

Clause 58: Apartment Developments - 276-284 Ingles Street, Port Melbourne

CLAUSE 58.01 - URBAN CONTEXT REPORT AND DESIGN RESPONSE

Operation

The provisions of this clause contain:

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

Requirements

A development:

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

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

For Clause 58.04-1 (Building setback):

- If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.
- If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies.

Pre-VC174			Post-VC174		
TITLE & OBJECTIVE	URBAN CONTEXT REPORT	COMMENTS	TITLE & OBJECTIVE	URBAN CONTEXT REPORT	COMMENTS
CLAUSE 58.01-1 Application requirements An application must be accompanied by: <ul style="list-style-type: none"> • An urban context report. • A design response. 	Submitted and satisfactory.	A comprehensive Urban Context and Design Response assessment is outlined in the Town Planning Report and architectural plans both prepared by Studio Kristen Whittle. The package is supplemented by a Town Planning Report prepared by Urbis Pty Ltd.			

<p>CLAUSE 58.01-2 Urban context report The urban context report may use a site plan, photographs or other techniques.</p>	<p>Submitted and satisfactory.</p>	<p>A site plan, photographs, and written description has been provided in the Town Planning Report and architectural plans both prepared by Studio Kristen Whittle and a Town Planning Report prepared by Urbis Pty Ltd.</p>			
<p>CLAUSE 58.01-3 Design response The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> • Responds to any relevant planning provision that applies to the land. • Meets the objectives of Clause 58. • Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme. • Derives from and responds to the urban context report. <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.</p> <p>If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</p>	<p>Submitted and satisfactory detail provided.</p>	<p>A satisfactory assessment of how the policy responds to the PPF, Clause 58, relevant housing, urban design and relevant policies had been provided.</p> <p>The site is in Area S3 where a Hybrid (predominantly high-rise) building typology is preferred. The planning controls define high-rise as buildings of between 16 levels and taller. Map 2 of DDO32 does not specify a building height for the land.</p>			

CLAUSE 58.02 - URBAN CONTEXT			CLAUSE 58.02 - URBAN CONTEXT		
TITLE & OBJECTIVE	COMPLIANCE WITH STANDARD?	ASSESSMENT	TITLE & OBJECTIVE	COMPLIANCE WITH STANDARD?	ASSESSMENT
<p>CLAUSE 58.02-1 Urban context objectives</p> <ul style="list-style-type: none"> To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area. <p>Standard D1</p> <ul style="list-style-type: none"> The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site. 	Yes	<p>Please refer to Section 12 of the report.</p> <p>It is considered that that the proposed development will represent a departure from the prevailing built forms within the area but will positively respond to the emerging and preferred precinct character subject to recommended amendments</p> <p>The standard and objective are met.</p>			
<p>CLAUSE 58.02-2 Residential policy objectives</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the 	Yes	<p>A satisfactory assessment of how the policy responds to the PPF, Clause 58, relevant housing and urban design policy has been outlined in the Urbis Town Planning Report.</p> <p>The proposal aligns with policy objectives that encourage higher density housing within appropriate urban areas. The proposal would be well located to the new tram, pedestrian and cycle bridge over the freeway</p>			

<p>Planning Policy Framework.</p> <ul style="list-style-type: none"> To support higher density residential development where development can take advantage of public and community infrastructure and services. <p>Standard D2</p> <ul style="list-style-type: none"> An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. 		<p>identified for the Sandridge Precinct in the Fishermans Bend Framework Plan.</p> <p>The standard and objective are met.</p> <p>Please refer to Section 12 of the report for further discussion.</p>			
<p>CLAUSE 58.02-3 Dwelling diversity objective</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. <p>Standard D3</p> <ul style="list-style-type: none"> Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a 	<p>Yes</p>	<p>The range of apartment size and types can meet the diverse needs of the area to ensure that housing stock matches changing demand by widening housing choice.</p> <p>A range of apartment types are provided, including:</p> <ul style="list-style-type: none"> 1 bedroom -122 / 42% 2 bedroom - 111 / 38% 3 bedroom - 60 / 20% <p>The number of three-bedroom apartments would comply with the requirements of Clause 22.15-4.2.</p> <p>The proposal would exceed the dwelling density providing a total of 293</p>			

