

Clause 58: Apartment Developments

240-246 Normanby Road, South Melbourne

CLAUSE 58.01 - URBAN CONTEXT REPORT AND DESIGN RESPONSE

Operation

The provisions of this clause contain:

- Objectives. An objective describes the desired outcome to be achieved in the completed development.
- Standards. A standard contains the requirements to meet the objective. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- Decision guidelines. The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

For Clause 58.04-1 (Building setback):

- If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.
- 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.

TITLE & OBJECTIVE	URBAN CONTEXT REPORT	COMMENTS
<p>CLAUSE 58.01-1</p> <p>Application requirements</p> <p>An application must be accompanied by:</p> <ul style="list-style-type: none"> • An urban context report. • A design response. 	Submitted and not satisfactory.	<p>An urban context report and design response prepared by Fender Katsalidis Architects Pty Ltd have been submitted and adequately responds to this requirement.</p> <p>Council notes that many of RL levels of the streetscape elevations are not cited correctly.</p>
<p>CLAUSE 58.01-2</p> <p>Urban context report</p> <p>The urban context report may use a site plan, photographs or other techniques.</p>	Submitted and not satisfactory.	<p>A site plan, photographs and written description has been provided in the architectural package prepared by Fender Katsalidis Architects Pty Ltd.</p> <p>Council notes that a request to include a streetscape elevation extending to the north-eastern side of Montague Street has not been provided.</p>
<p>CLAUSE 58.01-3</p> <p>Design response</p> <p>The design response must explain how the</p>	Submitted and satisfactory detail provided.	<p>Drawing No's: TP506-TP528 details dimensions to assist with the assessment of relevant Standards of Clause 58. A detailed report however</p>

<p>proposed design:</p> <ul style="list-style-type: none"> • Responds to any relevant planning provision that applies to the land. • Meets the objectives of Clause 58. • Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme. • Derives from and responds to the urban context report. <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.</p> <p>If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</p>		<p>discussing areas of non-compliance has not been provided.</p> <p>Council considers that the design response does not meet the character typology of hybrid (predominantly mid-rise of between 7 storeys to 15 storeys).</p>
--	--	--

CLAUSE 58.02 - URBAN CONTEXT		
TITLE & OBJECTIVE	COMPLIANCE WITH STANDARD?	ASSESSMENT
<p>CLAUSE 58.02-1</p> <p>Urban context objectives</p> <ul style="list-style-type: none"> • To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. • To ensure that development responds to the features of the site and the surrounding area. <p>Standard D1</p> <ul style="list-style-type: none"> • The design response must be appropriate to the urban context and the site. • The proposed design must respect the existing or preferred urban context and respond to the features of the site. 	<p>No</p>	<p>The proposed development would not contribute to the realisation of the preferred future precinct character or suitably respond to the preferred building typology.</p> <p>The standard and objective are not met.</p> <p>The proposed 32 level + plant component of the tower is more than double the 'mid-rise' definition of 7-15 storeys. At its lowest (being 24 storeys), it is 4 storeys higher than the preferred building height for the precinct.</p> <p>Council notes that this site is significantly narrower than its western neighbours and as a result may find it challenging to achieve an acceptable building envelope having regard to amenity, floorplate and mandatory controls unless considered in the design of this site</p> <p>Council recommends a reduction in height of the building to better align with the preferred precinct character and the emerging built form character within the area.</p> <p>Please refer to Section 11 of the main</p>

		the report for further discussion.
<p>CLAUSE 58.02-2</p> <p>Residential policy objectives</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services. <p>Standard D2</p> <ul style="list-style-type: none"> 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. 	Yes	<p>A satisfactory assessment of how the policy responds to the PPF, relevant housing, urban design and landscape policy has generally been provided.</p> <p>The standard and objective is met.</p> <p>Please refer to Section 11 of the report for further discussion.</p>
<p>CLAUSE 58.02-3</p> <p>Dwelling diversity objective</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. <p>Standard D3</p> <ul style="list-style-type: none"> Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms. 	Yes	<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>A range of apartment types are provided, including:</p> <ul style="list-style-type: none"> 5 / 4.2% - 1 bedroom; 37 / 30.8% - 2 bedroom; 56 / 46.6% - 3 bedroom; and 21 / 17.5% - 4 bedroom. Triplex – unknown number of bedrooms proposed. <p>The number of three + bedroom apartments would comply with the requirements of Clause 22.15-4.2 for developments of more than 100 dwellings to provide 25% of three-bedroom dwellings.</p> <p>The proposal also provides for a provision of 7 dwellings (5 x 1bedroom and 2 x 2 bedroom) as affordable housing. The application material including draft Incorporated Document does not specify the mechanism for the delivery.</p> <p>Please refer to Section 11 of the report for further discussion.</p>
<p>CLAUSE 58.02-4</p> <p>Infrastructure objectives</p>	Yes	<p>The development is to be connected to all reticulated services as appropriate and is readily available as a result of the</p>

<ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure including reticulated services and roads. <p>Standard D4</p> <ul style="list-style-type: none"> Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. 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. 		<p>existing infrastructure.</p> <p>All upgrades required will be the responsibility of the developer.</p> <p>The standard and objective is met.</p>
<p>CLAUSE 58.02-5</p> <p>Integration with the street objective</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. <p>Standard D5</p> <ul style="list-style-type: none"> Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space. 	<p>No</p>	<p>The site has three frontages and the development layout is such that it reasonably responds to both Normanby Road and Montague Street at ground floor level by providing retail / commercial uses to activate these streetscapes. The proposed articulation appears to meet the requirements of Primary and Secondary Active Street Frontages respectively to Normanby Road and Montague Street respectively. The provision of unsleeved car parking at Levels 1 and 2 is a poor design outcome and not supported, particularly when parking provision in excess of the maximum ratio set out in the Parking Overlay (Schedule 1).</p> <p>Munro Street with three crossovers will solely function as a service area at ground floor level and creates a utilitarian presentation to the street. The extent of crossovers in close proximity to each other provides limited pedestrian refuge areas and affects the extent of canopy cover thus resulting in an unpleasant wind environment along this side of Munro Street.</p> <p>Council is of the opinion that these issues are indicative of the proposed overdevelopment of this site and a more restrained, site response proposal would reduce the required number of crossovers and extent of street frontage given over to vehicular and service</p>

		<p>uses.</p> <p>For the upper tower levels, the dwelling layouts are such that activation and passive surveillance is provided to all street scenes.</p> <p>The standard and objective is not met.</p> <p>Please refer to Section 11 of the report for further discussion.</p>
--	--	--

CLAUSE 58.03 - SITE LAYOUT		
-----------------------------------	--	--

TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.03-1</p> <p>Energy efficiency objectives</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency <p>Standard D6</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table. 	No	<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 a 7-Star average NatHERS rating for all apartments, thereby meeting the minimum 7-Star average NatHERS rating required under Clause 22.15-4.5. This commitment is included in the SMP under the Green Star credit for Thermal Comfort (14.1 and 14.2).</p> <p>The SMP targets 60.8 Green Star points, which, if achieved, would narrowly meet the 60-point requirement for a 5 star Green Star rating Design & As Built rating. The credits targeted in the SMP should be updated to include a 10% buffer above the minimum 60-point requirement to ensure that at least 60 points are achieved during construction if unforeseen changes arise along the way. 66 points = Five Star "Australian Excellence".</p> <p>Council's ESD officer has noted the following concerns to be resolved prior to any approval:</p> <ul style="list-style-type: none"> - Integrated Water Management: The proposal has not demonstrated that it would meet the mandatory rain water tank and third pipe requirements pursuant to CCZ1 Clause 4.3, nor the stormwater quality requirements of Clause 22.12 - A Climate Adaptation Plan should be appended to the SMP and any resulting design changes included on the plans.

