

ATTACHMENT 3: CLAUSE 55 ASSESSMENT
 97 ALMA ROAD, ST KILDA EAST
 PLANNING APPLICATION NUMBER: PDPL/00823/2022

<p>Neighbourhood Character and Infrastructure</p> <ul style="list-style-type: none"> • This assessment applies to the whole site, except where stated otherwise 	<p>Clause 55.02</p>	
<p>Title & Objective & Standard</p>	<p>Standard Met?</p>	<p>Objective Met?</p>
<p>Neighbourhood Character Objectives</p> <ul style="list-style-type: none"> • Respect the existing neighbourhood character or contribute to a preferred neighbourhood character. • Respond to the features of the site and the surrounding area. <p>Standard B1</p> <ul style="list-style-type: none"> • Response <u>must</u> be appropriate to the neighbourhood and the site. • Design <u>must</u> respect the existing/preferred neighbourhood character and respond to the features of the site. 	<p>Yes – the proposal responds well to surrounding built form, to the site features and will not be intrusive in its setting. This is examined in detail in the Report section that addresses response to context.</p>	<p>Yes</p>
<p>Residential Policy Objectives</p> <ul style="list-style-type: none"> • Ensure that residential development accords with SPPF, LPPF and local planning policies; • Support medium densities where it can take advantage of public transport and community infrastructure and services. <p>Standard B2</p> <ul style="list-style-type: none"> • An application <u>must</u> be accompanied by a written statement that explains how the policies are complied with. 	<p>Yes – the site has good proximity to service and facilities, as referred to in the section of the report that addresses strategic support.</p>	<p>Yes</p>

<p>Dwelling Diversity Objective</p> <ul style="list-style-type: none"> Encourage a range of dwelling sizes and types in development of ten or more dwellings. <p>Standard B3</p> <ul style="list-style-type: none"> Developments of 10 or more dwellings <u>should</u> provide a range of dwelling sizes and types including dwellings with a different number of bedrooms; and at least one dwelling with a kitchen, bath or shower, and toilet and wash basin at ground floor level. 	<p>Yes – an excellent mix of dwelling sizes and types</p> <p>The proposal includes:</p> <ul style="list-style-type: none"> 6 x one-bedroom apartments 20 x two-bedroom apartments 15 x three-bedroom apartments 20 x three-bedroom townhouses <p>Two townhouses have a kitchen, shower, toilet and wash basin at ground level. Apartments are mostly single level and all have lift access.</p>	<p>Yes</p>
<p>Infrastructure Objective</p> <ul style="list-style-type: none"> Ensure provision of services and infrastructure, and not unreasonably overload the capacity of utility services and infrastructure. <p>Standard B4</p> <ul style="list-style-type: none"> Development <u>should</u> connect to reticulated services. Developments <u>should</u> not unreasonably exceed the capacity of utility services and infrastructure. Where infrastructure has little or no spare capacity, developments <u>should</u> provide for the upgrading or mitigation of the impact on services or infrastructure. 	<p>Yes – reticulated services are available to the site</p>	<p>Yes</p>
<p>Integration With The Street Objective</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. <p>Standard B5</p> <ul style="list-style-type: none"> Adequate vehicle and pedestrian links. Orientated to front existing and proposed streets. 	<p>Yes – the development is oriented to Alma Road, front fencing is low, pedestrian and vehicle access is clearly provided</p>	<p>Yes</p>

<ul style="list-style-type: none"> • Avoid high front fencing. • Complement existing public open space. 		
Layout and Building Massing	Clause 55.03	
Title & Objective & Standard	Standard Met?	Objective Met?
<p>Street Setback Objective</p> <ul style="list-style-type: none"> • Respect existing/preferred neighbourhood character and make efficient use of the site. <p>Standard B6 Walls of buildings <u>should</u> be setback as follows:</p> <ul style="list-style-type: none"> • Where there are buildings on both abutting lots facing the same street, and the site is not on a corner, the average distance of their front walls facing the same street or 9m, whichever lesser. • Where there is a building on one abutting lot facing the same street, and no building on the other abutting lot facing the same street and the site is not on a corner, the same distance as the front wall of the adjacent building or 9m, whichever lesser. • Where there are no buildings on either abutting lot facing the same street and the site is not on a corner, 6m for streets in a Road Zone Category 1, and 4m for other streets. • Where the site is on a corner: <ul style="list-style-type: none"> • If there is a building on the abutting lot facing the front street, the same distance as the setback of the front wall of the adjacent building facing the front 	<p>No</p> <p>The adjoining development at 95A Alma Road is setback 9.3m from Alma Road.</p> <p>At 99 Alma Road the front setback is a minimum of 4.4m (although it includes a portion at 11.4m). Based on the average of the two adjoining setbacks, the proposal should be setback 6.84m.</p> <p>The front setback proposed is between 5.1 and 7 metres. The 5.1m setback mostly applies to projecting balconies with the main wall setback at least 6.8m.</p>	<p>Yes</p> <p>The variation to the standard is relatively minor, noting the protruding balconies add articulation to the front façade. It is also relevant the setbacks to Alma Road in the vicinity of the site are varied and include a very narrow setback at 101 Alma Road to the east, on the corner of Raglan Street. This creates a context where there is not consistent front setback.</p> <p>For these reasons, it is considered the objective is met.</p>

