

Clause 58: Apartment Developments

18-22 Salmon Street, Port 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 Application requirements An application must be accompanied by:</p> <ul style="list-style-type: none"> • An urban context report. • A design response. 	Submitted and satisfactory.	The detailed Urban Context Report and Design Response Report prepared by Kinetica is supplemented by a Design Response prepared by Armsby Architects and Town Planning Report prepared by SJB.
<p>CLAUSE 58.01-2 Urban context report The urban context report may use a site plan, photographs or other techniques.</p>	Submitted and satisfactory.	A site plan, photographs, and written description has been provided in the architectural package prepared by Armsby Architects and Kinetica.
<p>CLAUSE 58.01-3 Design response The design response must explain how the 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 	Submitted and satisfactory detail provided.	<p>A satisfactory assessment of how the policy responds to the PPF, Clause 58, relevant housing, urban design and landscape policy had been provided.</p> <p>The site is located in Area W2 where a Hybrid (predominantly mid-rise) is preferred. The planning controls define mid-rise as buildings of between 7 storeys to 15 storeys. The site is within a 24-storey / 81m height control area.</p>

<p>context report.</p> <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>		
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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. 	No	<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 is not met.</p>
<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, Clause 58, relevant housing, urban design and landscape policy has been provided.</p> <p>The standard and objective is met.</p>

<p>CLAUSE 58.02-3 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. 	<p>Yes</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>A range of apartment types are provided, including:</p> <ul style="list-style-type: none"> 87 / 24.0% - 1 bedroom; 144 / 39.9% - 2 bedroom; 121 / 33.4% 3 bedroom; and 10 / 2.9% 4 bedroom. <p>The number of three + bedroom apartments would comply with the requirements of Clause 22.15-4.2.</p> <p>The proposal also provides for affordable housing through sale or leasing 6% of all dwellings at a discount.</p>
<p>CLAUSE 58.02-4 Infrastructure objectives</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>Yes</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 is met.</p>
<p>CLAUSE 58.02-5 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 	<p>No</p>	<p>The development proposes public open space and a new laneway generally in accordance with the requirements of CCZ1 and the Fishermans Bend Strategic Framework Plan. Council's Urban Designers are concerned about the interfaces between the public and private realm,</p> <p>The standard and objective is not met.</p>

the open space.		
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CLAUSE 58.03 - SITE LAYOUT		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.03-1 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 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.</p> <p>The SMP targets 60.5 points, which would meet the minimum requirement of 60 points to achieve a 5-star Green Star rating. However, the proposed Green Star pathway should target additional points to ensure that, if any items are compromised through design development and construction, there are sufficient ESD initiatives to ensure that a 5-star outcome is achieved. A 10% buffer is recommended, equivalent to a score of 66 points.</p> <p>Natural light and external shading to glazing are two keys issues.</p>
<p>CLAUSE 58.03-2 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, which ever is lesser. 	Yes	<p>Communal open space is provided at both podium and roof level equating to 7,896m².</p> <p>Communal open space areas comprise:</p> <ul style="list-style-type: none"> Level 4: a terrace area located between T1 and T2, an additional area of open space would be accessed from the pool area Level 5: terrace area occupying space between T1, T2 and T3. Top of respective towers: Rooftop terraces accessible to residents of that tower only. <p>The proposed areas of communal open space exceed the quantitative requirements of this standard</p>
<p>CLAUSE 58.03-3 Solar access to communal outdoor open space objective</p> <ul style="list-style-type: none"> To allow solar access into communal 	Yes	<p>At least 125sqm of the primary communal outdoor open space to the top of the podium receives a minimum of 2 hours sunlight between 9am and 3pm on 12 June.</p>

<p>outdoor open space.</p> <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. 		<p>A breakdown of times / areas of solar access is outlined below:</p> <ul style="list-style-type: none"> • 10am: 1,551.85m² (19.65%) communal open space areas have solar access. The rooftop terraces of T3 generally account for the majority of this area. • 11am: 2,862.25m² (36%) of communal open space areas have solar access. • 12 noon: 3418.47m² (43.29%) of communal open space areas have solar access. • 1pm: 3,520.87m² (44.59%) of communal open space areas have solar access. • 2pm: 2,844.64m² (36.02%) of communal open space areas have solar access. • 3pm: area calculations not provided.
<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 residents and property. <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>No</p>	<p>The layout of the proposed development would not provide clear and identifiable entries to ground floor uses and residential tower entries.</p> <p>The residential lift lobbies are largely concealed and not easily identifiable as relating to their respective towers. T3 is particularly poor with limited legibility from Salmon Street.</p> <p>The new laneway is partially flanked by small commercial uses that activates the new pedestrian links through passive surveillance.</p> <p>Glazing to the supermarket tenancies must meet the Secondary Frontage requirement of DDO33 which will also assist in passive surveillance of Salmon Street. Council officers are concerned the setback and colonnade profile would create concealed spaces.</p> <p>Conflict points with pedestrian and vehicular accesses however are poorly managed and should be reconfigured.</p> <p>Council's Urban Designers have noted:</p> <ul style="list-style-type: none"> • Safety (CPTED): space should receive surveillance from adjoining areas (ground floor and upper floors). • Pedestrian priority and safety for footpaths at vehicle crossovers and intersections. It is not appropriate for footpath to narrow at corners where passing and sightlines are required. • Appropriate lighting and will need to be provided a further layer of safety

