

## Clause 58 Assessment

Provision	Assessment
General Requirement	
Design Quality	

CLAUSE 58.02 - URBAN CONTEXT		
<p><b>CLAUSE 58.02-1</b></p> <p><b>Urban context objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>To ensure that development responds to the features of the site and the surrounding area.</li> </ul> <p><b>Standard D1</b></p> <ul style="list-style-type: none"> <li>The design response must be appropriate to the urban context and the site.</li> <li>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>As discussed in the assessment of the proposal, the proposal is generally acceptable and responds well to the exiting urban context.</p> <p>The proposed podium and tower form are considered to be generally responsive to the immediate site context and broadly reflects the design objectives, setbacks and height controls of the DDO schedule that affects the subject site and immediate surrounds.</p>
<p><b>CLAUSE 58.02-2</b></p> <p><b>Residential policy objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>To support higher density residential development where development can take advantage of public and community infrastructure and services.</li> </ul> <p><b>Standard D2</b></p> <ul style="list-style-type: none"> <li>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>The proposal aligns with policy objectives that encourage higher density housing within appropriate urban areas. The proposal would be well located to public transport and services including those that would be provided as part of the proposed development.</p> <p>A written statement assessing the application against the relevant state and local policies has been provided with the application.</p> <p>Please refer to Section 11 of the report for further discussion.</p>
<p><b>CLAUSE 58.02-3</b></p> <p><b>Dwelling diversity objective</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>The range of apartment size and types can meet the diverse needs of the area to ensure that housing stock matches changing demand by widening housing choice.</p> <p>The proposed development consists of 379 apartment dwellings. The proposed dwelling</p>

<p><b>Standard D3</b></p> <ul style="list-style-type: none"> <li>• Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</li> </ul>		<p>mix would be as follows:</p> <ul style="list-style-type: none"> <li>• 1 bedroom - 89 / 23%</li> <li>• 2 bedroom - 234 / 62%</li> <li>• 3 bedroom - 56 / 15%</li> </ul> <p>This is considered an acceptable mix of apartment sizes. It is noted that the apartment layouts also vary to different sections of the building with apartment sizes of each type increasing in size to the upper floors. The proposed layout would also allow for future adaptability allowing for one and two-bed apartments to be easily consolidated in future.</p>
<p><b>CLAUSE 58.02-4</b></p> <p><b>Infrastructure objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure development is provided with appropriate utility services and infrastructure.</li> <li>• To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul> <p><b>Standard D4</b></p> <ul style="list-style-type: none"> <li>• Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</li> <li>• Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li> <li>• In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>The development is to be connected to all reticulated services as appropriate and is readily available as a result of the existing infrastructure.</p> <p>All upgrades required will be the responsibility of the developer.</p> <p>The standard and objective are met.</p>
<p><b>CLAUSE 58.02-5</b></p> <p><b>Integration with the street objective</b></p> <ul style="list-style-type: none"> <li>• To integrate the layout of development with the street.</li> <li>• To support development that activates street frontage.</li> </ul> <p><b>Standard D5</b></p> <ul style="list-style-type: none"> <li>• Developments should be oriented to front existing and proposed streets.</li> <li>• Along street frontage, development should: <ul style="list-style-type: none"> <li>– Incorporate pedestrian entries, windows, balconies or other active spaces.</li> <li>– Limit blank walls.</li> <li>– Limit high front fencing, unless consistent with the existing urban context.</li> <li>– Provide low and visually permeable front</li> </ul> </li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>The main entry to the ground floor is midway along the eastern frontage to Queens Lane and defines a clear entry to the building.</p> <p>The eastern façade would be well activated to the street with significant glazing providing views to the open reception lobby and pedestrian paved area/ footpath extending well onto the subject site.</p> <p>The vehicle entry would also be located on eastern elevation abutting the southern boundary with access to Queens Lane. The vehicle entry would be located away from the main pedestrian entry and would minimise its impact on pedestrian areas and presentation on the building.</p> <p>Waste collection would be concealed within the building at basement level.</p> <p>The residential lobby would have a dual aspect with an additional entry facing</p>

<p>fences, where proposed.</p> <ul style="list-style-type: none"> <li>- Conceal car parking and internal waste collection areas from the street.</li> <li>• Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.</li> </ul>		<p>Queens Road. Whilst this entry would be less prominent, due to its setback from the frontage, it would provide access to the significant landscape area within the front setback of the development.</p> <p>In addition to the resident entry and landscaped area, the development would present significant levels of glazing and balconies from the apartments to Queens Road.</p> <p>The proposal would include a 1.8 m high fence facing Queens Road. The fence would include two clear and prominent resident entry gates. This fence would be setback from the frontage and be within landscaping to minimise its appearance. The height of the fence is considered to be appropriate given the high traffic volumes along Queens Road.</p> <p>Council's Urban Designers have raised no objections to the design of the development or the activation of the building frontages.</p> <p>The subject site does not adjoin any public open space.</p> <p>The standard and objective can be met subject to recommended amendments outline in Section 11 of the report.</p>
--	--	--