<p>street, or 9m, whichever lesser.</p> <ul style="list-style-type: none"> • Where the site is on a corner and there is no building on the abutting lot facing the front street, 6m for streets in a Road Zone Category 1, and 4m for other streets. • Regarding setbacks from a side street, walls should be setback the same distance as the setback of the front wall of any existing building on an abutting lot facing the side street, or 3m in the case of a front wall of the proposed development and 2m in the case of a side wall of the proposed development, whichever is the lesser. <p><i>Note: Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach <2.5m into the setbacks.</i></p>		
<p>Building Height Objective</p> <ul style="list-style-type: none"> • Building height to respect existing/preferred neighbourhood character. <p>Standard B7</p> <ul style="list-style-type: none"> • The maximum building height <u>should</u> not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. • Change of building height between existing buildings and new buildings <u>should</u> be graduated. 	<p>Yes - although the building, at 12m and four storeys, exceeds the 11m and three storeys specified in the GRZ, this is permitted pursuant to Clause 32.08-10 which allows:</p> <p>The number of storeys or maximum building height to be exceeded if the building replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.</p> <p>A building to exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.</p> <p>Both these circumstances apply to the site and thus the 12m height and four storeys comply with the exemptions as outlined in the zone.</p> <p>Importantly, the height of the development has been designed to provide a graduation to adjoining development.</p>	<p>Yes</p>
<p>Site Coverage Objective</p> <ul style="list-style-type: none"> • Site coverage to respect 	<p>No</p> <p>The site coverage proposed is 2956sqm or 59% which is 42sqm short of the 60% standard.</p>	<p>Yes</p> <p>The design has responded to site</p>

<p>existing/preferred neighbourhood character and respond to the features of the site.</p> <p>Standard B8</p> <ul style="list-style-type: none"> Site cover <u>should</u> be <60%. 		<p>features, including by retaining existing trees and this is considered a minor and acceptable variation.</p>
<p>Permeability Objectives</p> <ul style="list-style-type: none"> Reduce impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. <p>Standard B9</p> <ul style="list-style-type: none"> >20% of the site <u>should</u> be pervious. 	<p>Yes</p> <p>1013sqm or 20% of the site area is permeable</p>	<p>Yes</p>
<p>Energy Efficiency Objectives</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. <p>Standard B10</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> Orientated 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. Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must 	<p>This standard applies only to the townhouses.</p> <p>Yes</p> <p>The townhouse layout provides acceptable energy efficiency through:</p> <ul style="list-style-type: none"> Group A townhouses (6) have an east-west orientation and include private open spaces and roof decks with northern aspect. Group B townhouses (4) have a north-south orientation. Although ground level secluded private open space is on the south side of the dwellings, there are habitable room windows and an upper level balcony facing north on each of these townhouses. Group C townhouses (10), also with east west orientation, have ground level secluded private open space with northern aspect. <p>The amended plans have increased setbacks from the southern boundary avoiding unreasonable impacts on the solar access of properties to the south.</p> <p>There is no adverse impact on an existing rooftop solar energy facility.</p>	<p>Yes</p>

<p>exist at the date the application is lodged.</p>		
<p>Open Space Objective</p> <ul style="list-style-type: none"> Integrate with any public or communal open space provided in or adjacent to the development. <p>Standard B11 Any public or communal open space <u>should</u>:</p> <ul style="list-style-type: none"> Be substantially fronted by dwellings. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. Be accessible and useable. 	<p>This standard applies only to the townhouses.</p> <p>Yes</p> <p>Communal open space associated with the townhouse part of the development comprises: The landscaped pathways between the three blocks of townhouses and a wider more useable area on the eastern side of the site which also provides for retention of three trees. All these areas are fronted by dwellings, provide outlook for the dwellings and are accessible and useable.</p>	<p>Yes</p>
<p>Safety Objective</p> <ul style="list-style-type: none"> Provide for the safety and security of residents and property. <p>Standard B12</p> <ul style="list-style-type: none"> Entrances <u>should</u> not be obscured or isolated. Avoid planting which creates unsafe spaces. Good lighting, visibility and surveillance. Protected from inappropriate public access. 	<p>Yes</p> <p>Entries to the property are well positioned and easily identifiable (subject to some additional detail about the entry features proposed at the laneway frontage).</p> <p>The entry to the apartment building from Alma Road is clear with good visibility.</p> <p>Individual entry to each townhouse is apparent although the layout means there will need to be some wayfinding information at entry points. This can be required by permit condition.</p> <p>The design provides dwellings facing the entry areas and access paths that will provide passive surveillance.</p> <p>The landscape design does not propose creation of unsafe or screened spaces.</p> <p>Conditions of permit can require appropriate lighting.</p>	<p>Yes</p>
<p>Landscaping Objectives</p> <ul style="list-style-type: none"> To respect the landscape character of the neighbourhood. To provide appropriate landscaping. To encourage the retention of mature vegetation. <p>Standard B13</p>	<p>This standard applies only to the townhouses.</p> <p>Yes</p> <p>The landscaping plan proposes a range of trees, shrubs and ground covers that will, in time, provide a positive contribution to the landscape of the neighbourhood. Some changes to the planting regime are suggested by Council's landscape architect. These can be accommodated via permit condition.</p> <p>The design incorporates retention of four existing trees on the site.</p>	<p>Yes</p>

<p>Landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any landscape features of the neighbourhood. • Take into account the soil type and drainage patterns. • Allow for intended vegetation growth and structural protection of buildings. • Provide a safe, attractive and functional environment. • Provide for retention/planting of trees, where these are part of the neighbourhood character. • Replace any significant trees removed in previous 12 months. • The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. 		
<p>Access Objectives To ensure number and design of crossovers respects the neighbourhood character.</p> <p>Standard B14 The width of accessways or car spaces <u>should</u> not exceed:</p> <ul style="list-style-type: none"> • 33% of frontage if the width of a frontage; or • 40% of frontage if the width of the frontage is <20m. <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <ul style="list-style-type: none"> • The number of access points to a road in a Road Zone should be minimised. Developments must provide for access for service, emergency and delivery vehicles. 	<p>Yes</p> <p>The width of the accessway will be 16.8% of the frontage, well under the standard.</p> <p>The single crossover and vehicle access is an appropriate response to neighbourhood character and will provide for an additional onstreet car space. It is a significant improvement on the extensive crossovers and parking provision that currently characterise the frontage of the site.</p>	<p>Yes</p>

