

**Clause 58 Assessment**

Title & Objective/s & Standard/s	Assessment
<p><b>Clause 58.01</b>  <b>Urban context report and design response</b>  <b>Achieved</b>                      An application must be accompanied by:</p> <ul style="list-style-type: none"> <li>• An urban context report, and</li> <li>• A design response.</li> </ul>	<p><b>Provided</b></p>

**Clause 58.02 URBAN CONTEXT**

Title & Objective/s & Standard/s	Assessment
<p><b>Clause 58.02-1</b>  <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>Complies</b></p>

**Planning Officer Comments:**

Further discussion regarding the urban setting of the development is located throughout the Council Report. It is considered the scale of the development, the setbacks and design would be complimentary to the urban context of the surrounding area.

<p><b>Clause 58.02-2</b>  <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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> </ul>	<p><b>Complies</b></p>
---	------------------------

**Planning Officer Comments:**

It is proposed to construct a 6 storey building with a yield of 7 dwellings and one 52sqm indoor recreation facility within a Mixed Use Zone.

The application is considered to be consistent with the PPF by providing for an increase of housing on land currently zoned for residential purposes (mixed use) that does not currently provide for housing. The location of the site within proximity to the Bay Street Activity Centre, public transport and services would also be consistent with the PPF.

**58.02-3 Dwelling diversity objective**

- *To encourage a range of dwelling sizes and types in developments of ten or more dwellings.*

**Standard D3**

- *Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.*

**Not applicable**

**Planning Officer Comments:**

This applies to developments of 10 or more dwellings, and therefore does not apply.

**58.02-4 Infrastructure objectives**

- *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.*

**Standard D4**

- *Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Connection to a reticulated gas service is optional.*
- *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.*

**Objective & standard met**

**Planning Officer Comments:**

The size of the residential development would not unreasonably impact the capacity of utilities and services infrastructure within the area.

**58.02-5 Integration with the street objective**

- *To integrate the layout of development with the street.*
- *To support development that activates street frontage.*

**Standard D5**

- *Development should be oriented to front existing and proposed streets.*

**Objective & standard met**

<ul style="list-style-type: none"> <li>• <i>Along street frontage, development should:</i> <ul style="list-style-type: none"> <li>○ <i>Incorporate pedestrian entries, windows, balconies or other active spaces.</i></li> <li>○ <i>Limit blank walls.</i></li> <li>○ <i>Limit high front fencing, unless consistent with the existing urban context.</i></li> <li>○ <i>Provide low and visually permeable front fences, where proposed.</i></li> <li>○ <i>Conceal car parking and internal waste collection areas from the street.</i></li> </ul> </li> <li>• <i>Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.</i></li> </ul>	
<p><b>Planning Officer Comments:</b>  The proposed building would front onto Rouse Street with an Indoor Recreation Facility, which contains glazed doors/windows across the entire frontage. On the Donaldson Street elevation to the west, the entrance lobby would contain glazed doors, and the side of the Indoor Recreation Facility would contain floor to ceiling windows for part of the façade.</p> <p>To the upper floors, balconies to each dwellings living areas are contained on the north (Rouse Street) and south (ROW) elevations, with windows to all dwellings for habitable rooms on the west elevation (Donaldson Street). The car stacker entrance is located at the rear of the west elevation.</p> <p>No fencing is proposed.</p> <p>The development is therefore considered to be oriented towards the existing streets.</p>	

**58.03 SITE LAYOUT**

<b>Title &amp; Objective/s &amp; Standard/s</b>	<b>Assessment</b>
<p><b>58.03-1 Energy efficiency objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To achieve and protect energy efficient dwellings and buildings.</i></li> <li>• <i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></li> <li>• <i>To ensure dwellings achieve adequate thermal efficiency.</i></li> </ul> <p><b>Standard D6</b>  <i>Buildings should be:</i></p> <ul style="list-style-type: none"> <li>• <i>Oriented to make appropriate use of solar energy.</i></li> <li>• <i>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</i></li> <li>• <i>Living areas and private open space should be located on the north side of the development, if practicable.</i></li> <li>• <i>Developments should be designed so that solar access to north-facing windows is optimised.</i></li> </ul>	<p><b>Objective &amp; standard met</b></p>

- Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table D1 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/M <sup>2</sup> per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

**Planning Officer Comments:**

The buildings orientation would be in a north-south direction, which is as per the existing building's orientation and presentation to the street.