		<p>- Additional details for energy efficiency of non-residential spaces and details of proposed solar PV system.</p> <p>Please refer to Section 11 of the report for further discussion.</p>
<p>CLAUSE 58.03-2</p> <p>Communal open space objective</p> <ul style="list-style-type: none"> To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development. <p>Standard D7</p> <ul style="list-style-type: none"> Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser. 	No	<p>Communal open space is provided at Level 6 podium rooftop equating to 68m². The proposed areas of communal open space falls considerably short of the minimum requirement for 250m². The application material does not provide justification for the proposed reduction. Whilst it is acknowledged that a new area of public open space is anticipated diagonally opposite the site at land designated as <i>Montague North open space</i> (Melbourne Convention Centre surface level car park), this is earmarked as a long-term objective (2025+) (Item 12 of Delivering Montague - Fishermans Bend Framework). Failure to provide the minimum communal open space is indicative of poor site planning and overdevelopment of the site. Council considers this outcome unacceptable dwellings at Levels 6, 23, 26 and 29 all significantly exceed the Private Open Space requirements of Standard D19. Please refer to Section 11 of the report for further discussion.</p>
<p>CLAUSE 58.03-3</p> <p>Solar access to communal outdoor open space objective</p> <ul style="list-style-type: none"> To allow solar access into communal outdoor open space. <p>Standard D8</p> <ul style="list-style-type: none"> The communal outdoor open space should be located on the north side of a building, if appropriate. 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. 	No	<p>The proposed development would not meet the quantitative or qualitative requirements of this standard with only 68m² provided as communal open space. The area will be located along the western side boundary. Detailed overshadowing diagrams are not provided for this space but it is likely this area will subject to overshadowing by its own development in the morning and any development at 248-254 Normanby Road (site 3) that realises a preferred building height of 20 levels / 68m will likely overshadow this area in the afternoon. Additional areas of open space with a northern orientation should be incorporated into any revised proposal.</p>
<p>CLAUSE 58.03-4</p> <p>Safety objective</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of 	No	<p>The entry points to each retail tenancy is not detailed on the floor plans or elevations but it is anticipated these entries can be provided at grade given the proposed finished floor levels of 2.1m</p>

<p>residents and property.</p> <p>Standard D9</p> <ul style="list-style-type: none"> Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares. 		<p>and 2.2m AHD.</p> <p>Access to the residential and serviced apartment lobbies appears to be challenging for people with limited mobility, particularly with the structural column close to the DDA lift. It is considered that lift cores are sufficiently deep within the building that a ramped access can be provided</p> <p>The design response to Munro Street results in no opportunities for passive surveillance and conflict points with pedestrian and vehicular accesses are poorly managed and should be reconfigured . rationalised.</p> <p>Safety (CPTED): space should receive surveillance from adjoining areas (ground floor and upper floors). Please refer to Section 11 of the report for further discussion.</p>
<p>CLAUSE 58.03-5</p> <p>Landscaping objectives</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the area. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect. <p>Standard D10</p> <ul style="list-style-type: none"> Be responsive to the site context. 	<p>No</p>	<p>Landscape plans have not been prepared in support of this development. Council officers acknowledge that advice was provided at the request for information stage that given the significant concerns with the proposed development that a detailed Landscape Strategy was not considered necessary at this stage. The proponent should however provide an overall concept detailing how any landscaping integrates with the ESD requirements. Such details have not been provided on the architectural drawings.</p> <p>A site with an area between 1501-and 2500m² requires 10% of the site area to facilitate deep soil areas with a minimum dimension of 6m and 1 large tree (at least 12m) or 2 medium trees per 90m² of deep soil.</p> <p>The proposal does not accommodate any deep soil planting. All proposed landscaping takes the form of planters around the perimeter of the Level 6 podium.</p> <p>Further details of landscaping including associated infrastructure, maintenance and management would be required to the satisfaction of Council.</p> <p>Wind and the planting of canopy trees within the site must be considered collaboratively between the design teams.</p> <p>Please refer to Section 11 of the report for further discussion.</p>

<p>CLAUSE 58.03-6</p> <p>Access objective</p> <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the urban context. <p>Standard D11</p> <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> 33 per cent of the street frontage, or if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>No</p>	<p>Three crossovers are proposed to Munro Street:</p> <ul style="list-style-type: none"> A single width crossover ramps down to basement parking level, A double width crossover ramps up to podium parking at Levels 1 and 2, and A double width crossover provides at grade access to the loading bay. <p>The combined width of the crossovers is 14.27m, being approximately 47.3% of the Munro Street frontage. The remainder of the frontage to Munro Street is treated with services.</p> <p>Council generally accepts vehicular access from Munro Street given Normanby Road is designated as 'no crossovers permitted' and also designated as a Road Zone Category 1 along with Montague Street</p> <p>As discussed above, Munro Street will act as a service function at ground floor level and creates a utilitarian presentation to the street. The extent of crossovers near each other and provides little to no pedestrian refuge areas. A more restrained site responsive design would reduce the required number of crossovers and extent of street frontage given over to vehicular uses.</p> <p>Council notes that as accesses are to be removed from Normanby Road, a S55 referral must be provided to VicRoads. Council would welcome commentary from VicRoads regarding road safety and traffic distribution from Montague Street onto Munro Street where three accesses are located within 30m of the intersection.</p> <p>Council's Traffic Engineer has raised concerns about the proposed access arrangements which are discussed at Section 11.</p>
<p>CLAUSE 58.03-7</p> <p>Parking location objectives</p> <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. <p>Standard D12</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> Be reasonably close and convenient to dwellings. 	<p>No</p>	<p>Car parking is primarily provided within stackers within the podium at Levels 1 and 2 with an additional level of basement parking.</p> <p>The plans do not detail any DDA compliant spaces or electric charging points, but it is noted that at grade car parking spaces adjacent to the lift cores could accommodate DDA compliant spaces.</p> <p>The car parking spaces are reasonably located to lift wells and stair wells. Council does not support the overprovision of car parking within the</p>