**CLAUSE 58.03 - SITE LAYOUT**

TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p><b>CLAUSE 58.03-1</b></p> <p><b>Energy efficiency objectives</b></p> <ul style="list-style-type: none"> <li>• To achieve and protect energy efficient dwellings and buildings.</li> <li>• To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> <li>• To ensure dwellings achieve adequate thermal efficiency</li> </ul> <p><b>Standard D6</b></p> <p>Buildings should be:</p> <ul style="list-style-type: none"> <li>• Oriented to make appropriate use of solar energy.</li> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> <li>• Living areas and private open space should be located on the north side of the development, if</li> </ul>	<p>✓ <b>Standard and objective met, subject to conditions.</b></p>	<p>The site is in the NatHERS climate zone 21 Melbourne that specifies a maximum cooling load 30 MJ/M2 per annum.</p> <p>The development is targeting an average 7.5- Star average NatHERS rating across the development. The results of the ADP Consulting modelling confirm that all apartments have a cooling load less than 30MJ/m2 (NatHERS Climate Zone 21 Melbourne) with a development average of 22.8 MJ/M2 per annum and therefore meet the energy efficiency objectives.</p> <p>Council's ESD officer has identified concerns in the response to matters relating to Energy, Water, Urban Ecology and Stormwater. The ESD officer has advised that the outstanding issues could be addressed via</p>

<p>practicable.</p> <ul style="list-style-type: none"> <li>• Developments should be designed so that solar access to north-facing windows is optimised.</li> <li>• Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.</li> </ul>		<p>conditions on any approval. Most of the concerns raised relate to amended detailing and points of clarification on the architectural plans rather than fundamental concerns with the proposed ESD credentials.</p> <p>The subject site has an east- west facing orientation. The sites to the north and south are developed with comparable developments. Within this site setting, the proposed development would maximise the availability of solar energy to the exposed frontages. The development incorporates adequate setbacks, in line with the DDO requirements, which would reasonable daylight and sunlight access to the northern and southern elevations. It is therefore considered that the majority of habitable rooms and balconies / amenity spaces within the development would receive adequate levels of daylight and sunlight.</p> <p>It is acknowledged that the proposed height of the development would impact on the energy efficiency of some neighbouring properties but given the height controls on the subject site this is an outcome anticipated by DDO26.</p>
<p><b>CLAUSE 58.03-2</b></p> <p><b>Communal open space objective</b></p> <ul style="list-style-type: none"> <li>• To provide communal open space that meets the recreation and amenity needs of residents.</li> <li>• To ensure that communal open space is accessible, practical, attractive, easily maintained.</li> <li>• To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.</li> </ul> <p><b>Standard D7</b></p> <ul style="list-style-type: none"> <li>• A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.</li> <li>• If a development contains 13 or more dwellings, the development should 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 may consist of multiple separate areas of communal open space.</li> <li>• Each area of communal open space should be: <ul style="list-style-type: none"> <li>– Accessible to all residents.</li> </ul> </li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>The development proposes one primary area of outdoor communal open space at ground floor level equating to 2411 square metres.</p> <p>This area is supplemented with a further communal area of 676 square metres at ground (gym and pool &amp; amenities).</p> <p>On level 14 would be a communal bar/ lounge and terrace with an area of 292 square metres.</p> <p>In total there would be 3379 square metres of communal spaces within the development.</p> <p>The provision of communal open space would exceed the requirements of this Standard.</p> <p>Furthermore, the communal spaces would be available to all residents and be useable in size, shape and dimension. There would be no management issues with the spaces, which would be cared for by the building manager. The outdoor spaces would provide for extensive passive</p>

<ul style="list-style-type: none"> <li>- A useable size, shape and dimension.</li> <li>- Capable of efficient management.</li> <li>- Located to:</li> <li>- Provide passive surveillance opportunities, where appropriate.</li> <li>- Provide outlook for as many dwellings as practicable.</li> <li>- Avoid overlooking into habitable rooms and private open space of new dwellings.</li> <li>- Minimise noise impacts to new and existing dwellings.</li> </ul> <ul style="list-style-type: none"> <li>• Any area of communal outdoor open space should be landscaped and include canopy cover and trees.</li> </ul>		<p>surveillance and excellent out look to the dwellings with views over the front setback. The communal terrace at level 14 would minimise opportunities for overlooking and have minimal impact in terms of noise due to the forward location at level 14.</p> <p>The ground floor outdoor communal area would have significant landscaping, canopy trees and covered areas.</p>
<p><b>CLAUSE 58.03-3</b></p> <p><b>Solar access to communal outdoor open space objective</b></p> <ul style="list-style-type: none"> <li>• To allow solar access into communal outdoor open space.</li> </ul> <p><b>Standard D8</b></p> <ul style="list-style-type: none"> <li>• The communal outdoor open space should be located on the north side of a building, if appropriate.</li> <li>• At least 50 per cent 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 9am and 3pm on 21 June.</li> </ul>	<p>✓ <b>Standard and objective met.</b></p>	<p>The primary outdoor communal private open space would be located on the western side of the development. This would be appropriate given the orientation of the site. Part of this area of open space would be forward of the proposed development and would receive good northern access.</p> <p>At least 125 square metres of the ground floor outdoor communal open space would receive more than 2 hours of sunlight between 9 am and 3 pm on 21<sup>st</sup> June.</p>
<p><b>CLAUSE 58.03-4</b></p> <p><b>Safety objective</b></p> <ul style="list-style-type: none"> <li>• To ensure the layout of development provides for the safety and security of residents and property.</li> </ul> <p><b>Standard D9</b></p> <ul style="list-style-type: none"> <li>• Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</li> <li>• Planting which creates unsafe spaces along streets and accessways should be avoided.</li> <li>• Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</li> <li>• Private spaces within developments should be protected from inappropriate use as public thoroughfares.</li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>The proposal complies with this Standard as the main dwelling entrance is on the frontage to Queens Lane, with no obstructions and in clear view of the street.</p> <p>The main residential entry would be via a staffed entry foyer, providing additional security.</p> <p>The car parking is secure and would not be accessible by non-residents.</p> <p>All private spaces are only accessible to residents.</p>
<p><b>CLAUSE 58.03-5</b></p> <p><b>Landscaping objectives</b></p>	<p>✗ <b>Standard not met, variation</b></p>	<p>Landscape plans have been prepared by Arcadia.</p> <p>The site has an area of 7013 square metres. A site with an area greater than</p>