The design of the building promotes windows and balconies to the north and south elevations, where the buildings abut the street reserve and laneways. Further, the west side of the building would contain windows facing onto Donaldson Street. This would maximise the solar access to the dwellings in the best possible way without impacting the development opportunities to the site to the east.

An amended SMP is required – however, the previous SMP indicated a commitment to achieving the cooling load requirement of not exceeding 30 MJ/m<sup>2</sup> .Annum, which would comply with the standard (20.0 MJ/sqm is proposed).

**58.03-2 Communal open space objective**

- To provide communal open space that meets the recreation and amenity needs of residents.
- To ensure that communal open space is accessible, practical, attractive, easily maintained.
- To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.

**Standard D7**

- A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.
- 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.
- Each area of communal open space should be:

N/A

<ul style="list-style-type: none"> <li>○ Accessible to all residents.</li> <li>○ A useable size, shape and dimension.</li> <li>○ Capable of efficient management.</li> <li>○ Located to: <ul style="list-style-type: none"> <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> </li> <li>● Any area of communal outdoor open space should be landscaped and include canopy cover and trees.</li> </ul>	
<p><b>Planning Officer Comments:</b> This applies to developments of 10 or more dwellings, and therefore does not apply.</p>	
<p><b>58.03-3 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>N/A</b></p>
<p><b>Planning Officer Comments:</b> Communal outdoor open space is not proposed.</p>	
<p><b>58.03-3 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>Objective &amp; standard met</b></p>
<p><b>Planning Officer Comments:</b></p>	

Dwelling entrances would be via a secure lobby entrance to the ground floor, with level access via a lift and stair. The car stacker would be accessed off Donaldson Street, which is a back of house street akin to a laneway. Each level contains a lobby accessed via the lift or stair, of which each dwelling's entrance is accessed from. There would be no access from the Indoor Recreation Facility to the residential lobby.

**58.03-5 Landscaping objectives**

- *To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.*
- *To preserve existing canopy cover and support the provision of new canopy cover.*
- *To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.*

**Standard D10**

- *Development should retain existing trees and canopy cover.*
- *Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.*
- *Development should:*
  - *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.*
  - *Provide canopy cover through canopy trees that are:*
    - *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.*
    - *Consistent with the canopy diameter and height at maturity specified in Table D4.*
    - *Located in communal outdoor open space or common areas or street frontages.*
  - *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.*
  - *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.*

**Does not comply  
Condition required**

- *Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.*
- *Protect any predominant landscape features of the area.*
- *Take into account the soil type and drainage patterns of the site.*
- *Provide a safe, attractive and functional environment for residents.*
- *Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.*

Table D2 Canopy cover and deep soil requirements

Site area	Canopy cover	Deep soil
1000 square metres or less	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 1000 square metres Include at least 1 Type B tree	75% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1500 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 2500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table D3 Soil requirements for trees

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

**Planning Officer Comments:**

A landscaping plan has not been provided and will be required as a condition of any permit granted.

In any instance – there are no existing trees on site – and minor landscaping is indicated on the roof terrace plan.

**Refer to recommended condition 1 n) and 12.**

**58.03-6 Access objective**

- *To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.*
- *To ensure the vehicle crossovers are designed and located to minimise visual impact.*

**Standard D11**

- *Vehicle crossovers should be minimised.*
- *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.*