<p>Parking Location Objectives</p> <ul style="list-style-type: none"> • Provide convenient parking. • Protect residents from vehicular noise. <p>Standard B15</p> <p>Car parking facilities <u>should</u>:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient. • Be secure. • Be well ventilated if enclosed. • Shared accessways/car parks <u>should</u> be at least 1.5m from habitable room windows. This setback may be reduced to 1m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway. 	<p>Yes</p> <p>The location of all car parking in a basement provides for convenient parking and avoids vehicular noise impacts to residents.</p>	<p>Yes</p>
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<p>Amenity Impacts</p> <ul style="list-style-type: none"> • This assessment applies to the whole site except where stated otherwise 	<p>Clause 55.04</p>																										
<p>Title & Objective & Standard</p>	<p>Standard Met?</p>	<p>Objective Met?</p>																									
<p>Side And Rear Setbacks Objective</p> <ul style="list-style-type: none"> • To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. <p>Standard B17</p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ol style="list-style-type: none"> 1. At least the distance specified in a schedule to the zone, or 2. If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 	<p>No</p> <p>Areas of non-compliance are as follows:</p> <table border="1" data-bbox="580 1308 1161 1966"> <thead> <tr> <th>Dwelling number</th> <th>Setback proposed</th> <th>Setback required</th> <th>Variation</th> </tr> </thead> <tbody> <tr> <td>AP 3.03 to east</td> <td>5.73m</td> <td>7.09</td> <td>1.36m</td> </tr> <tr> <td>AP 3.04 to east</td> <td>6.1m</td> <td>7.09</td> <td>0.99m</td> </tr> <tr> <td>TH 07 to east (level 2)</td> <td>0.6m</td> <td>5.52m</td> <td>4.92m</td> </tr> <tr> <td>Aps 208 – 211 to west</td> <td>4.5m</td> <td>5.09m</td> <td>0.59m</td> </tr> <tr> <td>AP 301 to west</td> <td>4.5m</td> <td>7.09m</td> <td>2.59m</td> </tr> </tbody> </table>	Dwelling number	Setback proposed	Setback required	Variation	AP 3.03 to east	5.73m	7.09	1.36m	AP 3.04 to east	6.1m	7.09	0.99m	TH 07 to east (level 2)	0.6m	5.52m	4.92m	Aps 208 – 211 to west	4.5m	5.09m	0.59m	AP 301 to west	4.5m	7.09m	2.59m	<p>Yes</p> <p>For reasons that are set out in the officer report, the variations to standard are considered acceptable. In summary, the side and rear setbacks proposed respond to context, will not be inconsistent with neighbourhood character and will not result in unreasonable amenity impacts to neighbours. The objective is met.</p>	
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<p>6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>3. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>4. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<table border="1"> <tr> <td data-bbox="580 192 732 286">Ap 302 to west</td> <td data-bbox="732 192 884 286">4.5m</td> <td data-bbox="884 192 1019 286">7.09m</td> <td data-bbox="1019 192 1163 286">2.59m</td> </tr> <tr> <td data-bbox="580 286 732 416">Apartment roof deck to west</td> <td data-bbox="732 286 884 416">4.5m</td> <td data-bbox="884 286 1019 416">6.59m</td> <td data-bbox="1019 286 1163 416">2.09m</td> </tr> </table>	Ap 302 to west	4.5m	7.09m	2.59m	Apartment roof deck to west	4.5m	6.59m	2.09m	
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<p>Walls On Boundaries Objective</p> <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. <p>Standard B18</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> For a length of more than the distance specified in a schedule to the zone; or If no distance is specified in a schedule to the zone, for a length of more than: <p>1. 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</p>	<p>No</p> <p>Eastern wall of TH7 is 6.7m in height exceeding the average of 3.2m and the maximum of 3.6m. The length of this wall on boundary meets the standard.</p>	<p>Yes</p> <p>Extent of wall is confined and location adjacent to an existing outbuilding and an open carpark area makes the boundary construction acceptable. This is explained in detail in the Officer report</p>								

<p>2. Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</p> <p>3. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>4. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> <p><i>Note: A building on a boundary includes a building set back up to 200mm from a boundary.</i></p>		
<p>Daylight To Existing Windows Objective</p> <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. <p>Standard B19</p> <ul style="list-style-type: none"> Buildings opposite an existing habitable room window <u>should</u> provide for a light court to the existing window, of at least 3m² and 1m clear to the sky. The area may include land on the abutting lot. 	<p>Yes</p> <p>All existing windows retain adequate daylight access in accordance with the standard.</p>	<p>Yes</p>

<ul style="list-style-type: none"> Walls or carports >3m height opposite an existing habitable room window <u>should</u> be setback from the window at least 50% of the height of the new wall if the wall is within a 55o arc from the centre of the existing window. The arc may be swung to within 35o of the plane of the wall containing the window. <p><i>Note: Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.</i></p>		
<p>North-Facing Windows Objective</p> <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. <p>Standard B20</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary:</p> <ul style="list-style-type: none"> 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. <p><i>Note: A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</i></p>	<p>N/A – there are no north facing windows within 3m of the site.</p>	<p>N/A</p>
<p>Overshadowing Open Space Objective</p> <ul style="list-style-type: none"> To ensure buildings do not unreasonably overshadow existing secluded private open space. <p>Standard B21</p> <ul style="list-style-type: none"> Where sunlight to the secluded private open space of an existing dwelling is reduced, at 	<p>No</p> <p>There is additional shadow to the spos of 1 Graylings Grove at 9am and 10am and the standard is not met.</p> <p>This dwelling has 89sqm of spos and the exiting compared with proposed shadows are as follows:</p> <ul style="list-style-type: none"> At 9am there is 74sqm shaded and 15sqm unshaded. The proposal will result in all spos being in shade – an increase of 15sqm of shadow. 	<p>Yes subject to condition</p> <p>It is considered the additional shadow to 1 Graylings Grove is unacceptable given the large size of the site and the opportunity to avoid unreasonable shadow to sensitive</p>