		for pedestrians moving through the site, including the Level 5 communal open space area.
<p>CLAUSE 58.03-5 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. 	No	<p>Landscape plans have been prepared by Hamilton Landscape Architects.</p> <p>A site with an area >2,500m² requires 15% 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 (apart from the public open space).</p> <p>All proposed landscaping takes the form of canopy trees in planters and climbers to deliver the 'leafy' character sought for the area.</p> <p>Landscaping is proposed throughout the site, including within the areas of communal open space to the top of the podium level.</p> <p>Council's Landscape Architect has noted that the plans do not appear to retain any existing trees on site, including those identified as Tree 1, 5, 6 and 14 within the road reserve. It is noted that these trees are considered to contribute to the amenity and should be retained.</p> <p>Further details of landscaping including associated infrastructure, maintenance and management would be required to the satisfaction of Council.</p> <p>Tree selection, particularly to areas of communal open space at Level 5, must demonstrate there are suitable to their environment.</p> <p>Wind and the planting of canopy trees within the site must be considered collaboratively between the design teams and consider the impacts on the public open space at the corner of Plummer and Salmon Streets.</p> <p>Responsibility for delivery of the park is to be confirmed. including whether as works-in-kind against development contributions.</p>
<p>CLAUSE 58.03-6 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 	No	<p>A new laneway is proposed to run east-west along the southern site boundary. The Framework Plan shows an indicative 6m wide laneway along the central spine of the site. Council generally accepts the revised location as it would facilitate a further extension of Traver Street and a more efficient floorplate.</p> <p>Two vehicle crossovers are proposed from this laneway. One crossover ramps down to basement parking levels and the</p>

<ul style="list-style-type: none"> 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>second crossover ramps up to parking levels within the podium.</p> <p>A 6m wide laneway is proposed to run in a north-south alignment along the eastern site boundary. A loading bay and associated turntable is proposed be accessed via this laneway.</p> <p>Council's Traffic Engineer has raised concerns about the proposed access arrangements.</p> <p>Council officers further note the resultant impact of the crossovers on the public realm within this area, particularly as this site will abut a linear park running from JL Murphy Reserve to Prohasky South Open space</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. Be secure. Be well ventilated if enclosed. 	No	<p>Car parking is provided within the podium levels for residents at Levels 3, 4 and 5. Commercial car parking is provided within the basement level and Level 2.</p> <p>Commercial uses generally sleeve the podium levels with car parking.</p> <p>The plans do not detail any DDA compliant spaces or electric charging points. The car parking spaces are reasonably located to lift wells and stair wells in each tower.</p> <p>Council does not support the overprovision of car parking within the site.</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>	No	<p>STORM has been used to evaluate the stormwater quality outcome. However, STORM is not an acceptable tool to use for a development of this scale. MUSIC modelling would be required to demonstrate that stormwater quality requirements are met.</p> <p>The proposed stormwater catchment area shown in Fig 1 of the Water Sensitive Urban Design Response (page 9), shows a large band of "untreated site" area, which consists of non-trafficable landscaped space on top of the podium. These areas should be constructed as green roofs, which would provide stormwater treatment to that surface area. Otherwise an alternative way of treating stormwater from that area must be proposed. Currently the area labelled "untreated site" on the stormwater catchment plan is 3,645m² in size. This is far too large a catchment area to be untreated.</p> <p>Increasing the proposed catchment area will also necessitate an increase in tank capacity, due to the mandatory tank</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>sizing requirement of 0.5m³ per 10m² of roof area. Adequate space allocation must be provided on the plans for the increased tank size, with notations for tank capacity and connection to all non-potable outlets in the development included on the plans.</p> <p>Rainwater tanks are detailed in the basement level, but the capacity is not annotated.</p>
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CLAUSE 58.04 - AMENITY IMPACTS		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.04-1 Building setback objectives</p> <ul style="list-style-type: none"> 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. 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 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:</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. 	No	<p>For Clause 58.04-1 (Building setback): 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>CLAUSE 58.04-2 Internal views objective To limit views into the private open space and habitable room windows of dwellings within a development.</p>	Yes	<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</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>of communal open space into abutting apartments is required.</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>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>Yes</p>	<p>An Acoustic Report prepared by Acoustic Logic confirms that the development will achieve compliance with the relevant guidelines subject to a number of treatment measures to mitigate external and internal noise concerns.</p> <p>The dominant source of noise was determined to be general transportation noise associated with traffic predominantly from Plummer Street. The report identifies additional potential sources of noise including mechanical plants and equipment surfacing the development particularly from the loading area.</p> <p>Any recommendations for noise attenuation should be shown on the plans.</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. 	<p>No</p>	<p>Tower 1:</p> <p>T1-2A –1.2m wide clear path to bedroom or main living area not shown. Width of bathroom door and 900mm path to the circulation area not dimensioned. Split level therefore a chair lift or similar could be retrofitted.</p> <p>T1-2B - 1.2m wide clear path to bedroom or main living area not shown. Width of bathroom door and 900mm path to the circulation area not dimensioned. Split level therefore a chair lift or similar could be retrofitted</p> <p>T1-2C - 1.2m wide clear path to bedroom not shown. Width of bathroom door not dimensioned. Split level therefore a chair lift or similar could be retrofitted.</p> <p>T1-3A - 1.2m wide clear path to bedroom not shown. Width of bathroom door not dimensioned. Split level therefore a chair lift or similar could be retrofitted.</p>