**Objective & standard met in part  
Condition required**

<ul style="list-style-type: none"> <li>• <i>Pedestrian and cyclist access should be clearly delineated from vehicle access.</i></li> <li>• <i>The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</i></li> <li>• <i>Developments must provide for access for service, emergency and delivery vehicles.</i></li> </ul>	
<p><b>Planning Officer Comments:</b>  The car parking layout and access plan was reviewed by Council’s Traffic Engineer, and provided comments requiring amendments to be made to be considered satisfactory.</p> <p>A condition is recommended to be included for minor changes to the car parking layout plan.</p> <p><b>Refer to recommended conditions 1 c) to 1 f).</b></p>	
<p><b>58.03-7 Parking location objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To provide convenient parking for resident and visitor vehicles.</i></li> <li>• <i>To protect residents from vehicular noise within developments.</i></li> </ul> <p><b>Standard D12</b>  <i>Car parking facilities should:</i></p> <ul style="list-style-type: none"> <li>• <i>Be reasonably close and convenient to dwellings.</i></li> <li>• <i>Be secure.</i></li> <li>• <i>Be well ventilated if enclosed.</i></li> </ul> <p><i>Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</i></p>	<p><b>Objective &amp; standard met</b></p>
<p><b>Planning Officer Comments:</b>  The proposed car stacker would be located along side the lobby entrance on Donaldson Street, with access via the street reserve. The stacker would be open style behind a 3.045m accessway providing for ventilation. The parking area would be located at ground level – away from windows to dwellings.</p>	
<p><b>58.03-8 Integrated water and stormwater management objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</i></li> <li>• <i>To facilitate stormwater collection, utilisation and infiltration within the development.</i></li> <li>• <i>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.</i></li> </ul> <p><b>Standard D13</b></p> <ul style="list-style-type: none"> <li>• <i>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</i></li> </ul>	<p><b>Objective &amp; standard met in part</b>  <b>Condition required</b></p>



<ul style="list-style-type: none"> <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 Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</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>Planning Officer Comments:</b>  Subject to conditions, the SMP has been determined to demonstrate an acceptable outcome as per the referral advice from Council's Sustainable Design officer.</p> <p><b>Refer to recommended conditions 1 I) and 4</b> for the amended SMP.</p>	

#### 58.04 AMENITY IMPACTS

Title & Objective/s & Standard/s	Assessment
<p><b>58.04-1 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. To limit views into habitable room windows and private open space of new and existing dwellings.</li> <li>• To provide a reasonable outlook from new dwellings.</li> <li>• To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</li> </ul> <p><b>Standard D14</b>  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"> <li>• Ensure adequate daylight into new habitable room windows.</li> <li>• Avoid direct views into habitable room windows and private open space of new and existing dwellings.</li> <li>• Developments should avoid relying on screening to reduce views.</li> <li>• Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.</li> <li>• Ensure the dwellings are designed to meet the objectives of Clause 58.</li> </ul> <p>Note: Where zones, overlays or their schedules specify different setbacks, these apply over this clause.</p>	<p><b>Objective &amp; standard met</b></p>

**Planning Officer Comments:**

- North elevation (Rouse Street frontage)
  - Nil setback at ground, first and second floors – to a height of 9.95m
  - 3.0m setback to third, fourth and fifth floors – to a height of 19.1m
  - Balconies at third, fourth and fifth floors to project into setback – setback from edge of balconies to property boundary of 1.0m.
  - Roof terrace set back 4.5m from the boundary.
- West elevation (abutting Donaldson Street)
  - Nil setback at ground, first and second floors – to a height of 10.25m.
  - A varied setback at third, fourth and fifth floors – 0.9m at the southern extent and 0.995m at the northern extent – to a height of 19.4m.
  - A 2.1m setback to the side of the balconies on the north elevation.
  - A 2.7m setback to the extent of the roof terrace from the boundary.
- South elevation (abutting laneway)
  - Nil setback at ground, first and second floors – to a height of 10.25m.
  - A setback at third, fourth and fifth of 0.9m – to a height of 19.4m.
  - A 2.1m setback to the side of the balconies on the north elevation.
  - Balconies at third, fourth and fifth floors to project into setback – to a nil setback from the property boundary.
  - A 1.8m setback to the extent of the roof terrace from the boundary.
- East elevation (abutting 217 Rouse Street)
  - Nil setback to the top of the parapet (19.4m)
  - A small (0.2m) setback to the roof terrace from the boundary

A detailed discussion of the setbacks with respect to the DDO is contained in the DDO assessment matrix table.

It is considered that by meeting the design objectives and requirements of the DDO that the proposed setbacks would be consistent with and respond to the urban context, contributing to the preferred development of the area.

The site benefits from light access via street reserves surrounding the site, ensuring adequate light access – even with the setbacks proposed.

Frosted glass to windows on the west elevation to 1.7m, frosted glass screens to the balconies on the south elevation and 1.7m high screens to the south elevation of the roof terrace would ensure overlooking impacts are limited appropriately.

Each dwelling would have a balcony and windows that have an outlook across a street reserve.

**58.04-2 Internal views objective**

- *To limit views into the private open space and habitable room windows of dwellings within a development.*

**Standard D15**

- *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.*

**Objective & standard met**

**Planning Officer Comments:**

Overlooking within the site would be limited due to the 'stacked' nature of all balconies. There would be no windows with direct views into internal sections of SPOS.