<ul style="list-style-type: none"> <li>• To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.</li> <li>• To preserve existing canopy cover and support the provision of new canopy cover.</li> <li>• To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.</li> </ul> <p><b>Standard D10</b></p> <ul style="list-style-type: none"> <li>• Development should retain existing trees and canopy cover</li> <li>• Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</li> <li>• Development should: <ul style="list-style-type: none"> <li>– Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.</li> <li>– Provide canopy cover through canopy trees that are: <ul style="list-style-type: none"> <li>– Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.</li> <li>– Consistent with the canopy diameter and height at maturity specified in Table D4.</li> <li>– Located in communal outdoor open space or common areas or street frontages.</li> </ul> </li> </ul> </li> <li>• Comprise smaller trees, shrubs and ground cover, including flowering native species. Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.</li> <li>• Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.</li> <li>• Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.</li> <li>• Protect any predominant landscape features of the area.</li> <li>• Take into account the soil type and drainage patterns of the site.</li> <li>• Provide a safe, attractive and functional environment for residents.</li> <li>• Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.</li> </ul>	<p><b>is considered acceptable.</b></p>	<p>2500 square metres requires 15% of the site area to facilitate deep soil areas with a minimum dimension of 3m and 2 medium tree (8m) per 50 m<sup>2</sup> or 1 large tree (12 m) per 90m<sup>2</sup> of deep soil. This would require 1052 square metres of deep soil areas with a minimum dimension of 3m. For sites with an area greater than 2500 square metres, the canopy cover should be 350 square metres plus 20% of the site area above 2500 square metres. As such, the canopy cover should be 1253 square metres.</p> <p>The following areas are proposed.</p> <ul style="list-style-type: none"> <li>• A total of 498 square metres of deep soil area (7.1% of the site). The total deep soil area would not meet the minimum requirement of this Standard.</li> <li>• A total canopy coverage of all existing and proposed trees of 1888 square metres (27% of the site). The canopy coverage would exceed the requirements of this Standard.</li> <li>• The landscape plan includes two – Type C trees (<i>Carymbia citriodora</i>) and 24 type B trees (<i>Ulmus parvifolia</i> ‘Todd’, <i>Elaeocarpus reticulatus</i>, <i>Eucalyptus scoparia</i>, and <i>Magnolia grandiflora</i> ‘Exmouth’ and <i>Phoenix canariensis</i>), which exceeds the requirements of this Standard.</li> <li>• Along the western frontage of the site, an area of approximately 498 sqm would be available for deep soil planting as there is no basement level below.</li> <li>• Along the western frontage would be a mixture of trees and shrubs. Notably within this area would be two “<i>Corymbia citriodora</i>” which have a mature height of 20 m and two “<i>Phoenix canariensis</i>” which have a mature height of 12-18 m.</li> <li>• Large volume (45L and 100L) planter boxed would be along the northern and southern elevations to support trees (<i>Waterhousea floribunda</i> ‘ST1 Whisper’) with a mature height of 8 metres.</li> </ul> <p>Whilst the proposal would not provide</p>
---	---	--