<ul style="list-style-type: none"> • Be secure. Be well ventilated if enclosed. 		<p>site. Please refer to Section 11 of the report for further discussion.</p>
<p>CLAUSE 58.03-8</p> <p>Integrated water and stormwater management objectives</p> <ul style="list-style-type: none"> • To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. • To facilitate stormwater collection, utilisation and infiltration within the development. • 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. <p>Standard D13</p> <ul style="list-style-type: none"> • Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. • Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> • 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). • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	<p>No</p>	<p>Integrated Water Management: The proposal has not demonstrated that it would meet the mandatory rain water tank and third pipe requirements pursuant to CCZ1 Clause 4.3, nor the stormwater quality requirements of Clause 22.12</p> <p>A STORM report is provided in the SMP which is not acceptable for the scale of development approved. MUSIC modelling must be provided to demonstrate how stormwater quality requirements will be met in accordance with Clause 22.12. It is noted that the project is not targeting any points under the Green Star credit for Stormwater Pollution Targets 26.2. The project should be achieving the requirements of this credit (based on Column B pollution reduction targets in the GS Submission Guidelines) in order to comply with Clause 22.12. The fact that the credit isn't targeted suggests that insufficient stormwater quality would be achieved, which is not acceptable.</p> <p>The rainwater tank maintenance manual that has been used in the SMP at Appendix E is taken from a Council template that is for small scale domestic use only. It is not appropriate for a development of this scale. A bespoke WSUD maintenance manual should be included in the SMP for all stormwater treatment devices.</p> <p>It is noted that only 1.3 out of 14 points are targeted under the Potable Water Green Star Credit (18A.1), using the performance pathway. The proposal should target a higher score in this key ESD category.</p> <p>Please refer to Section 11 of the report for further discussion.</p>

<p align="center">CLAUSE 58.04 - AMENITY IMPACTS</p>		
<p>TITLE & OBJECTIVE</p>	<p>COMPLIANCE</p>	<p>ASSESSMENT</p>
<p>CLAUSE 58.04-1</p> <p>Building setback objectives</p> <ul style="list-style-type: none"> • To ensure the setback of a building from a 	<p>No</p>	<p>For Clause 58.04-1 (Building setback):</p> <p>If the land is included in an overlay and a schedule to the overlay specifies a</p>

<p>boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</p> <ul style="list-style-type: none"> • To allow adequate daylight into new dwellings. • To limit views into habitable room windows and private open space of new and existing dwellings. • To provide a reasonable outlook from new dwellings. • To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. <p>Standard D14</p> <p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> • 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. 		<p>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>See Section 11 of the report.</p>
<p>CLAUSE 58.04-2</p> <p>Internal views objective</p> <p>To limit views into the private open space and habitable room windows of dwellings within a development.</p> <p>Standard D15</p> <p>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>Yes</p>	<p>The proposal is designed to protect the private open spaces (balconies) and habitable rooms of the uses within the development from overlooking. Further details regarding overlooking from areas of private open space into abutting apartments is required, particularly at Levels 6, 23, and 26. Such measures will need to be appropriately managed with conditions of any Incorporated Document.</p> <p>The standard and objective could be met with minor amendments.</p>
<p>CLAUSE 58.04-3</p> <p>Noise impacts objectives</p> <ul style="list-style-type: none"> • To contain noise sources in developments that may affect existing dwellings. • To protect residents from external and internal noise sources. 	<p>Yes</p>	<p>A Noise Impact Assessment prepared by ADP sets out preliminary acoustic assessment for the proposed development. Table 8 of the report details acceptable noise levels for the development.</p> <p>The report focuses on five areas which will require noise attenuations</p>