**58.04-3 Noise impacts objectives**

- *To contain noise sources in developments that may affect existing dwellings.*

**Does not comply  
Conditions required**

- To protect residents from external and internal noise sources.

**Standard D16**

- Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.
- The layout of new dwellings and buildings should minimise noise transmission within the site.
- 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.
- New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.
- Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels:
  - Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
  - Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.
- 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.
- Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Noise source	Noise influence area
Zone interface	
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
Railways	
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

**Planning Officer Comments:**

- Mechanical plants are not identified on plans.
- The layouts of each level of the dwellings ensure living areas are reasonably separated to reduce noise transmission between dwellings on the site.
- Acoustic attenuation measures not identified on the plans.
- The site is not located in a noise influence area.
- The site would not benefit from buildings to act as screens from nearby noise sources.
- Noise level assessments in unfurnished rooms not occurred.

Refer to recommended conditions 1 g) and 1 h).

**58.04-4 Wind impacts objectives**

**Does not comply  
Conditions required**

- To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.

**Standard D17**

Development of five or more storeys, excluding a basement should:

- 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; and
- achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land

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.

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.

Umside	Comfurbance
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering all local wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85) 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>

**Planning Officer Comments:**

A wind impact assessment has not been provided and will be required as a condition of any permit that may be granted. **Refer to recommended conditions 1 o) and 18.**

**58.05 ON-SITE AMENITY AND FACILITIES**

Title & Objective/s & Standard/s	Assessment
<p><b>58.05-1 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> At least 50 per cent of dwellings should have:</p> <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</li> </ul>	<p><b>Objective met</b> <b>Condition required</b></p>

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 D7.

	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 12 metres by 12 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.

### Planning Officer Comments:

- Apt 01
  - Min door dimension of 850mm (2 x bed, bath and entry)
  - Clear path width of 1.2m between beds, bath and living area (open plan)
  - Bathroom located next to main bedroom
  - Bathroom complies with design option 1 in Table D7 – except toilet location not identified on floor plan.
  - Complies in part – would comply once toilet location is identified.
- Apt 02
  - Min door dimension of 850mm shown at entry but not shown for bedrooms or bathroom.
  - Clear path width of 1.2m between beds, bath and living area (open plan)
  - Ensuite accessed from main bedroom
  - Bathroom not shown as compliant with either option in Table 7.
  - Not compliant
- Apt 03
  - Min door dimension of 850mm (2 x bed, bath and entry)
  - Clear path width of 1.2m between beds, bath and living area (open plan)
  - Bathroom located next to main bedroom
  - Bathroom complies with design option 1 in Table D7 – except toilet location not identified on floor plan.
  - Complies in part – would comply once toilet location is identified.
- Apt 04
  - Min door dimension of 850mm shown at entry but not shown for bedrooms or bathroom.
  - Clear path width of 1.2m between beds, bath and living area (open plan)
  - Ensuite accessed from main bedroom
  - Bathroom not shown as compliant with either option in Table 7.
  - Not compliant
- Apt 05
  - Min door dimension of 850mm (3 x bed, 2 x bath). Not shown for dwelling entrance door.
  - Clear path width of 1.2m hallway connecting beds, bath and living area
  - Ensuite accessed from main bedroom
  - Bathroom complies with design option 1 in Table D7 – except toilet location not identified on floor plan.
  - Complies in part – would comply once toilet location is identified and width of entry door is applied.
- Apt 07

- Min door dimension of 850mm (3 x bed, 2 x bath). Not shown for dwelling entrance door.
- Clear path width of 1.2m hallway connecting beds, bath and living area
- Ensuite accessed from main bedroom
- Bathroom complies with design option 1 in Table D7 – except toilet location not identified on floor plan.
- Complies in part – would comply once toilet location is identified and width of entry door is applied.
- Apt 07
  - Min door dimension of 850mm (3 x bed, 2 x bath). Not shown for dwelling entrance door.
  - Clear path width of 1.2m hallway connecting beds, bath and living area
  - Ensuite accessed from main bedroom
  - Bathroom complies with design option 1 in Table D7 – except toilet location not identified on floor plan.
  - Complies in part – would comply once toilet location is identified and width of entry door is applied.

