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Clause 58.02 Better Apartment Design Standards

URBAN CONTEXT

TITLE & OBJECTIVE	Assessment
CLAUSE 58.01-1 **Application requirements** An application must be accompanied by: • An urban context report. • A design response.	**Complies** All relevant and appropriate information has been submitted.
CLAUSE 58.01-2 **Urban context report** The urban context report may use a site plan, photographs or other techniques.	As above.
CLAUSE 58.01-3 **Design response** • The design response must explain how the proposed design: – Responds to any relevant planning provision that applies to the land. – Meets the objectives of Clause 58. – Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme. – Derives from and responds to the urban context report. • The design response must include correctly proportioned street elevations or photographs showing the development in	**Complies** As above with the applicant's explanation of the proposal being lodged within its planning report.

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the context of adjacent buildings. • If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.	
CLAUSE 58.02-1 **Urban context objectives** • To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. • To ensure that development responds to the features of the site and the surrounding area. **Standard D1** • The design response must be appropriate to the urban context and the site. • The proposed design must respect the existing or preferred urban context and respond to the features of the site.	**Complies** This matter has been addressed in the body of the report and subject to additional heritage conservation works, it is considered that the proposal would suitably fit its context.
CLAUSE 58.02-2 **Residential policy objectives** • To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. • To support higher density residential development where development can take advantage of public and community infrastructure and services. **Standard D2** • An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	**Complies** As above with all the relevant material being submitted.

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CLAUSE 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.	**Complies** The development provides a mix of two and three bedroom apartments, with varying orientations and sizes. The absence of one bedroom dwellings is noted but is not considered to detrimentally diminish the proposed extent of dwelling variation.
CLAUSE 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, electricity and gas, if available. • Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. • In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	**Complies** All necessary infrastructure is available.
CLAUSE 58.02-5 **Integration with the street objective** • To integrate the layout of development with the street. • To support development that activates	**Complies** The proposal would retain the existing heritage buildings fronting Fitzroy Street. These buildings with the additional heritage conservation works, would continue to accommodate retail uses at the ground floor,

street frontage. **Standard D5** • Developments should be oriented to front existing and proposed streets. • Along street frontage, development should: – 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. • Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.	with residential dwellings overlooking the street above. Car parking, waste storage and collection would be in the basements accessed by a side/rear lane. The development would provide for separate vehicle and pedestrian access points from the laneway and Fitzroy Street respectively. It is considered that acceptable activation and passive surveillance are achieved due to the continued retail uses. Further, blank walls would be largely absent with balconies and window openings above ground level to achieve passive surveillance.

CLAUSE 58.03 - SITE LAYOUT

TITLE & OBJECTIVE	Assessment
CLAUSE 58.03-1 **Energy efficiency objectives** • 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	**Complies** ESD documents have been received and Council's ESD officer did not raise any deficiencies. The recommended conditions would enhance ESD performance. All individual apartments meet the energy efficiency objectives set by Standard D6 for the relevant climate zone (NatHERS Climate Zone 21 Melbourne).

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Standard D6 Buildings should be: • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Living areas and private open space should be located on the north side of the development, if practicable. • Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.	
CLAUSE 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	**Complies** There would be a 244m2 common open space courtyard provided at the ground floor. It would be complimented by various high amenity areas of public open space in the surrounds, including Catini and Cleve gardens and the individual balconies and roof terraces within the development. The location, access and functionality of the spaces is considered acceptable and it is considered that the spaces would be well utilised. It is considered sufficient landscaping opportunities are provided. A landscape plan is required by way of permit condition.

consist of multiple separate areas of communal open space. • Each area of communal open space should be: – Accessible to all residents. – A useable size, shape and dimension. – Capable of efficient management. – Located to: – 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. • Any area of communal outdoor open space should be landscaped and include canopy cover and trees.	
CLAUSE 58.03-3 **Solar access to communal outdoor open space objective** • To allow solar access into communal outdoor open space. **Standard D8** • 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.	**Complies** The ground floor courtyard would be located on the northern side of the apartment building and would maintain a minimum area of at least 50m2 area with access to sunlight at 10AM and 12PM. The communal area would have excellent access to sunlight due to its strong north orientation.
CLAUSE 58.03-4	**Complies**

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Safety objective • To ensure the layout of development provides for the safety and security of residents and property. **Standard D9** • Entrances to dwellings should not be obscured or isolated from the street and internal accessways. • Planting which creates unsafe spaces along streets and accessways should be avoided. • Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.	The pedestrian entries would be safe and well defined. Entrances to each dwelling would be accessible via the internal circulation areas which would be appropriately illuminated and designed to avoid the creation of any unsafe spaces. Pedestrian access would be provided by a secure entrance lobby from Fitzroy Street, which creates a sense of arrival and provides a transitional space from the public realm. The design and layout of basement car parking areas is compliant with the relevant planning scheme provisions and Australian Standards and will feature suitable lighting for the safety of pedestrians and vehicles.
CLAUSE 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.	**Complies subject to conditions** A detailed landscaping plan is required by way of permit conditions and would deal with landscaping in the private areas and at the interface with the abutting Summerland site. An arborist report is also required dealing with protection of the abutting Summerland trees. The proposal complies with the objectives of Clause 58.03-5.

