
- Support the growing demand for construction capacity



Conclusion

- Broaden the variety of architectural styles
- Expand the range of building typologies



Thank You & Let's Get in Touch!



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RESCODE: Reforms and Implementations



Klare Zhang

**Principal Planner at
Whittlesea City
Council
&
Executive
Committee of APAA**



Antry Lau

**Founder
of Jesse Ant
Architects**



**William
Bromhead**

**CEO of Ratio
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