A total of 5 of the 7 apartments have been identified as meeting standard D18, as over 50% (58.3%) of the apartments would comply with the standard – subject to conditions applying to any permit issued that identifies the location of toilets as to comply with Table D7 in Standard D18, and the width of entry doors to Apartments 01, 03, 05 and 06 to comply with Standard D18.

**Refer to recommended conditions 1 i) and 1 j).**

**58.05-2 Building entry and circulation objectives**

- *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.*

**Standard D19**

*Entries to dwellings and buildings should:*

- *Be visible and easily identifiable.*
- *Provide shelter, a sense of personal address and a transitional space around the entry.*

*The layout and design of buildings should:*

- *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:*

- *Include at least one source of natural light and natural ventilation.*
- *Avoid obstruction from building services.*
- *Maintain clear sight lines.*

**Objective & standard met**

**Planning Officer Comments:**

Dwelling entrances would be via a secure lobby entrance to the ground floor via a clearly defined door, and a lobby area containing mail boxes, service cupboards and bicycle storage, with access to the basement level and upper floors via a lift and stair.

Each upper level contains a lobby accessed via the lift or stair, of which each dwelling's entrance is accessed from.

**58.05-3 Private open space objective**

- To provide adequate private open space for the reasonable recreation and service needs of residents.

**Standard D20**

A dwelling should have private open space consisting of at least one of the following:

- An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.
- 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.
- An area on a roof 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 minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.

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.

**Objective & standard met**

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

**Planning Officer Comments:**

- Apt 01
  - 10sqm balcony (south)

- Min dimension of 2.4m
- Apt 02
  - 10sqm balcony (north)
  - Min dimension of 2.0m
- Apt 03
  - Min dimension of 2.4m
  - 10sqm balcony (south)
- Apt 04
  - 10sqm balcony (north)
  - Min dimension of 2.0m
- Apt 05
  - 12sqm balcony (north – min dimension of 2.0m) and 7sqm balcony (south – min dimension of 0.9m)
- Apt 06
  - 12sqm balcony (north – min dimension of 2.0m) and 7sqm balcony (south – min dimension of 0.9m)
- Apt 07
  - 12sqm balcony (north – min dimension of 2.0m) and 7sqm balcony (south – min dimension of 0.9m)
  - 78sqm roof terrace with min dimension of 3.2m.

All dwellings would receive adequate private open space that is consistent with Table D8.

**58.05-4 Storage objective**

- *To provide adequate storage facilities for each dwelling.*

**Standard D21**

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

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

**Objective & standard met**

**Planning Officer Comments:**

- Apt 01 – 17.5m<sup>3</sup> (2br)
- Apt 02 – 20.0m<sup>3</sup> (2br)
- Apt 03 – 17.5m<sup>3</sup> (2br)
- Apt 04 – 20.0m<sup>3</sup> (2br)
- Apt 05 – 32.5m<sup>3</sup> (3br)
- Apt 06 – 32.5m<sup>3</sup> (3br)
- Apt 07 – 32.5m<sup>3</sup> (3br)

All dwellings would comply with Standard D21.

**58.06 DETAILED DESIGN**

Title & Objective/s & Standard/s	Assessment
<b>58.06-1 Common property objectives</b>	<b>Objective &amp; standard met</b>



<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>Planning Officer Comments:</b> The communal areas are limited to the entrance lobby, stairs/lifts to the dwellings, the basement level storage areas and the car stackers, along with the ground Indoor Recreation Facility. These areas would be clearly delineated from the private residences and would be functional.</p>	
<p><b>58.06-2 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>Objective &amp; standard met</b></p>
<p><b>Planning Officer Comments:</b> Services cupboards provided in the lobby area, ensuring they are easily accessible and convenient, and integrated into the lobby area as cupboards.</p> <p>Letterboxes located in the entrance area of the building, visible from Donaldson Street.</p>	
<p><b>58.06-3 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> Developments should include dedicated areas for:</p>	<p><b>Does not comply</b></p>