<p>least 75% or 40m² with a minimum dimension of 3m, whichever is lesser, of the secluded open space <u>should</u> receive a minimum of 5hrs sunlight between 9am and 3pm on the 22 Sept.</p> <ul style="list-style-type: none"> If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this standard, the amount of sunlight <u>should</u> not be further reduced. 	<ul style="list-style-type: none"> At 10am there is 39sqm shaded and 50sqm unshaded. The proposal will result in 54sqm shaded and 35sqm unshaded -an increase of 15sqm of shadow. <p>Shadows to all other spos adjacent to the site meet the standard.</p>	<p>interfaces. However, a permit condition can be imposed to require alterations to the layout to achieve compliance with the standard and the objective.</p>
<p>Overlooking Objective</p> <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. <p>Standard B22</p> <ul style="list-style-type: none"> Habitable room windows, balconies, terraces etc <u>should</u> avoid direct view to secluded private open space and habitable room windows of an existing dwelling within 9m, and a 45° arc from the window, balcony etc. <p>The window, balcony etc may:</p> <ul style="list-style-type: none"> Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. Have sill heights of at least 1.7 metres above floor level. Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Note: <i>Obscure glazing in any part of the window below 1.7 metres above floor level may be operable</i></p>	<p>No</p> <p>The layout includes a range of measures to limit overlooking to adjoining habitable room windows and spos. These include window and balcony placement, setbacks, external screens to windows and balconies, obscure glazing and screen fencing.</p> <p>The measures proposed, for the most part, limit views and will meet the standard. However, there are some unreasonable opportunities for overlooking that are not addressed (such as balconies for apartments 1.10 & 1.11) and some inconsistencies between floor plans and elevations in showing screening measures.</p>	<p>Yes – subject to conditions</p> <p>A permit condition is recommended to require detailed overlooking diagrams for all elevations to ensure all upper-level balconies with direct views to adjoining spos or habitable room windows within a 9m distance are appropriately screened and information on elevations and floor plans is consistent.</p>

<p><i>provided that there are no direct views as specified in this standard.</i></p> <p>Note: Does not apply to a new habitable room window, balcony, terrace etc which faces a property boundary where there is a visual barrier at least 1.8m high and the floor level of the habitable room, balcony, terrace etc is less than 0.8m above ground level at the boundary.</p>		
<p>Internal Views Objective</p> <ul style="list-style-type: none"> To limit overlooking within a development. <p>Standard B23</p> <ul style="list-style-type: none"> Windows and balconies <u>should</u> prevent overlooking of 50% plus of the secluded private open space of a lower-level dwelling directly below and in the same development. 	<p>No</p> <p>There is some opportunity for views from upper level balconies of apartments and townhouses (facing west) to the ground level secluded private open space of other dwellings within the development.</p>	<p>Yes</p> <p>The extent of internal overlooking is limited and considered acceptable.</p>
<p>Noise Impacts Objectives</p> <ul style="list-style-type: none"> To contain noise sources. To protect residents from external noise. <p>Standard B24</p> <ul style="list-style-type: none"> Mechanical plant etc <u>should</u> not be located near bedrooms or immediately adjacent to existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings <u>should</u> take account of noise sources on immediately adjacent properties. Dwellings close to busy roads, railway lines or industry <u>should</u> limit noise levels in habitable rooms. 	<p>This standard applies only to the townhouses.</p> <p>Yes</p> <p>The design avoids location of dwellings near noises sources.</p> <p>The railway line is approximately 85m to the east and some noise attenuation may be appropriate to protect residents from noise. This can be addressed by permit condition, and is referred to in addressing Standard B41</p>	<p>Yes</p>

<p>On-site Amenity and Facilities</p> <ul style="list-style-type: none"> This assessment applies to the whole site except as stated otherwise 	<p>Clause 55.05</p>	
<p>Title & Objective & Standard</p>	<p>Standard Met?</p>	<p>Objective Met?</p>
<p>Accessibility Objective</p>	<p>This standard applies only to the townhouses.</p> <p>Yes</p>	<p>Yes</p>

<ul style="list-style-type: none"> To consider the needs of people with limited mobility. <p>Standard B25</p> <ul style="list-style-type: none"> Ground floor entries <u>should</u> be accessible to people with limited mobility. 	<p>Entries for each townhouse are located at ground level and door widths are appropriate.</p>	
<p>Dwelling Entry Objective</p> <ul style="list-style-type: none"> To provide each dwelling with its own sense of identity. <p>Standard B26</p> <ul style="list-style-type: none"> Entries <u>should</u> be visible and easily identifiable from streets and public areas, and provide shelter and a sense of personal address. 	<p>This standard applies only to the townhouses.</p> <p>No</p> <p>Each townhouse has a clear entry door. Although visible within the site, the location of individual townhouses may be difficult to find for visitors. A wayfinding legend at several strategic locations would address this and can be required by permit condition.</p> <p>Although the town planning report that accompanied the application indicates there is upper level overhang to provide shelter at townhouse entries, this is not apparent from the plans. A permit condition to require a cantilevered porch over each entry is recommended unless the plans can clarify that shelter is provided.</p>	<p>Yes – subject to condition</p>
<p>Daylight To New Windows Objective</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. <p>Standard B27</p> <p>A window in a habitable room <u>should</u> face:</p> <ul style="list-style-type: none"> An outdoor space clear to sky or a light court with 3m²+ and minimum dimension of 1m, not including land on an abutting lot, or A verandah if it is open for at least 1/3rd of its perimeter, or A carport if it has 2 or more open sides and is open for at least 1/3rd of its perimeter. 	<p>Yes – all habitable room windows in the townhouses achieve this standard.</p> <p>Daylight to new windows in the apartments is addressed under standard B48 below.</p>	<p>Yes</p>
<p>Private Open Space Objective</p> <ul style="list-style-type: none"> To provide open space for the reasonable needs of residents. <p>Standard B28</p> <p>A dwelling <u>should</u> have private open space of:</p> <ul style="list-style-type: none"> 40m² with one part secluded and private at 	<p>No</p> <p>Applying to townhouses only – see assessment for apartments under Standard B43.</p> <p>The private open space for 7 dwellings meets the standard as follows:</p> <p>Townhouses 1-6: Each have a balcony with minimum area of 13sqm accessed for the living room. In addition, a roof top terrace with area of</p>	<p>Yes</p>