<p>different number of bedrooms.</p>		<p>dwelling density exceeds the maximum dwelling density by 197 dwellings.</p> <p>The proposal provides 18 affordable housing dwellings to be provided for the Women's Housing Association and an additional 25 social housing dwellings which accords with the objectives and targets as required.</p> <p>These are to be provided at Levels 16-20 inclusive.</p> <p>It is noted that the total number of apartments per level is 9 and comprise of 6 x 1 bedroom apartments and 3 x 2-bedroom apartments. The accompanying Town Planning Report notes that a mix of 1, 2 and 3-bedroom apartments are to be provided.</p> <p>It is recommended any Incorporated Document ensure the Social and Affordable housing provision confirms the dwellings types are representative of the overall dwelling mix and equitably dispersed throughout the development.</p> <p>Please refer to Section 12 of the report for further discussion.</p>			
<p>CLAUSE 58.02-4 Infrastructure objectives</p> <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure including reticulated services and roads. 	<p>Yes</p>	<p>The development is to be connected to all reticulated services as appropriate and is readily available as a result of the existing infrastructure.</p> <p>All upgrades required will be the responsibility of the developer.</p> <p>The standard and objective are met.</p>	<p>CLAUSE 58.02-4 Infrastructure objectives</p> <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. <p>Standard D4</p> <ul style="list-style-type: none"> Development should be 	<p>Yes</p>	<p>As per pre-VC174 comments.</p>

<p>Standard D4</p> <ul style="list-style-type: none"> • Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. • Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. • In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure. 			<p>connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <ul style="list-style-type: none"> • Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. • In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure. 		
<p>CLAUSE 58.02-5 Integration with the street objective</p> <ul style="list-style-type: none"> • To integrate the layout of development with the street. <p>Standard D5</p> <ul style="list-style-type: none"> • Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. • Development should be oriented to front existing and proposed streets. • High fencing in front of 	No	<p>Pedestrian access provided from both Anderson and Ingles Street.</p> <p>Vehicular access is provided from Ingles Street which would link-up to the service road to be delivered to the northern site boundary running parallel to the Westgate Freeway.</p> <p>Council's Urban Designers have raised concerns that the development is proposing to heavily utilise the Anderson Street reserve to transition up to the required Ground Floor levels for flood management.</p> <p>The development has a sense of address to both streets however the Urban Designers have raised concerns regarding the limited spread of uses</p>	<p>CLAUSE 58.02-5 Integration with the street objective</p> <ul style="list-style-type: none"> • To integrate the layout of development with the street. • To support development that activates street frontage. <p>Standard D5</p> <ul style="list-style-type: none"> • Developments should be oriented to front existing and proposed streets. • Along street frontage, development should: 	No	<p>In addition to the pre-VC174 comments, it is noted</p> <ul style="list-style-type: none"> • In principle, the proposed uses at ground floor level are of a nature that would facilitate passive surveillance. However, the practical outcome arising from the proposed design response and more specifically the level differences within the public realm would limit surveillance of footpath levels at Ingles Street and Anderson Street. Please also refer to Urban Design comments. • The bicycle parking areas and car parking spaces within the podium levels would not be

<p>dwelling should be avoided if practicable.</p> <ul style="list-style-type: none"> Development next to existing public open space should be laid out to complement the open space. 		<p>within the podium levels to encourage activation of this space. Further, concerns have been raised regarding the proposed public realm works in the area currently occupied by Anderson Street.</p> <p>The proposed location of the vehicular access ramps and services abutting the proposed service road and freeway beyond are considered acceptable, subject to conditions allowing for the appropriate management of internal amenity considerations for future occupants of the building. Public realm works should ensure that appropriate street lighting and concealed spaces are eliminated.</p> <p>The standard and objective can be met subject to recommended amendments outline in Section 12 of the report.</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. <ul style="list-style-type: none"> Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance. 		<p>sleeved with active uses. The proposed depth of the gridded façade of these two upper podium levels would however limit these views and the at-grade floor levels would allow for future adaptability and occupation by active uses which would meet this objective for the upper levels.</p> <ul style="list-style-type: none"> Blank walls are largely limited to the north-east and north-west podium elevations at ground floor level only. These elevations present to the Westgate Freeway and Ingles Street flyover in-part and there are no in-principle concerns regarding this design response.
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CLAUSE 58.03 - SITE LAYOUT			CLAUSE 58.03 - SITE LAYOUT		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT	TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.03-1 Energy efficiency objectives</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce 	<p>Yes</p>	<p>The site is in the NatHERS climate zone 21 Melbourne that specifies a maximum cooling load 30 MJ/M2 per annum.</p> <p>The development is targeting an average 7.5-Star average NatHERS rating for all apartments, thereby meeting the</p>			