<p><b>Table D2 Canopy cover and deep soil requirements</b></p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> <th>Deep soil</th> </tr> </thead> <tbody> <tr> <td>1000 square metres</td> <td>5% of site area Include at least 1 Type A tree</td> <td>5% of site area or 12 square metres whichever is the greater</td> </tr> <tr> <td>1001 - 1500 square metres</td> <td>50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree</td> <td>7.5% of site area</td> </tr> <tr> <td>1501 - 2500 square metres</td> <td>150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree</td> <td>10% of site area</td> </tr> <tr> <td>2500 square metres or more</td> <td>350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree</td> <td>15% of site area</td> </tr> </tbody> </table> <p><b>Table D3 Soil requirements for trees</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Tree type</th> <th>Tree in deep soil</th> <th>Tree in planter</th> <th rowspan="2">Depth of planter soil</th> </tr> <tr> <th>Area of deep soil</th> <th>Volume of planter soil</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>12 square metres (min. plan dimension 2.5 metres)</td> <td>12 cubic metres (min. plan dimension of 2.5 metres)</td> <td>0.8 metre</td> </tr> <tr> <td>B</td> <td>49 square metres (min. plan dimension 4.5 metres)</td> <td>28 cubic metres (min. plan dimension of 4.5 metres)</td> <td>1 metre</td> </tr> <tr> <td>C</td> <td>121 square metres (min. plan dimension 6.5 metres)</td> <td>64 cubic metres (min. plan dimension of 6.5 metres)</td> <td>1.5 metre</td> </tr> </tbody> </table> <p><i>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%.</i></p> <p><b>Table D4 Tree type</b></p> <table border="1"> <thead> <tr> <th>Tree type</th> <th>Minimum canopy diameter at maturity</th> <th>Minimum height at maturity</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>4 metres</td> <td>6 metres</td> </tr> <tr> <td>B</td> <td>8 metres</td> <td>8 metres</td> </tr> <tr> <td>C</td> <td>12 metres</td> <td>12 metres</td> </tr> </tbody> </table>	Site area	Canopy cover	Deep soil	1000 square metres	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater	1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area	1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area	2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area	Tree type	Tree in deep soil	Tree in planter	Depth of planter soil	Area of deep soil	Volume of planter soil	A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre	B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre	C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre	Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	A	4 metres	6 metres	B	8 metres	8 metres	C	12 metres	12 metres		<p>the require level of deep soil planting, the use of large volume planters supporting tall mature vegetation is considered to be acceptable and would provide for development sited within significant levels of tall vegetation. It is also noted that Council's Urban Design Officer has not raised any issues with the proposed landscape plan.</p>
Site area	Canopy cover	Deep soil																																													
1000 square metres	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater																																													
1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area																																													
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area																																													
2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area																																													
Tree type	Tree in deep soil	Tree in planter	Depth of planter soil																																												
	Area of deep soil	Volume of planter soil																																													
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre																																												
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre																																												
C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre																																												
Tree type	Minimum canopy diameter at maturity	Minimum height at maturity																																													
A	4 metres	6 metres																																													
B	8 metres	8 metres																																													
C	12 metres	12 metres																																													
<p><b>CLAUSE 58.03-6</b></p> <p><b>Access objective</b></p> <ul style="list-style-type: none"> <li>To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.</li> <li>To ensure the vehicle crossovers are designed and located to minimise visual impact.</li> </ul> <p><b>Standard D11</b></p> <ul style="list-style-type: none"> <li>Vehicle crossovers should be minimised</li> <li>Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building</li> <li>The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</li> <li>Developments must provide for access for service, emergency and delivery vehicles.</li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>All vehicles would enter and egress from Queens Lane to the side of the site (South Eastern corner). The proposed crossover would be 6.4 m wide. The proposed accessway therefore complies with the standard.</p> <p>The design of the car park entrance roller door would be integrated with the design of the façade. The roller door and Queens Lane would be separated by 6 metres which provides good visibility to pedestrians. The internal ramp clearances would allow for delivery vehicles to entre the basement car park.</p>																																													
<p><b>CLAUSE 58.03-7</b></p> <p><b>Parking location objectives</b></p> <ul style="list-style-type: none"> <li>To provide convenient parking for resident and visitor vehicles.</li> <li>To protect residents from vehicular noise within developments.</li> </ul> <p><b>Standard D12</b></p> <p>Car parking facilities should:</p>	<p>✓ <b>Standard and objective met</b></p>	<p>Car parking is provided within three levels of basement (156, 154 and 115 at basement levels 3, 2 and 1 respectively) and accessed via a basement ramp from Queens Lane.</p> <p>A total of 425 residential car parking spaces are proposed comprising equating to a rate of 1.15 spaces per dwelling.</p> <p>The proposed basement car parking</p>																																													

<ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings.</li> <li>• Be secure. Be well ventilated if enclosed.</li> </ul>		<p>would also be accessible via lifts straight to the residential internal floors. This is considered to be convenient and secure for residents.</p>
<p><b>CLAUSE 58.03-8</b></p> <p><b>Integrated water and stormwater management objectives</b></p> <ul style="list-style-type: none"> <li>• To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> <li>• To facilitate stormwater collection, utilisation and infiltration within the development.</li> <li>• To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</li> </ul> <p><b>Standard D13</b></p> <ul style="list-style-type: none"> <li>• Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</li> <li>• Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</li> </ul> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> <li>• Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999).</li> <li>• Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</li> </ul>	<p><b>* Standard not met, variation is considered acceptable.</b></p>	<p>The SMP and WSUD reports submitted with the application indicates that the proposal would have two 40,000L rainwater tanks provided on site. The MUSIC report shows that the WSUD response would exceed all the performance objectives with the exception of suspended solids removal. Council's Sustainability Officer has not raised any objections to this.</p>

<b>CLAUSE 58.04 - AMENITY IMPACTS</b>		
<b>TITLE &amp; OBJECTIVE</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p><b>CLAUSE 58.04-1</b></p> <p><b>Building setback objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>• To allow adequate daylight into new dwellings.</li> <li>• To limit views into habitable room windows and private open space of new and existing dwellings.</li> </ul>	<p><b>✓ Standard and objective met, subject to Condition.</b></p>	<p>If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies.</p> <p>DDO26 defines the site as being within a mandatory 65m AHD height limit and a mandatory 4.5m setback to the common boundaries. The</p>



- To provide a reasonable outlook from new dwellings.
- To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.

**Standard D14**

- The built form of the development must respect the existing or preferred urban context and respond to the features of the site.
- Buildings should be set back from side and rear boundaries, and other buildings within the site to:
  - Ensure adequate daylight into new habitable room windows. Avoid direct views into habitable room windows and private open space of new and existing dwellings.
  - Developments should avoid relying on screening to reduce views.
  - Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.
  - Ensure the dwellings are designed to meet the objectives of Clause 58.

DDO26 has discretionary setback to Queens Road of 15m, which is to be landscaped and development abutting Queens Lane should be built to the Queens Lane boundary; and within 5 metres of Queens Lane should not exceed a height of 11 metres.

A podium and tower form are proposed. The proposed setbacks are:


Podium:

- The development, at podium level, would have a minimum front setback of 15 m to Queen Road.
- The side setbacks to both No. 1 Roy Street and No. 55 Queens Road would be a minimum of 4.5 m. The proposed setback meets the DDO requirement of a 4.5 m. It is noted that within the side setback would be a concrete bullnose slab edges below each floor level. It is noted that Section 2.3 of DDO26 allows for the encroachment of architectural features.
- The rear setback to Queens Lane would be between 0 m to 5.0 m. The rear setback would comply with the DDO requirements which allows development to be built to the Queens Lane to a height of 11m.