<p>the side/rear with a minimum 25m² and a minimum dimension of 3m, or</p> <ul style="list-style-type: none"> • A balcony of 8m² with a minimum width of 1.6m, or • A roof top area of 10m² with a minimum width of 2m. <p>All with convenient access from a living room.</p>	<p>approximately 15sqm is provided for each dwelling.</p> <p>Townhouse 11: Ground level secluded private open space (spos) of 89sqm, exceeding the standard.</p> <p>There are 13 dwellings that are provided with less than the standard as follows:</p> <p>For Townhouses 7-10 the standard is not met. Each have ground level spos with an area of at least 28sqm. This meets the 25sqm standard for spos but not the overall total private open space of 40sqm. However, this variation is acceptable given each of them also has a small north facing balcony (4-5sqm), the ground area is useable in size and the proximity of the site to the public recreation opportunities at Alma Park.</p> <p>For Townhouses 12-20 the standard is not met. Nine of these have 23sqm ground level spos thus short of the 25sqm specified and none meet the overall 40sqm private open space. However, this variation is acceptable given each of them also has an upper level balcony (7-8sqm), the ground area is useable in size and the proximity of the site to the public recreation opportunities at Alma Park.</p>	
<p>Solar Access To Open Space Objective</p> <ul style="list-style-type: none"> • To allow solar access into the secluded private open space. <p>Standard B29</p> <ul style="list-style-type: none"> • Private open space <u>should</u> be located on the north side. • The southern boundary of secluded private open space <u>should</u> be setback from any wall on the north of the space at least (2m +0.9h), where 'h' is the height of the wall. 	<p>No</p> <p>The ground level private open space for Townhouses 7 – 10 is located on the south side and does not meet the standard. The setback provided is 5.5m in lieu of 8m.</p> <p>In addition, five apartments are provided with a balcony on the south side. (G.08, 1.01, 1.07, 2.01 and 2.06).</p> <p>Although not ideal, this variation from the standard is considered acceptable since:</p> <ul style="list-style-type: none"> • It affects 9 out of 61 dwellings. • Each of the four townhouses have a small upper level balcony with northern aspect. • All the balconies or ground level open space of all nine dwellings will have access to eastern or western aspect, or in the case of the townhouses, both. • The remainder of the dwellings have spos with some northern aspect. 	<p>Yes</p>
<p>Storage Objective</p> <ul style="list-style-type: none"> • To provide adequate storage facilities for each dwelling. <p>Standard B30</p> <ul style="list-style-type: none"> • Each dwelling <u>should</u> have convenient access 	<p>This standard applies only to the townhouses.</p> <p>No</p> <p>All storage is provided in the basement.</p> <p>The storage information on the floor plans of each townhouse does not match the basement plan but it appears clear that there is individual storage for 10 townhouses (1-10). Although four</p>	<p>Yes subject to conditions</p>

<p>to at least 6m³ of externally accessible, secure storage space.</p>	<p>of these (7-10) have 5m³ in lieu of 6m³ specified, it is considered acceptable. Although not shown, it is clear there is opportunity for below stair storage for townhouse 11.</p> <p>There is no indication on floor plans, on the basement plan or clear opportunity for storage for town houses 12-20.</p> <p>It is considered this could be provided in the form of overbonnet storage or through a redesign of the basement. A permit condition can be included to require provision of at least 6m³ for all townhouses.</p>	
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<p>Detailed Design</p> <ul style="list-style-type: none"> • This assessment applies to the whole site 	<p>Clause 55.06</p>	
<p>Title & Objective & Standard</p>	<p>Standard Met?</p>	<p>Objective Met?</p>
<p>Detail Design Objective</p> <ul style="list-style-type: none"> • To encourage design detail that respects the existing/preferred neighbourhood character. <p>Standard B31</p> <p>The design <u>should</u> respect the existing/preferred neighbourhood character, including:</p> <ul style="list-style-type: none"> • Facade articulation and detailing. • Window and door proportions. • Roof form. • Verandahs, eaves and parapets. • Garages and carports should be visually compatible with the development and the existing/preferred neighbourhood character. 	<p>Yes</p> <p>The design detail incorporates a high level of articulation, detail that is respectful of nearby development and avoids car accommodation that would dominate the streetscape.</p>	<p>Yes</p>
<p>Front Fences Objective</p> <ul style="list-style-type: none"> • Front fences to respect the existing/preferred neighbourhood character. <p>Standard B32</p> <ul style="list-style-type: none"> • Front fences <u>should</u> complement the design 	<p>Yes</p> <p>A solid 900mm high fence is proposed along part of the Alma Road frontage. This low fence design is respectful of the immediately low front fencing on the immediately adjoining apartment developments.</p>	<p>Yes</p>