<p>fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <ul style="list-style-type: none"> To ensure dwellings achieve adequate thermal efficiency <p>Standard D6 Buildings should be:</p> <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table. 		<p>minimum 7-Star average NatHERS rating required under Clause 22.15-4.5.</p> <p>The SMP targets 66 points, which would meet the minimum requirement of 60 points to achieve a 5-star Green Star rating to achieve a minimum 60-point outcome once completed.</p> <p>Two separate Green Star certifications, one for the commercial component and another for the residential component of the building. Such an approach would be subject to agreement from the Green Building Council of Australia.</p> <p>The proposal has been orientated to maximise on the use of daylight and solar energy and to ensure dwellings achieve adequate thermal efficiency.</p> <p>Please refer to Section 12 of the report for further discussion.</p>			
<p>CLAUSE 58.03-2 Communal open space objective</p> <ul style="list-style-type: none"> To ensure that communal open space is 	No	<p>An approx. 1,847m² landscaped terrace is proposed on the Level 4 Podium rooftop including undercroft area beneath the tower.</p>	<p>CLAUSE 58.03-2 Communal open space objective</p> <ul style="list-style-type: none"> To provide communal open space that meets 	Yes	<p>In addition to the pre-VC174 comments, it is noted that the amended provisions allows for the communal open space provisions to be <i>indoors or</i></p>

<p>accessible, practical, attractive, easily maintained and integrated with the layout of the development.</p> <p>Standard D7</p> <ul style="list-style-type: none"> • Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser. 		<p>The usability of this area would be dependent on wind impacts. Council officers recommend the terrace meet the wind comfort criteria for sitting. The application did not include a wind impact assessment. This needs to be provided.</p> <p>The Site Plan and Urban Context report also indicates proposed areas of open space may be provided on adjoining lots. Please refer to section 12 of the report for further discussion.</p> <p>Communal areas (not open space) are provided at both levels 15 and 16 equating to 898 sqm as follows:</p> <ul style="list-style-type: none"> • Level 15: Resident Amenities: Gym, 25m Lap Pool, Family Pools, Yoga room, Meditation Room (560m²) • Level 16: Resident Amenities: Lounge, Library, Shared-working place, Dining room w/ kitchen service (338m²) <p>Indoor and outdoor communal area would total 2,745m² approx. (898m² internal and 1,847m² approx. outdoor terrace)</p> <p>Please refer to Section 12 of the report for further discussion.</p>	<p>the recreation and amenity needs of residents.</p> <ul style="list-style-type: none"> • 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. <p>Standard D7</p> <ul style="list-style-type: none"> • A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. • If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space. 		<p><i>outdoors and may consist of multiple separate areas of communal open space.</i> On this basis, the proposal would comply.</p> <p>The communal spaces provided would generally be accessible to all, be functional for its proposed use, easily managed and would limit amenity impacts to residential properties.</p>
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			<ul style="list-style-type: none"> • Each area of communal open space should be: <ul style="list-style-type: none"> – Accessible to all residents. – A useable size, shape and dimension. – Capable of efficient management. – 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. • 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	N/A	An approx. 1,847m ² landscaped terrace is proposed on the Level 4 Podium rooftop including			