<ul style="list-style-type: none"> <li>• <i>Waste and recycling enclosures which are:</i> <ul style="list-style-type: none"> <li>• <i>Adequate in size, durable, waterproof and blend in with the development.</i></li> <li>• <i>Adequately ventilated.</i></li> <li>• <i>Located and designed for convenient access by residents and made easily accessible to people with limited mobility.</i></li> </ul> </li> <li>• <i>Adequate facilities for bin washing. These areas should be adequately ventilated.</i></li> <li>• <i>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.</i></li> <li>• <i>Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</i></li> <li>• <i>Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</i></li> <li>• <i>Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.</i></li> </ul> <p><i>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</i></p> <ul style="list-style-type: none"> <li>• <i>Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.</i></li> <li>• <i>Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</i></li> </ul>	
<p><b>Planning Officer Comments:</b>  A waste management plan was provided for this application but was considered insufficient. Should a permit be granted, an amended waste management plan would be required as a condition of that permit, to the satisfaction of the responsible authority.</p> <p><b>Refer to recommended conditions 1 m) and 11.</b></p>	
<p><b>58.06-4 External walls and materials objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</i></li> <li>• <i>To ensure external walls endure and retain their attractiveness.</i></li> </ul> <p><b>Standard D25</b>  <i>External walls should be finished with materials that:</i></p> <ul style="list-style-type: none"> <li>• <i>Do not easily deteriorate or stain.</i></li> <li>• <i>Weather well over time.</i></li> </ul>	<p><b>Objective &amp; standard met</b></p>

- Are resilient to the wear and tear from their intended use.
- External wall design should facilitate safe and convenient access for maintenance.

**Planning Officer Comments:**

It is proposed to use quality materials including metal cladding, rendered cladding, face brickwork and paint to the external facades of the building, which would be materials resistant to deterioration and weathering.

**58.07 INTERNAL AMENITY**

Title & Objective/s & Standard/s	Assessment																		
<p><b>58.07-1 Functional layout objective</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul> <p><b>Standard D26</b> Bedrooms should:</p> <ul style="list-style-type: none"> <li>• Meet the minimum internal room dimensions specified in Table D7.</li> <li>• Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</li> </ul> <table border="1" data-bbox="209 1032 783 1205"> <caption>Table D11 Bedroom dimensions</caption> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.</p> <table border="1" data-bbox="209 1330 770 1485"> <caption>Table D12 Living area dimensions</caption> <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	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	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>Objective &amp; standard met</b></p>
Bedroom type	Minimum width	Minimum depth																	
Main bedroom	3 metres	3.4 metres																	
All other bedrooms	3 metres	3 metres																	
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																	

**Planning Officer Comments:**

- Apt 01
  - Bed 1 = 3.545m x 3.4m
  - Bed 2 = 3.54m x 3.0m
  - Living area = 6.07m x 5.43m (33sqm)
  - Complies
- Apt 02
  - Bed 1 = 3.95m x 3.6m
  - Bed 2 = 3.0m x 3.0m
  - Living area = 5.5m x 4.15m (23sqm)
  - Complies
- Apt 03
  - Bed 1 = 3.545m x 3.4m
  - Bed 2 = 3.54m x 3.0m
  - Living area = 6.07m x 5.43m (33sqm)
  - Complies
- Apt 04

- Bed 1 = 3.95m x 3.6m
- Bed 2 = 3.0m x 3.0m
- Living area = 5.5m x 4.15m (23sqm)
- Complies
- Apt 05
  - Bed 1 = 3.6m x 3.15m
  - Bed 2 = 3.6m x 3.23m
  - Bed 3 = 3.2m x 3.0m
  - Living area = 5.225m x 5.2m (27sqm)
- Apt 06
  - Bed 1 = 3.6m x 3.15m
  - Bed 2 = 3.6m x 3.23m
  - Bed 3 = 3.2m x 3.0m
  - Living area = 5.225m x 5.2m (27sqm)
- Apt 07
  - Bed 1 = 3.6m x 3.15m
  - Bed 2 = 3.6m x 3.23m
  - Bed 3 = 3.2m x 3.0m
  - Living area = 5.225m x 5.2m (27sqm)

Diagrams for each apartment at TP06 to TP10 confirm that the bedroom dimensions would meet the minimum internal room dimensions of Table D11 and D12.

**58.07-2 Room depth objective**

- *To allow adequate daylight into single aspect habitable rooms.*

**Standard D27**

*Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.*

*The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:*

- *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.*

*The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.*

**Objective & standard met**

**Planning Officer Comments:**

Floor to ceiling height for each level (first floor to fifth floor) = 2.75m.