<p>of the dwelling and any front fences on adjoining properties.</p> <p>A front fence within 3m of a street <u>should</u> not exceed:</p> <ul style="list-style-type: none"> • 2m height for streets in a Road Zone, Category 1, or • 1.5m height for any other street. 		
<p>Common Property Objectives</p> <ul style="list-style-type: none"> • Communal areas to be practical, attractive and easily maintained. • To avoid future management difficulties in common areas. <p>Standard B33</p> <ul style="list-style-type: none"> • Delineate public, communal and private areas. • Common property to be functional and capable of efficient management. 	<p>Yes</p> <p>Common property encompasses walkways through the site, the basement car park, the roof top of the apartment building and the communal open space on the east side of the site.</p> <p>The common areas are practical, functional and capable of efficient management.</p>	<p>Yes</p>
<p>Site Services Objectives</p> <ul style="list-style-type: none"> • To ensure site services can be installed and easily maintained. • To ensure site facilities are accessible, adequate and attractive. <p>Standard B34</p> <ul style="list-style-type: none"> • Dwellings should provide sufficient space and facilities for services to be installed and maintained efficiently and economically. • Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in. • Bin and recycling enclosures should be located for convenient access by residents. • Mailboxes should be provided and located for convenient access as required by Australia Post. 	<p>Yes</p> <p>Sufficient area is provided for site services and where possible and appropriate, have been located in the basement.</p> <p>The waste management plan submitted with the application demonstrates the development has been provided with adequately to deal with waste.</p>	<p>Yes</p>

Apartment Developments <ul style="list-style-type: none"> • This assessment applies to the front building only which is an apartment building 	Clause 55.07																			
Title & Objective & Standard	Standard Met?	Objective Met?																		
<p>55.07-1 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 B35</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimised.</p> <p>Dwellings located in a climate zone identified in Table B4 should not exceed the maximum NatHERS annual cooling load specified in the following table.</p> <p>Table B4 Cooling load</p> <table border="1" data-bbox="209 1384 791 1671"> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M² per annum</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td>30</td> </tr> <tr> <td>Climate zone 22 East Sale</td> <td>22</td> </tr> <tr> <td>Climate zone 27 Mildura</td> <td>69</td> </tr> <tr> <td>Climate zone 60 Tullamarine</td> <td>22</td> </tr> <tr> <td>Climate zone 62 Moorabbin</td> <td>21</td> </tr> <tr> <td>Climate zone 63 Warrnambool</td> <td>21</td> </tr> <tr> <td>Climate zone 64 Cape Otway</td> <td>19</td> </tr> <tr> <td>Climate zone 66 Ballarat</td> <td>23</td> </tr> </tbody> </table> <p><i>Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</i></p>	NatHERS climate zone	NatHERS maximum cooling load MJ/M ² 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	<p>No</p> <p>Council's Sustainability Advisor has indicated there are some ESD matters that need to be addressed. These can be addressed by permit condition.</p> <p>The siting and layout of the dwellings incorporate reasonable northern aspect given the constraints of a site that is oriented north-south.</p>	<p>Yes subject to condition</p>
NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum																			
Climate zone 21 Melbourne	30																			
Climate zone 22 East Sale	22																			
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Climate zone 63 Warrnambool	21																			
Climate zone 64 Cape Otway	19																			
Climate zone 66 Ballarat	23																			
<p>55.07-2 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 B36</p> <ul style="list-style-type: none"> • Developments with 40 or more dwellings should provide a minimum area of communal 	<p>Yes</p> <p>Applying this standard to the apartment component of the development 132.5sqm of communal open space is required.</p> <p>The roof top deck is 145sqm, meeting this standard.</p>	<p>Yes</p>																		

<p>open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.</p> <p>Communal open space should:</p> <ul style="list-style-type: none"> • Be located to: <ul style="list-style-type: none"> - Provide passive surveillance opportunities, where appropriate. - Provide outlook for as many dwellings as practicable. - Avoid overlooking into habitable rooms and private open space of new dwellings. - Minimise noise impacts to new and existing dwellings. • Be designed to protect any natural features on the site. • Maximise landscaping opportunities. • Be accessible, useable and capable of efficient management. 	<p>as required, and 141sqm is provided for the apartments).</p> <p>The use of a roof top deck will provide useable shared space, is accessible, avoids overlooking to private space, and is well located to limit noise impacts to new and existing dwellings.</p> <p>The landscape plan shows the roof top area to include container planting, including productive gardening opportunities, clothes lines, seating and a shade structure.</p>	
<p>55.07-3 Solar access to communal outdoor open space objective</p> <ul style="list-style-type: none"> • To allow solar access into communal outdoor open space. <p>Standard B37</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>No</p> <p>The communal roof top is located south of the four apartments at the top level.</p> <p>The maximum solar access over a two hour period on 21 June is between 33% and 41% (between 10.30am and 12.30pm).</p> <p>This variation to the standard is acceptable since some of the shadow is caused by the proposed shade structure. This structure could be removed and improve the solar access but at the same time it provides solar protection for residents.</p> <p>Also relevant is the ground level communal open space that will receive solar access.</p>	<p>Yes</p>
<p>55.07-3 Landscaping objective</p> <ul style="list-style-type: none"> • 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. <p>Standard B38</p>	<p>Yes</p> <p>The design incorporates retention of four existing trees and the landscaping plan shows a comprehensive planting regime that will contribute to canopy cover, provide some screening of buildings and will provide an attractive setting for future residents.</p> <p>Deep soil provided is 763m2 comprising 16% of site area</p>	<p>Yes</p> <p>Subject to conditions that require changes to the landscape plan.</p>

<p>Development should retain existing trees and canopy cover.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>Development should:</p> <ul style="list-style-type: none"> • Provide the canopy cover and deep soil areas specified in Table B5. Existing trees can be used to meet the canopy cover requirements of Table B5. • Provide canopy cover through canopy trees that are: <ul style="list-style-type: none"> ○ Located in an area of deep soil specified in Table B6. Where deep soil cannot be provided trees should be provided in planters specified in Table B6. ○ Consistent with the canopy diameter and height at maturity specified in Table B7. ○ 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. • 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. 	<p>and meets the standard. (noting there is variation between the plans on this figure with the landscape plan showing 771sqm but both figures comply with the standard).</p> <p>The canopy cover required is 850sqm with 896sqm proposed, thus meeting the standard.</p> <p>Subject to some changes suggested by Council's Landscape Architect and conditions that address maintenance, the landscaping proposed is positive.</p>	
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Table B5 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 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table B6 Soil requirements for trees

Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth 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	64 cubic metres	1.5 metre

Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth of planter soil
	(min. plan dimension 6.5 metres)	(min. plan dimension of 6.5 metres)	

Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%.