<ul style="list-style-type: none"> To allow solar access into communal outdoor open space. <p>Standard D8</p> <ul style="list-style-type: none"> The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June. 		<p>undercroft area beneath the tower.</p> <p>The northerly aspect of the terrace would receive satisfactory solar access at most times of the year, although it would be overshadowed circa midday to 1.30pm circa June by an approved tower to the north in the City of Melbourne.</p> <p>In addition, the south, east and west aspects of the terrace would be overshadowed daily by the tower on the subject site throughout the year.</p> <p>The areas nominated for open spaces adjoining the site (not within public ownership) would be overshadowed from proposed podium and tower in the morning and afternoon daily, and development on the northern side of the Westgate Freeway at 12 noon and 1pm circa June.</p>			
<p>CLAUSE 58.03-4</p> <p>Safety objective</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. <p>Standard D9</p> <ul style="list-style-type: none"> Entrances to dwellings should not be obscured or isolated 	<p>No</p>	<p>All entries to dwellings and buildings are visible and easily definable, provide shelter, a sense of address and a transitional space around the entry.</p> <p>This could be supplemented by an art piece/public realm improvement to the adjacent bridge wall/streetscape.</p>			

<p>from the street and internal accessways.</p> <ul style="list-style-type: none"> Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares. 		<p>The podium levels adjoining the new service road would not facilitate passive surveillance. Architecture or landscaping should seek to address the blank walls of the Ingles Street overpass structure by obstructing those sight lines.</p> <p>The works tentatively nominated for adjoining private land have been raised as a concern by Council's Landscape Architect who raised concerns this concealed areas could give rise to ant-social behaviour unless appropriately defined and activated.</p> <p>Consideration should be given to:</p> <ul style="list-style-type: none"> Safety (CPTED): space should receive surveillance from adjoining areas (ground floor and upper floors). Appropriate lighting and will need to be provided a further layer of safety for pedestrians moving through the site and around. Any public realm works should seek to improve the conditions to the underside if Ingles Street Bridge. 			
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		Please refer to Section 12 of the report for further discussion.			
<p>CLAUSE 58.03-5 Landscaping objectives</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the area. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect. <p>Standard D10</p> <ul style="list-style-type: none"> Be responsive to the site context. 	No	<p>Landscape plans have been prepared by Barbers Design.</p> <p>A site with an area >2,500m² requires 15% of the site area to facilitate deep soil areas with a minimum dimension of 6m and 1 large tree (at least 12m) or 2 medium trees per 90m² of deep soil.</p> <p>The proposal does not accommodate any deep soil planting. The concept landscaping plans indicates trees and more extensive landscaping within the public realm and tentatively on adjoining private land. Council's Landscape Architect has raised significant concerns about the proposed treatment of these areas as discussed at Section 12 of this report.</p> <p>All proposed landscaping within the site takes the form of mounded gardens on the rooftop of the podium. Given the scope of the proposal this is considered a poor response and further exploration as to the use of landscaping in assisting with noise attenuation and urban heat island effects is a missed opportunity.</p>	<p>CLAUSE 58.03-5 Landscaping objectives</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 D10</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provide the canopy cover and deep soil areas 	No	<p>In addition to the pre-VC174 comments, it is noted that the amended standard allows for an alternative provision of trees within planters.</p> <p>The proposed site area would generate:</p> <ul style="list-style-type: none"> A deep soil area of 15% of the site area Canopy cover of: 350sqm plus 20% of the site area above 2500sqm and include either: <ul style="list-style-type: none"> - 2 x 49m² area in a 28m³ planter (both with a min plan dimension of 4.5m) and a min depth of planter soil of 1m Or - 121m² (with a min plan dimension of 6.5m) and a min depth of planter soil of 1.5m. <p>The proposed landscaping within the title boundary would not meet the objectives of this standard.</p> <p>Including the adjoining sites where indicative works are shown, the proposal demonstrates potential to meet the objectives of this standard where canopy covered can</p>