<p>Standard D16</p> <p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>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.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources</p>		<p>treatments including:</p> <ol style="list-style-type: none"> 1. Façade treatment 2. Building Services 3. Gym 4. Loading dock 5. Garage doors, car stackers and lifts. <p>The report outlines general treatments that can be adopted for each area but is not specific about what is required for this development to protect the amenity of future residents and that of adjoining developments.</p> <p>The report notes there are no site conditions that would preclude the development from complying with the criteria defined within the report.</p> <p>The report commits to further analysis, recommendations and coordination as the design progresses.</p> <p>Further detailed acoustic analysis should be required as a condition of any Incorporated Document.</p>
--	--	---

CLAUSE 58.05 - ON-SITE AMENITY AND FACILITIES		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.05-1</p> <p>Accessibility objective</p> <p>To ensure the design of dwellings meets the needs of people with limited mobility.</p> <p>Standard D17</p> <p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • 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. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4. 	Yes	<p>The dwelling layouts generally meet the needs of people with limited mobility but for the following:</p> <p>Levels 12-19: 3-bedroom dwelling to south-west corner does not detail a minimum 1.2m clear path connecting to the living area.</p> <p>Level 23 -25: 4 bedroom dwelling to south-east corner does not detail a minimum 1.2m clear path connecting to the living area.</p> <p>Level 26: 4-bedroom north-eastern dwelling does not detail a minimum 1.2m clear path connecting to the living area.</p> <p>General: Clarification should be provided that the shower is step-free. The colour of the 'bathroom circulation' in the legend should be corrected to be consistent with that detailed on the floorplans.</p>
<p>CLAUSE 58.05-2</p> <p>58.05-2 Building entry and circulation</p>	Yes	<p>The internal circulation and general movements of people through the building is acceptable within all tower</p>

<p>objectives</p> <ul style="list-style-type: none"> • To provide each dwelling and building with its own sense of identity. • To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. • To ensure internal communal areas provide adequate access to daylight and natural ventilation. <p>Standard D18</p> <p>Building entry and circulation</p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: <ul style="list-style-type: none"> - Include at least one source of natural light and natural ventilation. - Avoid obstruction from building services. - Maintain clear sight lines. 		<p>levels as one source of solar access is generally provided to the northern / Munro Street elevation. These corridors however would not be naturally ventilated.</p> <p>The circulation areas associated with the services apartments in the podium levels are less successful with one source of natural daylight light provided at to both the Normanby Road and Munro Street elevations. The impact of these daylight sources are limited owing to the corridor configuration.</p> <p>Notwithstanding this, the legibility of the serviced apartments and resident apartment lobbies at ground floor level are acceptable and wayfinding signage would likely provide further guidance for visitors to the site.</p>
<p>CLAUSE 58.05-3</p> <p>Private open space objective</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p>Standard D19</p> <p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or • An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or • A balcony with an area and dimensions 	<p>Yes</p>	<p>All dwellings appear to be provided with private open space in accordance with the requirements of this standard</p> <p>The architectural plans do not provide detail as to whether cooling or heating units would be located on the balcony. Council generally expect this to be ducted in a building of this scale however, any services on the balcony should be appropriately screened. This will be required as a condition of any Incorporated Document.</p>

<p>specified in Table D5 and convenient access from a living room, or A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room. If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</p>		
<p>CLAUSE 58.05-4</p> <p>Storage objective</p> <p>To provide adequate storage facilities for each dwelling</p> <p>Standard D20</p> <p>Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</p>	<p>Yes</p>	<p>Floor plans detail adequate internal storage and notably all internal storage areas generally exceed the total minimum storage volume except for:</p> <p>Levels 7-11: 2 bedroom to north-west corner provides a total storage volume of 9.6m³ in lieu of 10m³. The internal storage volume of 6m³ is achieved.</p> <p>Levels 12-13: 2 bedroom to north-west corner provides a total storage volume of 9m³ in lieu of 10m³. The internal storage volume of 6m³ is achieved.</p> <p>Level 14: 2 bedroom to north-west corner provides a total storage volume of 9m³ in lieu of 10m³. The internal storage volume of 6m³ is achieved.</p> <p>Level 15-19: 2 bedroom to north-west corner provides a total storage volume of 9.7m³ in lieu of 10m³. The internal storage volume of 6m³ is achieved.</p> <p>Details of external storage within the carparking levels is not clearly detailed.</p>