Table B7 Tree types

Tree types	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

55.07-5 Integrated water and stormwater management objectives

- 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.

Standard B39

- Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

Yes
The Sustainable Management Plans submitted with the application includes details on the proposed water management including:

- water efficient fittings and fixtures are applied throughout;
- a 32,000-litre rainwater tank and a 30,000-litre rainwater tank will harvest rainwater from the apartment roof and townhouse roofs respectively with these tanks connected to all toilets;
- a Melbourne STORM rating of 101% is achieved; and

Yes subject to permit condition

<ul style="list-style-type: none"> • Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	<ul style="list-style-type: none"> • all landscaping is to be native species or landscaping irrigation is to be connected to the rainwater tank only. <p>Council's Sustainability Advisor has indicated there are some additional matters to address in relation to WSUD. This can be achieved via permit condition.</p>	
<p>55.07-6 Access objective</p> <ul style="list-style-type: none"> • To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. • To ensure that vehicle crossovers are designed and located to minimise visual impact. <p>Standard B40</p> <p>Vehicle crossovers should be minimised.</p> <p>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.</p> <p>Pedestrian and cyclist access should be clearly delineated from vehicle access.</p> <p>The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</p> <p>Development must provide access for service, emergency and delivery vehicles.</p>	<p>Yes</p> <p>A single vehicle access is provided minimising crossovers on the 38m wide frontage and avoiding a frontage dominated by vehicle access, a circumstance that exists with the current site development.</p> <p>The car access is provided to a basement which provides all car parking and most of the bicycle parking. Although, the basement ramp will provide for cars and cyclists, the proposed stop/go system will minimise opportunities for vehicle conflict.</p> <p>Pedestrian access is separately provided.</p>	<p>Yes</p>
<p>55.07-7 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 B41</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</p>	<p>No</p> <p>There are bedrooms in G02, G11 and 301 adjacent to a lift. Whilst not ideal, it is acceptably limited in a development of this size.</p> <p>The acoustic assessment that accompanied the application recommends acoustic treatment be reviewed during the detailed design stage by a suitably qualified acoustic consultant to ensure appropriate noise attenuation is achieved, noting the Sandringham railway line is within 85m of the site.</p>	<p>Yes subject to conditions</p>

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 D3 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.

Table B6 Noise influence area

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

55.07-8 Accessibility objective

- To ensure the design of dwellings meets the needs of people with limited mobility.

Standard B42

At least 50 per cent of dwellings should have:

- 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 B7.

Yes

26 out of 41 apartments are accessible in accordance with the standard (63%)

Yes

Table B7 Bathroom design			
	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"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges. 	
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin. 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.	
55.07-9 Private open space objective	<p>55.07-9 Private open space objective</p> <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. <p>Standard B43</p> <p>A dwelling should have private open space consisting of at least one of the following:</p> <ul style="list-style-type: none"> 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 B10 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 B10 should be increased by at least 1.5 square metres. 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 at least 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. 	<p>No</p> <p>The private open space for 31 of the apartments meets the standard either through ground level space of at least 25sqm or a balcony of the required size. The private open space for the remaining 10 apartments do not meet the standards but are considered acceptable given:</p> <ul style="list-style-type: none"> The ground floor private open space provided for three apartments on the west side achieve a minimum area of 19sqm and provide dimensions that allow for useable space. The ground floor spaces for the seven apartments on the west and north side range in area from 8 to 17sqm and function more as balconies, some with screening to provide privacy from the adjoining communal walkway. The spaces provide a balcony type useable area. <p>In reaching the view that the variations from the standard for 10 apartments is acceptable, it is relevant to consider the resident access to the rooftop garden and the excellent open space opportunities provided by Alma Park, opposite the site.</p>	<p>Yes</p>

<p>55.07-10 Storage objective</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. <p>Standard B44</p> <ul style="list-style-type: none"> 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 B9. <p>Table B9 Storage</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	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	<p>Yes</p> <p>Each apartment is provided with storage in accordance with the standard.</p>	<p>Yes</p>
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															
<p>55.07-11 Waste and recycling objectives</p> <ul style="list-style-type: none"> To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. <p>Standard B45</p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> Waste and recycling enclosures which are: <ul style="list-style-type: none"> Adequate in size, durable, waterproof and blend in with the development. Adequately ventilated. Located and designed for convenient access by residents and made easily accessible to people with limited mobility. Adequate facilities for bin washing. These areas should be adequately ventilated. 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. Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. 	<p>Yes – subject to conditions</p> <p>The Waste Management Plan has been reviewed by Council's Waste Officer. Appropriate provision is made for recycling and collection of waste subject to conditions to be included on a permit.</p>	<p>Yes subject to conditions</p>															

<ul style="list-style-type: none"> • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> • Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 																				
<p>55.07-12 Functional layout objective</p> <ul style="list-style-type: none"> • To ensure dwellings provide functional areas that meet the needs of residents. <p>Standard B46</p> <p>Bedrooms should:</p> <p>Meet the minimum internal room dimensions specified in Table B10.</p> <p>Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</p> <p><small>Table B10 Bedroom dimensions</small></p> <table border="1"> <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><small>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11.</small></p> <p><small>Table B11 Living area dimensions</small></p> <table border="1"> <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>Yes</p> <p>All apartments meet the standard.</p>	<p>Yes</p>
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<p>55.07-13 Room depth objective</p> <ul style="list-style-type: none"> • To allow adequate daylight into single aspect habitable rooms. <p>Standard B47</p> <ul style="list-style-type: none"> • 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: <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. 	<p>Yes</p> <p>All apartments meet the standard.</p>	<p>Yes</p>																		