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. • 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.	

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Table D2 Canopy cover and deep soil requirements

Site area	Canopy cover	Deep soil
1000 square metres	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table D3 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 (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre

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 D4 Tree type

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

CLAUSE 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
- The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.

Complies

Vehicle access would be from the laneway interface and the new access is would have no visual effect on Fitzroy Street.

Pedestrian and cyclist access is clearly delineated from vehicle access and is achieved via the internal lift and stairwell core.

No vehicle access would be provided from Fitzroy Street.

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Developments must provide for access for service, emergency and delivery vehicles.	
CLAUSE 58.03-7 **Parking location objectives** • To provide convenient parking for resident and visitor vehicles. • To protect residents from vehicular noise within developments. **Standard D12** Car parking facilities should: • Be reasonably close and convenient to dwellings. • Be secure. Be well ventilated if enclosed.	**Complies** Convenient and easily accessible car parking facilities are provided within the two basement levels, accessible via the internal lift and stairwell core. These levels will include appropriate mechanical ventilation and are located in a manner that protects residents from any unreasonable vehicular noise within the development. All parking spaces would be convenient, safe and secure – noting the presence of individual garages - and would have adequate turning room.
CLAUSE 58.03-8 **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 D13** • Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. • Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: • Designed to meet the current best practice	**Complies** The supporting SMP Water Sensitive Urban Design Response confirms that the development will include a rainwater harvesting system for toilet flushing and irrigation. The development complies with Standard D13 and meets the Best Practice standard for stormwater quality. Recommended conditions would reinforce these outcomes and again, the lack of concern rom Council's ESD officer is noted.

performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999). Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	

CLAUSE 58.04 - AMENITY IMPACTS

TITLE & OBJECTIVE	Assessment
CLAUSE 58.04-1 **Building setback objectives** • To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. • To allow adequate daylight into new dwellings. • To limit views into habitable room windows and private open space of new and existing dwellings. • To provide a reasonable outlook from new dwellings. • To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. **Standard D14** • The built form of the development must respect the existing or preferred urban context and respond to the features of the site. • Buildings should be set back from side and rear boundaries, and other buildings within the site to: – Ensure adequate daylight into new habitable room windows. Avoid direct views into habitable room windows and	**Complies** The rear interface and form would be appropriately setback from property boundaries to ensure adequate daylight into new habitable rooms and areas of SPOS. As noted in the report, the (mostly) 4.5m setbacks to abutting properties, especially the Summerland site, are considered relatively generous. The proposal's layout and orientation ensures good quality outlook for residents and appropriate setbacks from adjoining properties to limit views into neighbouring dwellings. In any case, the applicants have agreed to provide additional privacy screening. DDO 6-4 does not include any side setback controls. Other DDO provisions would e complied with.

private open space of new and existing dwellings. – Developments should avoid relying on screening to reduce views. – Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. Ensure the dwellings are designed to meet the objectives of Clause 58.	
CLAUSE 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.	**Complies subject to conditions** Some integrated privacy screening is required by way of conditions for apartments across the internal courtyard.
CLAUSE 58.04-3 **Noise impacts objectives** • To contain noise sources in developments that may affect existing dwellings. • 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	**Complies subject to conditions** Noise sources, including mechanical plants would be located away from habitable bedrooms of immediately adjacent existing dwellings and the proposed dwellings within the development. The development is not anticipated to generate any unreasonable noise levels beyond what can be considered reasonable within an established urban and major activity centre setting. However, double glazing is required for bedroom windows facing Fitzroy Street and the club/bar at No. 1 Fitzroy Street abutting the site. Once installed, it is considered that the proposed bedrooms would meet the relevant noise standards.