<p align="center">CLAUSE 58.06 - DETAILED DESIGN</p>		
<p>TITLE & OBJECTIVE</p>	<p>COMPLIANCE</p>	<p>ASSESSMENT</p>
<p>CLAUSE 58.06-1</p> <p>Common property objectives</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p> <p>Standard D21</p> <p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>Yes</p>	<p>The communal spaces, car parking, access areas and site facilities are practical and management matters could be resolved by civil means.</p> <p>The standard and objective is met.</p>

<p>CLAUSE 58.06-2</p> <p>Site services objectives</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p> <p>Standard D22</p> <p>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	No	<p>The floor plans show detail of services such as booster cupboards etc all of which are generally located along Munro Street, see previous comments relating to street activation.</p> <p>Sufficient space is set aside for mailboxes for the dwellings in a convenient location in the lobby for regular access by Australia Post.</p> <p>Council encourages services to be limited from view from the public domain and architecturally resolved within the design of the building. It is further noted that doors of services cupboards should not open over public footpaths. It is considered all services are capable of being accommodated in a location that would minimise impact to activate frontages.</p>
<p>CLAUSE 58.06-3</p> <p>Waste and recycling objectives</p> <p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</p> <p>Standard D23</p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> • Waste and recycling enclosures which are: <ul style="list-style-type: none"> - Adequate in size, durable, waterproof and blend in with the development. - Adequately ventilated. - Located and designed for convenient access by residents and made easily accessible to people with limited mobility. - Adequate facilities for bin washing. These areas should be adequately ventilated. 	No	<p>Council's Waste Manager Officer has raised concerns regarding the proposed waste management on site. See Section 11 of the report.</p>

CLAUSE 58.07 - INTERNAL AMENITY		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT

<p>CLAUSE 58.07-1</p> <p>Functional layout objective</p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p> <p>Standard D24</p> <p>Bedrooms should:</p> <ul style="list-style-type: none"> • Meet the minimum internal room dimensions specified in Table D7. • Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. 	<p>Yes</p>	<p>All dwellings within the development will be provided with bedrooms and living areas as per with minimum dimensions required in this standard.</p>
<p>CLAUSE 58.07-2</p> <p>Room depth objective</p> <p>To allow adequate daylight into single aspect habitable rooms.</p> <p>Standard D25</p> <p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>	<p>Yes</p>	<p>Levels 7-11: all single aspect dwellings comply with this standard.</p> <p>Levels 12-13: all single aspect dwellings comply with this standard.</p> <p>Level 14: all single aspect dwellings comply with this standard.</p> <p>Levels 15-19: all single aspect dwellings comply with this standard.</p> <p>Levels 20-22: the single aspect dwelling complies with this standard.</p>
<p>CLAUSE 58.07-3</p> <p>Windows objective</p> <p>To allow adequate daylight into new habitable room windows.</p> <p>Standard D26</p> <p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> • A minimum width of 1.2 metres. 	<p>Yes</p>	<p>All habitable room windows feature a window located on an external wall.</p>

<ul style="list-style-type: none"> • A maximum depth of 1.5 times the width, measured from the external surface of the window. 		
<p>CLAUSE 58.07-4</p> <p>Natural ventilation objectives</p> <ul style="list-style-type: none"> • To encourage natural ventilation of dwellings. • To allow occupants to effectively manage natural ventilation of dwellings. <p>Standard D27</p> <p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<p>Yes</p>	<p>The length of the breeze path is not dimensioned on the plans.</p> <p>Single aspects dwellings do not meet the cross ventilation as per the requirements of this standard.</p> <p>Levels 7-11: 3 dwellings per level (15 total)</p> <p>Levels 12-13: 3 dwellings per level (6 total)</p> <p>Level 14: 3 dwellings per level (3 total)</p> <p>Levels 15-19: 2 dwellings per level (10 total)</p> <p>Levels 20-22: 1 dwelling per level (3 total)</p> <p>Total number of dwellings with no cross ventilation = 37 dwellings $37/120 = 30.83\%$.</p>