Tower:

- The development, at tower level, would have a minimum front setback of 25 m to Queen Road.
- The side setbacks to both No. 1 Roy Street and No. 55 Queens Road would be a minimum of 6.0 m. The proposed setback exceeds the DDO requirement of a 4.5 m. It is noted that within the side setback would be a concrete bullnose slab edges below each floor level. It is noted that Section 2.3 of DDO26 allows for the encroachment of architectural features.
- The rear setback to Queens Lane would be between 5.0 m to 7.0 m. The rear setback would comply with the DDO requirements which requires development, higher than 11 m, to be setback a minimum of 5.0 m Queens Lane.

Overall the development satisfies the setback requirements of the DDO.

		<p>The minor encroachments for architectural features are supported and do not result in any meaningful addition of visual bulk.</p> <p><u>Daylight</u> The subject site is adjacent to two high rise residential developments at No. Roy Street (to the north) and No. 55 Queens Road (to the south). Given the development on the properties to the north and south, daylight to windows will be limited. However, the proposal has a minimum side setback of 4.5 m which increases to 9.0 m to the side boundaries. The proposed setback would meet the requirements of the DDO and would provide for an adequate provision of daylight.</p> <p><u>Overlooking</u> The proposal would have all windows and balconies setback a minimum of 6 m from the shared boundaries with the adjoining residential developments to the north and south. However, the side setback on the adjoining properties is less than 4.5m. The proposed setback combined with the existing side setbacks on the adjoining lots would be 9m and be acceptable.</p>
<p><b>CLAUSE 58.04-2</b> <b>Internal views objective</b> To limit views into the private open space and habitable room windows of dwellings within a development.</p> <p><b>Standard D15</b> Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</p>	<p>✓ <b>Standard and objective met</b></p>	<p>The majority of balconies would be located on top of each other (within the same footprint), and therefore not allowing direct views to the balcony below. Furthermore, most of the balconies on the same level would not abut each other, but would be separated by a room.</p> <p>However, on the rear elevation there would be balconies on either side of the vertical recess. These balconies would be opposite each other and separated by 1.5 m.</p> 

		<p>Image: Balconies of apartments 1-18 and 1-19 (left hand side) and 1-03 and 1-04 (right hand side).</p> <p>The proposal does not include any screening to the balconies. As such, some form of screening to one of the balconies that face each other would be required. Council's Urban Design Officer has noted this issue and advised the following:</p> <p><i>It is considered appropriate to resolve this issue through a condition of approval. For example, a 1700 high thin metal vertical privacy screen, either solid, glazed or with vertical louvres, would achieve privacy on the side of the rectilinear balcony. If the materials and colours are integrated with the balcony, it would not be considered to detract from the facade composition or building articulation.</i></p> <p><i>Suggested condition:</i></p> <ol style="list-style-type: none"> <li><i>1. Provide privacy screen to the balcony on one side of the Queens lane vertical articulation break, with detailing, materials and colours integrated into the overall façade design.</i></li> </ol> <p>This is considered to be a suitable response. Furthermore, given the high quality design of the building, the screening should not be an afterthought but part of the overall design. If the remainder of the application is acceptable the above condition should be included on any approval.</p> <p>The only other apartments that would allow some views to the balconies below are Apts 12-05, 06, 14 and 15. For these balconies, whilst some downward view is possible, it would not exceed 50 percent of the private open space.</p>
<p><b>CLAUSE 58.04-3</b></p> <p><b>Noise impacts objectives</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external and internal noise sources.</li> </ul> <p><b>Standard D16</b></p> <ul style="list-style-type: none"> <li>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</li> <li>The layout of new dwellings and buildings should</li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>The proposed mechanical plant would be located at roof top level with a substation proposed to be located at ground level of the building fronting Queens Lane.</p> <p>To these locations, the proposed plant would have minimal impact upon the proposed and existing dwellings within the area at all levels. Mechanical plant would also be subject to EPA guidelines limiting any</p>

<p>minimise noise transmission within the site.</p> <ul style="list-style-type: none"> <li>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</li> <li>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</li> <li>Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels: <ul style="list-style-type: none"> <li>Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</li> <li>Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm</li> </ul> </li> </ul> <p><b>Table D5 Noise influence area</b></p> <table border="1"> <thead> <tr> <th>Noise source</th> <th>Noise influence area</th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>Zone interface</b></td> </tr> <tr> <td>Industry</td> <td>300 metres from the Industrial 1, 2 and 3 zone boundary</td> </tr> <tr> <td colspan="2"><b>Roads</b></td> </tr> <tr> <td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td> <td>300 metres from the nearest trafficable lane</td> </tr> <tr> <td colspan="2"><b>Railways</b></td> </tr> <tr> <td>Railway servicing passengers in Victoria</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight outside Metropolitan Melbourne</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight in Metropolitan Melbourne</td> <td>135 metres from the centre of the nearest track</td> </tr> </tbody> </table> <p><i>Note: The noise influence area should be measured from the closest part of the building to the noise source.</i></p> <ul style="list-style-type: none"> <li>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</li> <li>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</li> </ul>	Noise source	Noise influence area	<b>Zone interface</b>		Industry	300 metres from the Industrial 1, 2 and 3 zone boundary	<b>Roads</b>		Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane	<b>Railways</b>		Railway servicing passengers in Victoria	80 metres from the centre of the nearest track	Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track	Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track		<p>adverse noise impacts of the equipment.</p> <p>The subject site is not located within proximity to any of the noise influence areas identified within Table D3 of the Standard.</p>
Noise source	Noise influence area																			
<b>Zone interface</b>																				
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary																			
<b>Roads</b>																				
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane																			
<b>Railways</b>																				
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track																			
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track																			
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track																			
<p><b>Clause 58.04-4</b></p> <p><b>Wind impacts objective</b></p> <ul style="list-style-type: none"> <li>To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.</li> </ul> <p><b>Standard D17</b></p> <ul style="list-style-type: none"> <li>Development of five or more storeys, excluding a basement should: <ul style="list-style-type: none"> <li>not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space;</li> <li>and achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land</li> </ul> </li> </ul> <p>within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.</p>	<p>✓ <b>Standard and objective met</b></p>	<p>The application includes a Wind Assessment prepared by MEL Consultants. The report found that the proposed development would not cause unsafe wind conditions, as specified in Table D6 of Clause 58.04-4. As the report is acceptable, it can be endorsed.</p>																		

- Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.
- Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.

Uncomfortable	Comfortable
Annual maximum 3 second gust wind speed exceeding 30 metres per second with a probability of exceedance of 0% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 185) from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <ul style="list-style-type: none"> <li>• 3 metres per second for sitting areas,</li> <li>• 4 metres per second for standing areas,</li> <li>• 5 metres per second for walking areas.</li> </ul>

View table in full screen.

### CLAUSE 58.05 - ON-SITE AMENITY AND FACILITIES

TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT																					
<p><b>CLAUSE 58.05-1</b></p> <p><b>Accessibility objective</b></p> <ul style="list-style-type: none"> <li>• To ensure the design of dwellings meets the needs of people with limited mobility.</li> </ul> <p><b>Standard D18</b></p> <ul style="list-style-type: none"> <li>• At least 50 per cent of dwellings should have: <ul style="list-style-type: none"> <li>– A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> <li>– A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</li> <li>– A main bedroom with access to an adaptable bathroom.</li> <li>– At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.</li> </ul> </li> </ul> <p><b>Table D7 Bathroom design</b></p> <table border="1"> <thead> <tr> <th></th> <th>Design option A</th> <th>Design option B</th> </tr> </thead> <tbody> <tr> <td>Door opening</td> <td>A clear 850mm wide door opening.</td> <td>A clear 820mm wide door opening located opposite the shower.</td> </tr> <tr> <td>Door design</td> <td>Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul> </td> <td>Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards and has readily removable hinges.</li> </ul> </td> </tr> <tr> <td>Circulation area</td> <td>A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum area of 1.2 metres by 1.2 metres.</li> <li>• Located in front of the shower and the toilet.</li> <li>• Clear of the toilet, basin and the door swing.</li> </ul> The circulation area for the toilet and shower can overlap. </td> <td>A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum width of 1 metre.</li> <li>• The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>• Clear of the toilet and basin.</li> </ul> The circulation area can include a shower area. </td> </tr> <tr> <td>Path to circulation area</td> <td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td> <td>Not applicable.</td> </tr> <tr> <td>Shower</td> <td>A hobless (step-free) shower.</td> <td>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</td> </tr> <tr> <td>Toilet</td> <td>A toilet located in the corner of the room.</td> <td>A toilet located closest to the door opening and clear of the circulation area.</td> </tr> </tbody> </table>		Design option A	Design option B	Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.	Door design	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards and has readily removable hinges.</li> </ul>	Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum area of 1.2 metres by 1.2 metres.</li> <li>• Located in front of the shower and the toilet.</li> <li>• Clear of the toilet, basin and the door swing.</li> </ul> The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum width of 1 metre.</li> <li>• The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>• Clear of the toilet and basin.</li> </ul> The circulation area can include a shower area.	Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.	Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.	Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.	<p>✓ <b>Standard and objective met, subject to Condition</b></p>	<p>The proposal has not satisfied the requirements of this Standard. Whilst at least 60% of the apartments meet some of the requirements of this Standard, such as 850mm width of the entrance and main bathroom and a 1.2 m wide clear path between the entrance of the dwelling to the main bedroom and bathroom. However, the bathrooms, which have generally used Design Option A, all have inward opening doors that are not clear of the circulation area and do not have readily removable hinges. The obvious resolution would be to have the door open outwards. It is also noted that the bathrooms which has used Design Option B have inward opening doors and have note noted that the hinges are readily removable.</p> <p>It is also noted that none of the showers are noted as being step free or having removable shower screens.</p> <p>If the remainder of the application is considered to be acceptable a condition would require a minimum of 60% of the dwellings to meet the minimum requirements of Standard D18.</p>
	Design option A	Design option B																					
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.																					
Door design	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards and has readily removable hinges.</li> </ul>																					
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum area of 1.2 metres by 1.2 metres.</li> <li>• Located in front of the shower and the toilet.</li> <li>• Clear of the toilet, basin and the door swing.</li> </ul> The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum width of 1 metre.</li> <li>• The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>• Clear of the toilet and basin.</li> </ul> The circulation area can include a shower area.																					
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.																					
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.																					
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.																					