2.5 times the ceiling height = 6.875m

- Apt 01
  - 6.07m maximum single aspect.
- Apt 02
  - 5.5m maximum single aspect
- Apt 03
  - 6.07m maximum single aspect.
- Apt 04
  - 5.5m maximum single aspect
- Apt 05
  - 8.2m maximum single aspect – but combines open plan living, dining and kitchen with floor to ceiling above 2.7m, and contains west facing windows.

- Apt 06
  - 8.2m maximum single aspect – but combines open plan living, dining and kitchen with floor to ceiling above 2.7m, and contains west facing windows.
- Apt 07
  - 8.2m maximum single aspect – but combines open plan living, dining and kitchen with floor to ceiling above 2.7m, and contains west facing windows.

Diagrams for each apartment at TP06 to TP10 confirm that each single aspect habitable room would not exceed the required room depth and would be consistent with Standard D27.

**58.07-3 Windows objective**

- *To allow adequate daylight into new habitable room windows.*

**Standard D28**

- *Habitable rooms should have a window in an external wall of the building.*
- *A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.*
- *The secondary area should be:*
  - *A minimum width of 1.2 metres.*
  - *A maximum depth of 1.5 times the width, measured from the external surface of the window.*

**Objective & standard met**

**Planning Officer Comments:**

- Apt 01
  - Bed 1 – 2x south facing windows
  - Bed 2 – 2x west facing windows
  - Open plan living area – glazed doors/windows onto south facing balcony
  - Complies
- Apt 02
  - Bed 1 – 1x north facing window and 1 west facing window onto balcony
  - Bed 2 – 2x west facing windows
  - Open plan living area – glazed doors/windows onto north facing balcony
  - Complies
- Apt 03
  - Bed 1 – 2x south facing windows
  - Bed 2 – 2x west facing windows
  - Open plan living area – glazed doors/windows onto south facing balcony
  - Complies
- Apt 04
  - Bed 1 – 1x north facing window and 1 west facing window onto balcony
  - Bed 2 – 2x west facing windows
  - Open plan living area – glazed doors/windows onto north facing balcony
  - Complies
- Apt 05
  - Bed 1 – 1 x glazed windows/doors onto south facing balcony
  - Bed 2 – 1 x glazed windows/doors onto south facing balcony
  - Bed 3 - 1 x west facing window
  - Open plan living area – glazed doors/windows onto north facing balcony and 1 x west facing window
  - Complies
- Apt 06
  - Bed 1 – 1 x glazed windows/doors onto south facing balcony
  - Bed 2 – 1 x glazed windows/doors onto south facing balcony
  - Bed 3 - 1 x west facing window
  - Open plan living area – glazed doors/windows onto north facing balcony and 1 x west facing window

- Complies
- Apt 07
  - Bed 1 – 1 x glazed windows/doors onto south facing balcony
  - Bed 2 – 1 x glazed windows/doors onto south facing balcony
  - Bed 3 - 1 x west facing window
  - Open plan living area – glazed doors/windows onto north facing balcony and 1 x west facing window
  - Complies

Diagrams for each apartment at TP06 to TP10 confirm that each habitable room window to each dwelling would meet the standard.

**58.07-4 Natural ventilation objectives**

- *To encourage natural ventilation of dwellings.*
- *To allow occupants to effectively manage natural ventilation of dwellings.*

**Standard D29**

- *The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.*
- *At least 40 per cent of dwellings should provide effective cross ventilation that has:*
  - *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.*

*The breeze path is measured between the ventilation openings on different orientations of the dwelling*

**Objective & standard met**

**Planning Officer Comments:**

- Apt 01
  - Breeze path = 6.07m to 8.8m
  - Opening = 4.3m
- Apt 02
  - Breeze path = 5.5m to 8.8m
  - Opening = 5.05m
- Apt 03
  - Breeze path = 6.07m to 8.8m
  - Opening = 4.3m
- Apt 04
  - Breeze path = 5.5m to 8.8m
  - Opening = 5.05m
- Apt 05
  - Breeze path = 9.2m to 15.8m
  - Opening = 4.0m
- Apt 06
  - Breeze path = 9.2m to 15.8m
  - Opening = 4.0m
- Apt 07
  - Breeze path = 9.2m to 15.8m
  - Opening = 4.0m

Each of the 7 dwellings would have ventilation paths that comply with Standard D29 (100% of dwellings).