<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>55.07-14 Windows objective</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. <p>Standard B48</p> <ul style="list-style-type: none"> 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: <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. 	<p>No</p> <p>All apartments have a living room window that is within an external wall facing outwards from the building.</p> <p>There is concern about the windows to a number of bedrooms which face narrow light courts located adjacent to the communal corridors rather than an external wall of the building.</p> <p>This concern relates to 17 bedroom windows which face a light well 2m x 0.8m.</p> <p>(These are G02, G03, G06, G07, G12, G13, 102, 105, 106, 111, 202, 203, 209, 210, 301, 302 & 304).</p> <p>Whilst daylight modelling has been submitted to demonstrate 80% of rooms comply in accordance with BESS, other rooms perform significantly poorly (i.e. G02).</p> <p>In the case of the case of the five ground level bedrooms, this light well extends over two to three levels above.</p> <p>Although the light wells are located opposite the open breaks in the apartment building, it is considered their size is inadequate to appropriate amenity, including adequate light.</p> <p>There is no standard for light wells in the Planning Scheme although it is noted that Meri-Bek Planning Scheme seeks light wells with a minimum width of 2m and a minimum area of 9sqm.</p> <p>It is recommended that a permit condition be applied to require light wells of 1.2m minimum width.</p>	<p>Yes subject to conditions requiring alteration to plans.</p>

	<p>In addition, the Sustainable Design Advisor has raised concern about daylight access in relation to four matters which are set out with planner comments following.</p> <ul style="list-style-type: none"> • G08 Living – consider aligning balcony to neighbouring G07 balcony to allow wider glazing and increasing internal penetration. <u>Comment:</u> The alteration to this balcony as suggested would reduce deep soil opportunity and the articulation to the eastern elevation. It is considered the layout that provides windows and balcony facing outwards will provide acceptable daylight access. • G02 – reduce the void and extend / move the bedroom to the western building envelope. <u>Comment:</u> The bedroom is recessed from the remainder of the western elevation but it is considered this does not result in unacceptable daylight access and it adds to the modulation in the elevation. • 108 – consider provided additional window or extending existing window along the northern side to allow extra daylight in. <u>Comment:</u> The living room in 108 has two north facing windows and one facing east. Daylight access is considered acceptable. • 105 & 106 utilise the use of reflective interior surfaces – white /light and mirrored wall. <u>Comment:</u> this can be address by permit condition. 	
<p>55.07-15 Natural ventilation objectives</p> <ul style="list-style-type: none"> • To encourage natural ventilation of dwellings. • To allow occupants to effectively manage natural ventilation of dwellings. 	<p>Yes</p> <p>All of the apartments are provided with cross ventilation, in excess of the standard.</p>	<p>Yes</p>

<p>Standard D49</p> <ul style="list-style-type: none"> • 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: <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>55.07-16 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 B50</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. <p>Provide common areas and corridors that:</p> <ul style="list-style-type: none"> • Include at least one source of natural light and natural ventilation. • Avoid obstruction from building services. • Maintain clear sight lines. 	<p>Yes</p> <p>The entrance to the apartment building is located centrally and clearly identifiable from the site frontage. Within the building individual dwellings facing communal corridors and will be visible.</p> <p>The internal corridors will be provided with ample natural light from openings to the east and west. The plans are unclear as to the treatment at the openings. Council's Sustainability Advisor has required detail of this treatment to ensure access to natural ventilation and night purge in the warmer months.</p> <p>This can be addressed by permit condition. Stairs and lift access is provided to upper levels.</p>	<p>Yes</p>
<p>55.07-17 Integration with the street objective</p> <ul style="list-style-type: none"> • To integrate the layout of development with the street. 	<p>Yes</p> <p>The development provides a well activated frontage with</p>	<p>Yes</p>

<ul style="list-style-type: none"> • To support development that activates street frontages. <p>Standard B51</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>Along street frontages, development should:</p> <ul style="list-style-type: none"> • Incorporate pedestrian entries, windows, balconies or other active spaces. • Limit blank walls. • Limit high front fencing, unless consistent with the existing urban context. • Provide low and visually permeable front fences, where proposed. • Conceal car parking and internal waste collection areas from the street. <p>Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.</p>	<p>multiple balconies and window facing Alma Road and a low front fence that allows visibility from the street. The food and drink premises at ground level adds to the activation to the street. Car parking and internal waste collection areas are confined to the basement and well concealed from street view.</p>	
<p>55.07-18 Site services objective</p> <ul style="list-style-type: none"> • To ensure that site services are accessible and can be easily installed and maintained. • To ensure that site services and facilities are visually integrated into the building design or landscape. <p>Standard B52</p> <p>Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.</p> <p>Meters and utility services should be designed as an integrated component of the building or landscape.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, weather-protected, located for convenient access and integrated into the overall design of the development.</p>	<p>Yes</p> <p>Sufficient area and accessibility is provided for site services. Where possible and appropriate, these have been located in the basement.</p>	<p>Yes</p>
<p>55.07-19 External walls and materials objective</p> <ul style="list-style-type: none"> • To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area. • To ensure external walls endure and retain their attractiveness. <p>Standard B53</p> <p>External walls should be finished with materials that:</p> <ul style="list-style-type: none"> • Do not easily deteriorate or stain. 	<p>Yes</p> <p>External materials are durable, robust and easily maintained – bagged brick make up most of the external materiality which is considered appropriate.</p>	<p>Yes</p>

- Weather well over time.
- Are resilient to the wear and tear from their intended use.

External wall design should facilitate safe and convenient access for maintenance.

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