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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 as an LAeq,16h from 6am to 10pm
Table D5 Noise influence area
<table>
<tr><th>Noise source</th><th>Noise influence area</th></tr>
<tr><td>Zone interface</td><td></td></tr>
<tr><td>Industry</td><td>300 metres from the Industrial 1, 2 and 3 zone boundary</td></tr>
<tr><td>Roads</td><td></td></tr>
<tr><td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td><td>300 metres from the nearest trafficable lane</td></tr>
<tr><td>Railways</td><td></td></tr>
<tr><td>Railway servicing passengers in Victoria</td><td>80 metres from the centre of the nearest track</td></tr>
<tr><td>Railway servicing freight outside Metropolitan Melbourne</td><td>80 metres from the centre of the nearest track</td></tr>
<tr><td>Railway servicing freight in Metropolitan Melbourne</td><td>135 metres from the centre of the nearest track</td></tr>
</table>
Note: The noise influence area should be measured from the closest part of the building to the noise source.
• 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.
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Clause 58.04-4

Wind impacts objective
• 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
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Complies with Objective
- All ground floor areas (e.g. the internal courtyard) have buildings no more than four storeys next to them.
- All balconies would be covered providing a level of wind protection.
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• 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.	- The rooftops would be relatively low in the context of the cut on site and there would be good separation between adjoining buildings. It is considered unlikely that there would be detrimental wind effects experienced within the development. The retention of the front facades coupled with the 10m front setback of the main portion of the building (along with the proposed new front canopies) would ensure that there would be no detrimental wind effects to the abutting Fitzroy Street footpath.

CLAUSE 58.05 - ON-SITE AMENITY AND FACILITIES

TITLE & OBJECTIVE	Assessment
CLAUSE 58.05-1 **Accessibility objective** • To ensure the design of dwellings meets the needs of people with limited mobility. **Standard D18** • 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.	**Variation for one dwelling** Seven of the 16 proposed dwelling's achieve compliance with the accessibility requirements of Standard B18, which requires a minor variation of one dwelling. The development contains an appropriate number of dwellings that are capable of catering to the individual

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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 50 per cent of dwellings should have:

At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

Table D7 Bathroom design
<table>
<tr><th></th><th>Design option A</th><th>Design option B</th></tr>
<tr><td>Door opening</td><td>A clear 850mm wide door opening.</td><td>A clear 820mm wide door opening located opposite the shower.</td></tr>
<tr><td>Door design</td><td>Either:
▪ 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.</td><td>Either:
▪ A slide door, or
▪ A door that opens outwards, or
▪ A door that opens inwards and has readily removable hinges.</td></tr>
<tr><td>Circulation area</td><td>A clear circulation area that is:
▪ 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.</td><td>A clear circulation area that is:
▪ 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.</td></tr>
<tr><td>Path to circulation area</td><td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td><td>Not applicable.</td></tr>
<tr><td>Shower</td><td>A hobless (step-free) shower.</td><td>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</td></tr>
<tr><td>Toilet</td><td>A toilet located in the corner of the room.</td><td>A toilet located closest to the door opening and clear of the circulation area.</td></tr>
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<td>access and mobility needs of future residents.

All dwelling would be accessible via the central lift cores, which provide connections between basement parking and upper levels of the building.

The proposal complies with the objective of Clause 58.05-1.</td>
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CLAUSE 58.05-2

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

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<td>Complies

There would be dedicated pedestrian entrances to each tenancy from Fitzroy Street, while the residential component would be serviced by an easily identifiable pedestrian entrance lobby.

The pedestrian lobby provides the residential dwellings with a personal sense of address and creates a transitional space from the public realm.

Internal circulation areas are well designed and feature windows within external walls</td>
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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.	of the building to allow natural light and ventilation. Internal accessways maintain clear lines of sight and will be appropriately illuminated, safe and attractive in order to encourage use by residents.
CLAUSE 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 of 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, or • 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 least1.5 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	**Complies with Objective** All dwellings would have access to either private balconies, ground level open space or a roof terrace. They would all either meet or exceed the minimum area requirements of Standard D20. Minor variations are required for the width of the private open space areas but this is not considered detrimental to their function or useability. The variations are considered supportable noting the well serviced nature of the location, including near by parks and the foreshore. The open space areas would adequately cater for the reasonable recreation and service needs of residents, as sought by the objective of Clause 58.05-3.

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the minimum area specified in Table D11 or Table D12 in Standard D25. **Table D8 Balcony size** **Dwelling type** / **Minimum area** / **Minimum dimension** Studio or 1 bedroom dwelling / 8 square metres / 1.8 metres 2 bedroom dwelling / 8 square metres / 2 metres **Dwelling type** / **Minimum area** / **Minimum dimension** 3 or more bedroom dwelling / 12 square metres / 2.4 metres **Table D9 Additional living area or bedroom area** **Dwelling type** / **Additional area** Studio or 1 bedroom dwelling / 8 square metres 2 bedroom dwelling / 8 square metres 3 or more bedroom dwelling / 12 square metres	
CLAUSE 58.05-4 **Storage objective** To provide adequate storage facilities for each dwelling. **Standard D21** • Each dwelling should have convenient access to useable and secure storage space. • The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10. **Table D10 Storage** **Dwelling type** / **Total minimum storage volume** / **Minimum storage volume within the dwelling** Studio / 8 cubic metres / 5 cubic metres 1 bedroom dwelling / 10 cubic metres / 6 cubic metres 2 bedroom dwelling / 14 cubic metres / 9 cubic metres 3 or more bedroom dwelling / 18 cubic metres / 12 cubic metres	**Complies with Objective** External storage is provided within the basement garages and within communal storage areas at the ground and first floor levels. The proposed spaces would suitably accommodate the storage needs of future residents, as sought by the objective of Clause 58.05-4.