	<p>T1-3B - 1.2m wide clear path to bedroom not shown. Width of bathroom door not dimensioned. Split level therefore a chair lift or similar could be retrofitted</p> <p>T1-3C – Circulation areas not dimensioned, 1.2m wide clear path to bedroom not shown. Width of bathroom door and 900mm path to the circulation area not dimensioned. Split level therefore a chair lift or similar could be retrofitted</p> <p>T1-4A –1.2m wide clear path to bedroom or main living area not shown. Width of bathroom door not dimensioned. Split level therefore a chair lift or similar could be retrofitted.</p> <p>T1-4B –1.2m wide clear path to bedroom or main living area not shown. Width of bathroom door not dimensioned. Split level therefore a chair lift or similar could be retrofitted.</p> <p>Tower 2:</p> <p>Type T2-1A – Width of bathroom door not dimensioned.</p> <p>Type T2-1B – Width of bathroom door not dimensioned.</p> <p>Type T2-1C - Width of bathroom door not dimensioned. Demonstrate 1.2m clear path to bedroom, appears to narrow close to the door.</p> <p>T2-1D - Width of bathroom door and 900mm path to circulation area in bathroom not dimensioned.</p> <p>T2-2A - Width of bathroom door not dimensioned.</p> <p>T2-2B - Width of bathroom door not dimensioned.</p> <p>T2-2C - Width of bathroom door not dimensioned.</p> <p>T2-2D - Width of bathroom door not dimensioned.</p> <p>T2-2E - Width of bathroom door not dimensioned.</p> <p>T2-3A - Width of bathroom door not dimensioned.</p> <p>T2-3B - Width of bathroom door and 900mm path to circulation area in bathroom not dimensioned.</p> <p>T2-3C - Width of bathroom door not dimensioned.</p> <p>Tower 3:</p> <p>T3-1A - Width of bathroom door and 900mm path to circulation area in bathroom not dimensioned.</p>
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		<p>T3-1B - Width of bathroom door not dimensioned.</p> <p>T3-1C - Circulation areas not dimensioned in bathroom. Width of bathroom door not dimensioned.</p> <p>T3-2A - Width of bathroom door and 900mm path to circulation area in bathroom not dimensioned.</p> <p>T3-3A - Width of bathroom door not dimensioned.</p> <p>T3-3B - Width of bathroom door not dimensioned.</p> <p>T3-3C - Width of bathroom door and 900mm path to circulation area in bathroom not dimensioned.</p> <p>T3-3D - Width of bathroom door and 900mm path to circulation area in bathroom not dimensioned.</p> <p>The architectural plans do not provide a sufficient level of detail or dimensions to facilitate an assessment. This will be required as a condition of any Incorporated Document.</p>
<p>CLAUSE 58.05-2</p> <p>58.05-2 Building entry and circulation 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. 	<p>No</p>	<p>The internal circulation and general movements of people through the building could be improved by providing more centrally located lift cores to each tower. Circulation spaces should be redesigned to facilitate solar access and natural ventilation.</p>