<p><b>CLAUSE 58.05-2</b></p> <p><b>58.05-2 Building entry and circulation objectives</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling and building with its own sense of identity.</li> <li>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</li> <li>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</li> </ul> <p><b>Standard D19</b></p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> <li>Be visible and easily identifiable.</li> <li>Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul> <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> <li>Clearly distinguish entrances to residential and non-residential areas.</li> <li>Provide windows to building entrances and lift areas. Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</li> <li>Provide common areas and corridors that: <ul style="list-style-type: none"> <li>Include at least one source of natural light and natural ventilation.</li> <li>Avoid obstruction from building services.</li> <li>Maintain clear sight lines.</li> </ul> </li> </ul>	<p>✓ <b>Standard met and objective met</b></p>	<p>The development would include a designated entrance to the proposed residential area of the building. Located within the building at ground level, the entrance would provide adequate shelter for residents. The residential foyer has its primary access to Queens Lane, but would also have an access facing Queens Road.</p> <p>The entrance would be provided with adequate natural light owing to the double height void above. The development would have a reception foyer between the main entry and the residential stairs/ lifts.</p> <p>Access to communal facilities is generally practical. Overall, the proposed access arrangements for the residential component are generally considered to be acceptable within the development.</p>
<p><b>CLAUSE 58.05-3</b></p> <p><b>Private open space objective</b></p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p><b>Standard D20</b></p> <p>A dwelling should have private open space consisting of at least one of the following:</p> <ul style="list-style-type: none"> <li>An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.</li> <li>A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.</li> <li>An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room, or</li> <li>An area on a roof of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.</li> </ul> <p>If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.</p>	<p>✓ <b>Standard met and objective met</b></p>	<p>The submitted plans show that each of the dwellings would have, and exceed, the minimum balcony areas and dimensions as required under this Standard.</p> <p>Only four apartments (west facing three bedroom apartments on levels 11-12) would have a single structural column within the balcony area. This is not considered to impact on the overall amenity or useability of the space.</p> <p>Heating and cooling services are to be located on the roof and so would not introduce any requirements to further reduce the areas for heating and cooling services.</p>

If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 30 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

Dwelling type	Minimum area	Minimum dimension
3 or more bedroom dwelling	12 square metres	2.4 metres

Table D9 Additional living area or bedroom area

Dwelling type	Additional area
Studio or 1 bedroom dwelling	8 square metres
2 bedroom dwelling	8 square metres
3 or more bedroom dwelling	12 square metres

**CLAUSE 58.05-4**  
**Storage objective**

To provide adequate storage facilities for each dwelling.

**Standard D21**

- Each dwelling should have convenient access to useable and secure storage space.
- The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

Table D10 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

✓ **Standard and objective met**

All proposed apartments types include a good provision of internal space. Many of the apartment types would feature built in robes or larger wardrobes. Kitchen storage space also appears to be generous. Volumes of storage spaces have been included within the Urban Context Report.

In summary, each one-bedroom apartment would have a total of 10 cubic metres of storage, with 6 cubic metres within the dwelling.

Each two-bedroom apartment would have a total of 14 cubic metres of storage, with 9 cubic metres within the dwelling.

Each three-bedroom apartment would have a total of 18 cubic metres of storage, with 12 cubic metres within the dwelling.

Each dwelling would also have external storage which would be located at basement level consisting of storage cages (3-5 cubic metres).

**CLAUSE 58.06 - DETAILED DESIGN**

**TITLE & OBJECTIVE**

**COMPLIANCE**

**ASSESSMENT**

<p><b>CLAUSE 58.06-1</b></p> <p><b>Common property objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future management difficulties in areas of common ownership.</li> </ul> <p><b>Standard D22</b></p> <ul style="list-style-type: none"> <li>Developments should clearly delineate public, communal and private areas.</li> <li>Common property, where provided, should be functional and capable of efficient management.</li> </ul>	<p>✓ <b>Standard and condition met</b></p>	<p>The common property areas would include the residential entry lobby, resident facilities, communal gardens and terraces, car parking areas, lift space and internal corridors. These spaces would be clearly delineated from private spaces and would be capable of efficient management, by the building management (or similar body).</p>
<p><b>CLAUSE 58.06-2</b></p> <p><b>Site services objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that site services are accessible and can be installed and maintained.</li> <li>To ensure that site services and facilities are visually integrated into the building design or landscape.</li> </ul> <p><b>Standard D23</b></p> <ul style="list-style-type: none"> <li>Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.</li> <li>Meters and utility services should be designed as an integrated component of the building or landscape.</li> <li>Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.</li> </ul>	<p>✓ <b>Standard and condition met</b></p>	<p>The proposed building layout indicates designated areas at ground level, within the basement levels and at roof level for the provision of services. This is considered to be an appropriate arrangement.</p> <p>The residential lobby features a designated space for mailboxes. Again, this is considered an acceptable arrangement.</p>
<p><b>CLAUSE 58.06-3</b></p> <p><b>Waste and recycling objectives</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings are designed to encourage waste recycling.</li> <li>To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul> <p><b>Standard D24</b></p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> <li>Waste and recycling enclosures which are: <ul style="list-style-type: none"> <li>Adequate in size, durable, waterproof and blend in with the development.</li> <li>Adequately ventilated.</li> <li>Located and designed for convenient</li> </ul> </li> </ul>	<p>✓ <b>Standard met, subject to Condition.</b></p>	<p>The development would be entirely residential. The applicant has provided a Waste Management Plan which provides details of anticipated accumulated waste volumes for the proposed uses. It is considered that the size and location of the proposed bin storage area is appropriate and would adequately serve the proposed development.</p> <p>The proposal would have two separate refuse rooms with storage for general waste, organics, recycling hard waste, e-waste and soft plastic. There would also be a bin wash.</p> <p>All waste collection would occur on site at basement level. The waste collection would be through a private contractor.</p>