CLAUSE 58.06 - DETAILED DESIGN

TITLE & OBJECTIVE	Assessment
CLAUSE 58.06-1	**Complies** Areas of common property including the basement car parks, entrance

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Common property objectives • To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. • To avoid future management difficulties in areas of common ownership. **Standard D22** • Developments should clearly delineate public, communal and private areas. • Common property, where provided, should be functional and capable of efficient management.	lobby, common courtyard and circulation areas and clearly delineated from the public realm. These areas are functionally designed and capable of efficient management through a body corporation, in accordance with Standard D22.
CLAUSE 58.06-2 **Site services objectives** • To ensure that site services are accessible and can be installed and maintained. • To ensure that site services and facilities are visually integrated into the building design or landscape. **Standard D23** • Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically. • Meters and utility services should be designed as an integrated component of the building or landscape. • 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.	**Complies** The development incorporates adequate space for the installation of building services in locations which are capable of being maintained efficiently and economically. These would most likely be at ground level interfacing the side/rear lane. Appropriately located and sized facilities for residents, including mail boxes, are located within the ground floor entrance lobby, where they are conveniently accessible to utility and service providers.
CLAUSE 58.06-3 **Waste and recycling objectives** • To ensure dwellings are designed to encourage waste recycling. • To ensure that waste and recycling facilities	**Complies** The development is supported by a detailed Waste Management Plan which details the proposed waste arrangements in accordance with Standard D24.

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. **Standard D24** Developments should include dedicated areas for: • Waste and recycling enclosures which are: – 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. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: • Be designed to meet the better practice design options specified in *Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria,*	

2019). • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.	
CLAUSE 58.06-4 **External walls and materials objective** • 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. **Standard D25** • External walls should be finished with materials that: – Do not easily deteriorate or stain. – 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.	**Complies** The proposed external finish of the main building would comprise large areas of glazing, articulated by textured aluminium panels, which weather well over time and would not easily deteriorate or stain, consistent with this standard. No concerns regarding material quality or durability were raised in the internal Urban design referral.

CLAUSE 58.07 - INTERNAL AMENITY

TITLE & OBJECTIVE	Assessment
CLAUSE 58.07-1 **Functional layout objective** To ensure dwellings provide functional areas that meet the needs of residents. **Standard D26** Bedrooms should: • Meet the minimum internal room dimensions	**Complies** The plans depict that all dwellings would meet the minimum bedroom and living room dimensions outlined in tables D11 and D12 to this standard.

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<table>
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<td>and area specified in Table D11.

• Provide an area in addition to the minimum internal room dimensions and area to accommodate a wardrobe.

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.

Table D11 Bedroom dimensions
<table><tr><th>Bedroom type</th><th>Minimum width</th><th>Minimum depth</th><th>Minimum area</th></tr><tr><td>Main bedroom</td><td>3 metres</td><td>3.4 metres</td><td>10.2 sqm</td></tr><tr><td>All other bedrooms</td><td>3 metres</td><td>3 metres</td><td>9 sqm</td></tr></table>
Table D12 Living area dimensions
<table><tr><th>Dwelling type</th><th>Minimum width</th><th>Minimum area</th></tr><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></table></td>
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<td>CLAUSE 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. This excludes where services are provided above the kitchen.

• The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</td>
<td>Complies

The development largely avoids the creation of single aspect habitable rooms. Where these spaces do occur, the depth of the room would not exceed 9 metres and:

• The room combines the living, dining and kitchen areas;
• The kitchen is located furthest from the window.
• The ceiling height would be 2.9m (measured from FFL to FCL).</td>
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CLAUSE 58.07-3 **Window 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.	**Complies** All habitable rooms would have direct access to a window on the external wall of the building, complying with this standard.
CLAUSE 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.	**Complies** There would be 14 apartments with living rooms and all bedrooms meet the BESS guidelines for effective natural ventilation. As noted on the plans, all living rooms without cross flow ventilation will have ceiling fans installed to facilitate natural air flow.

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