<p>- Maintain clear sight lines.</p>		
<p>CLAUSE 58.05-3 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents. Standard D19 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 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>No</p>	<p>Tower 1: T1-2A – minimum width not dimensioned. Area complies. T1-2B - Complies T1-2C - Complies T1-3A - Complies T1-3B - Complies T1-3C – Complies T1-4A – minimum width not dimensioned. Area complies. T1-4B – Complies</p> <p>Tower 2: Type T2-1A – Complies Type T2-1B – Complies Type T2-1C - Complies T2-1D - Complies T2-2A - Complies T2-2B - Complies T2-2C - Complies T2-2D - Complies T2-2E - Complies T2-3A - Complies T2-3B - Complies T2-3C - Complies</p> <p>Tower 3: T3-1A - Complies T3-1B - Complies T3-1C - Complies T3-2A - Complies T3-3A - Complies T3-3B - Complies T3-3C - Complies T3-3D - Complies</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>CLAUSE 58.05-4 Storage objective To provide adequate storage facilities for each dwelling Standard D20 Each dwelling should have convenient access to usable and secure storage space.</p>	<p>Yes</p>	<p>All floor plans detail adequate internal storage. Floor plans indicate that all external storage cages are typically 6m³ which would satisfy the maximum additional storage required to meet the standard.</p>

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.		
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CLAUSE 58.06 - DETAILED DESIGN		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.06-1 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>	Yes	<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 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 limited detail of services such as booster cupboards etc. A number of services are detailed within the basement level which is supported. Council notes that ant services should be limited from view from the public domain and architecturally resolved within the design of the building. It is further noted thar 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 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 	No	<p>Council's Waste Manager Officer has raised concerns regarding the proposed waste management on site.</p>

<p>and blend in with the development.</p> <ul style="list-style-type: none"> - 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. 		
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CLAUSE 58.07 - INTERNAL AMENITY		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.07-1 Functional layout objective To ensure dwellings provide functional areas that meet the needs of residents. Standard D24 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. 	Yes	<p>Tower 1: T1-2A – Complies T1-2B - Complies T1-2C - Complies T1-3A - Complies T1-3B - Complies T1-3C – Complies T1-4A – Complies T1-4B – Complies</p> <p>Tower 2: Type T2-1A – Complies Type T2-1B – Complies Type T2-1C - Complies T2-1D - Complies T2-2A - Complies T2-2B - Complies T2-2C - Complies T2-2D - Complies T2-2E - Complies T2-3A - Complies T2-3B - Complies T2-3C - Complies</p> <p>Tower 3: T3-1A - Complies T3-1B - Complies T3-1C - Complies T3-2A - Complies T3-3A - Complies T3-3B - Complies T3-3C - Complies T3-3D - Complies</p>
<p>CLAUSE 58.07-2 Room depth objective To allow adequate daylight into single aspect habitable rooms.</p>	No	<p>Tower 1: T1-2A – Complies T1-2B - Complies T1-2C - Complies</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>T1-3A - Complies T1-3B - Complies T1-3C – Complies T1-4A – Complies T1-4B – Complies</p> <p>Tower 2: Type T2-1A – Complies Type T2-1B – Complies Type T2-1C - Complies T2-1D - Complies T2-2A - Complies T2-2B - Complies T2-2C - Complies T2-2D - Complies T2-2E - Complies T2-3A - Complies T2-3B – Technically this is a dual aspect room therefore the standard does not apply. T2-3C - Complies</p> <p>Tower 3: T3-1A - Complies T3-1B - Complies T3-1C - Complies T3-2A - Complies T3-3A - Complies T3-3B - Complies T3-3C - Complies T3-3D - Complies</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. • A maximum depth of 1.5 times the width, measured from the external surface of the window. 	Yes	All habitable room windows feature a window located on an external wall.
<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 	No	<p>Approximately 31% of dwellings meet the ventilation requirements, largely owing to the high number of single aspect apartments.</p> <p>Tower 1:</p>

<p>natural ventilation of dwellings.</p> <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>T1-2A – Complies</p> <p>T1-2B – Non-compliant</p> <p>T1-2C - Non-compliant</p> <p>T1-3A - Non-compliant</p> <p>T1-3B - Non-compliant</p> <p>T1-3C – Complies</p> <p>T1-4A – Complies</p> <p>T1-4B – Complies</p> <p>Tower 2:</p> <p>Type T2-1A – Non-compliant</p> <p>Type T2-1B – Complies</p> <p>Type T2-1C - Non-compliant</p> <p>T2-1D - Complies</p> <p>T2-2A - Non-compliant</p> <p>T2-2B - Non-compliant</p> <p>T2-2C - Non-compliant</p> <p>T2-2D - Non-compliant</p> <p>T2-2E - Non-compliant</p> <p>T2-3A - Complies</p> <p>T2-3B – Complies</p> <p>T2-3C - Non-compliant</p> <p>Tower 3:</p> <p>T3-1A - Non-compliant</p> <p>T3-1B - Non-compliant</p> <p>T3-1C - Non-compliant</p> <p>T3-2A - Non-compliant</p> <p>T3-3A - Complies</p> <p>T3-3B - Non-compliant</p> <p>T3-3C - Complies</p> <p>T3-3D - Complies</p>
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