<p>access by residents and made easily accessible to people with limited mobility.</p> <ul style="list-style-type: none"> <li>• Adequate facilities for bin washing. These areas should be adequately ventilated.</li> <li>• Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</li> <li>• Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</li> <li>• Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</li> <li>• Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.</li> </ul> <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> <li>• Be designed to meet the better practice design options specified in <i>Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019)</i>.</li> <li>• Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</li> </ul>		<p>The submitted WMP states that a private waste collection vehicle with a length of 6.4 metre long mini- rear loading vehicle would park in the loading bay next to the northern refuse room. The vehicle would have a maximum headroom clearance of 2.5 m.</p> <p>The proposed storage areas would be internal and would not have direct access from the street, as there are at basement level. The storage area could however be accessed internally,. The proposed storage area would be adequately separated from public and private spaces within the development.</p>
<p><b>CLAUSE 58.06-4</b></p> <p><b>External walls and materials objective</b></p> <ul style="list-style-type: none"> <li>• To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</li> <li>• To ensure external walls endure and retain their attractiveness.</li> </ul> <p><b>Standard D25</b></p> <ul style="list-style-type: none"> <li>• External walls should be finished with materials that: <ul style="list-style-type: none"> <li>– Do not easily deteriorate or stain.</li> <li>– Weather well over time.</li> <li>– Are resilient to the wear and tear from their intended use.</li> </ul> </li> <li>• External wall design should facilitate safe and convenient access for maintenance.</li> </ul>	<p>✓ <b>Standard and condition met</b></p>	<p>The external materials are all appropriate to the surrounding context.</p> <p>The proposed materials are all durable and would maintain their appearance over time.</p> <p>The external wall design would allow for safe and convenient access for maintenance.</p>

**CLAUSE 58.07 - INTERNAL AMENITY**

TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT																					
<p><b>CLAUSE 58.07-1</b></p> <p><b>Functional layout objective</b></p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p> <p><b>Standard D26</b></p> <p>Bedrooms should:</p> <ul style="list-style-type: none"> <li>• Meet the minimum internal room dimensions and area specified in Table D11.</li> <li>• Provide an area in addition to the minimum internal room dimensions and area to accommodate a wardrobe.</li> </ul> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.</p> <p><b>Table D11 Bedroom dimensions</b></p> <table border="1" data-bbox="212 875 775 954"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> <td>10.2 sqm</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> <td>9 sqm</td> </tr> </tbody> </table> <p><b>Table D12 Living area dimensions</b></p> <table border="1" data-bbox="212 994 775 1072"> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Minimum area	Main bedroom	3 metres	3.4 metres	10.2 sqm	All other bedrooms	3 metres	3 metres	9 sqm	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	<p>✓ <b>Standard and condition met</b></p>	<p><u>Bedrooms</u></p> <p>The submitted plans indicate that all would be provided with main bedrooms of minimum dimensions of 3m x 3.4m. In addition to this, all secondary bedrooms would be provided with minimum dimensions of 3m x 3m as per Table D7 and meet the objectives of this standard.</p> <p><u>Living rooms</u></p> <p>The submitted plans indicate that all proposed living areas would comply with the minimum width and area requirements indicated in Table D8.</p>
Bedroom type	Minimum width	Minimum depth	Minimum area																				
Main bedroom	3 metres	3.4 metres	10.2 sqm																				
All other bedrooms	3 metres	3 metres	9 sqm																				
Dwelling type	Minimum width	Minimum area																					
Studio and 1 bedroom dwelling	3.3 metres	10 sqm																					
2 or more bedroom dwelling	3.6 metres	12 sqm																					
<p><b>CLAUSE 58.07-2</b></p> <p><b>Room depth objective</b></p> <p>To allow adequate daylight into single aspect habitable rooms.</p> <p><b>Standard D27</b></p> <ul style="list-style-type: none"> <li>• Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</li> <li>• The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: <ul style="list-style-type: none"> <li>– The room combines the living area, dining area and kitchen.</li> <li>– The kitchen is located furthest from the window.</li> <li>– 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.</li> </ul> </li> <li>• The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>The ceiling heights of the apartments would be mainly 3.1m or 3.4 m. This would allow for a room depth of 9m for each single aspect habitable room. Each single aspect dwelling would have a habitable room depth less than 9 m and therefore comply with the Standard.</p>																					
<p><b>CLAUSE 58.07-3</b></p>		<p>All habitable room windows feature a</p>																					

<p><b>Window objective</b></p> <p>To allow adequate daylight into new habitable room windows.</p> <p><b>Standard D28</b></p> <ul style="list-style-type: none"> <li>• Habitable rooms should have a window in an external wall of the building.</li> <li>• A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</li> <li>• The secondary area should be: <ul style="list-style-type: none"> <li>– A minimum width of 1.2 metres.</li> <li>– A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> </ul> </li> </ul>	<p>✓ <b>Standard and objective met</b></p>	<p>window located on an external wall.</p>
<p><b>CLAUSE 58.07-4</b></p> <p><b>Natural ventilation objectives</b></p> <ul style="list-style-type: none"> <li>• To encourage natural ventilation of dwellings.</li> <li>• To allow occupants to effectively manage natural ventilation of dwellings.</li> </ul> <p><b>Standard D29</b></p> <ul style="list-style-type: none"> <li>• The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</li> <li>• At least 40 per cent of dwellings should provide effective cross ventilation that has: <ul style="list-style-type: none"> <li>– A maximum breeze path through the dwelling of 18 metres.</li> <li>– A minimum breeze path through the dwelling of 5 metres.</li> <li>– Ventilation openings with approximately the same area.</li> </ul> </li> <li>• The breeze path is measured between the ventilation openings on different orientations of the dwelling.</li> </ul>	<p>✓ <b>Standard and Condition met</b></p>	<p>The submitted plans demonstrate that 40% of the dwellings would provide cross-ventilation that complies with the standard.</p>