		<p>Street trees to both Ingles and Anderson Street are nominated for removal. Plans and photomontages however nominate canopy trees to the Anderson Street public realm.</p> <p>Further details of landscaping including associated infrastructure, maintenance and management would be required to the satisfaction of Council.</p> <p>Tree selection, particularly to areas of communal open space, must demonstrate they are suitable to their environment.</p> <p>Wind and the planting of canopy trees within the site must be considered collaboratively between the design teams and consider the impacts on the public open spaces.</p> <p>Please refer to Section 12 of the report for further discussion.</p>	<p>specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.</p> <ul style="list-style-type: none"> - 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. <ul style="list-style-type: none"> • Comprise smaller trees, shrubs and ground cover, including flowering native species. Include landscaping, such as climbing plants or smaller plants in 		<p>be achieved. The design response would limit compliance with the objectives to be the public realm rather than within the built form.</p>
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			<p>planters, in the street frontage and in outdoor areas, including communal outdoor open space.</p> <ul style="list-style-type: none">• 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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			<p>Table D2 Canopy cover and deep soil requirements</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> <th>Deep soil</th> </tr> </thead> <tbody> <tr> <td>1000 square metres</td> <td>25% of site area Include at least 1 Type A tree</td> <td>25% of site area or 22 square metres whichever is the greater</td> </tr> <tr> <td>1001 - 1500 square metres</td> <td>30 square metres plus 20% of site area above 1000 square metres Include at least 1 Type B tree</td> <td>7.5% of site area</td> </tr> <tr> <td>1501 - 2000 square metres</td> <td>100 square metres plus 20% of site area above 1000 square metres Include at least 2 Type B trees or 1 Type C tree</td> <td>10% of site area</td> </tr> <tr> <td>2000 square metres or more</td> <td>300 square metres plus 20% of site area above 2000 square metres Include at least 3 Type B trees or 1 Type C tree</td> <td>15% of site area</td> </tr> </tbody> </table> <p>Table D3 Soil requirements for trees</p> <table border="1"> <thead> <tr> <th>Tree type</th> <th>Tree to deep soil</th> <th>Tree to planter</th> <th>Depth of planter soil</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>12 square metres Tree planter diameter 2.0 metres</td> <td>12 cubic metres 2.0 metres</td> <td>0.8 metres</td> </tr> <tr> <td>B</td> <td>48 square metres Tree planter diameter 4.0 metres</td> <td>48 cubic metres 4.0 metres</td> <td>1 metre</td> </tr> <tr> <td>C</td> <td>121 square metres Tree planter diameter 6.0 metres</td> <td>121 cubic metres 6.0 metres</td> <td>1.5 metres</td> </tr> </tbody> </table> <p><i>Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 20% provided additional trees are transplanted within 20%</i></p> <p>Table D4 Tree type</p> <table border="1"> <thead> <tr> <th>Tree type</th> <th>Minimum canopy diameter at maturity</th> <th>Minimum height at maturity</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>4 metres</td> <td>6 metres</td> </tr> <tr> <td>B</td> <td>6 metres</td> <td>8 metres</td> </tr> <tr> <td>C</td> <td>10 metres</td> <td>12 metres</td> </tr> </tbody> </table>	Site area	Canopy cover	Deep soil	1000 square metres	25% of site area Include at least 1 Type A tree	25% of site area or 22 square metres whichever is the greater	1001 - 1500 square metres	30 square metres plus 20% of site area above 1000 square metres Include at least 1 Type B tree	7.5% of site area	1501 - 2000 square metres	100 square metres plus 20% of site area above 1000 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area	2000 square metres or more	300 square metres plus 20% of site area above 2000 square metres Include at least 3 Type B trees or 1 Type C tree	15% of site area	Tree type	Tree to deep soil	Tree to planter	Depth of planter soil	A	12 square metres Tree planter diameter 2.0 metres	12 cubic metres 2.0 metres	0.8 metres	B	48 square metres Tree planter diameter 4.0 metres	48 cubic metres 4.0 metres	1 metre	C	121 square metres Tree planter diameter 6.0 metres	121 cubic metres 6.0 metres	1.5 metres	Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	A	4 metres	6 metres	B	6 metres	8 metres	C	10 metres	12 metres		
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<p>CLAUSE 58.03-6 Access objective</p> <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the urban context. <p>Standard D11 The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> 33 per cent of the street frontage, or if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car</p>	<p>No</p>	<p>A new 12m wide road is proposed to run along the northern site boundary in an east-west alignment, connecting through to Bertie Street in the west.</p> <p>Vehicular access is nominated from a 9.4m wide crossover from Ingles Street which would represent 18% of the site frontage.</p> <p>The vehicular access would be separated from the bicycle access ramp adjacent to the entry.</p> <p>Council's Traffic Engineer has raised concerns about the proposed access arrangements which are discussed at Section 12.</p>	<p>CLAUSE 58.03-6 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 the vehicle crossovers are designed and located to minimise visual impact. <p>Standard D11</p> <ul style="list-style-type: none"> 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 	<p>No</p>	<p>As per pre-VC174 comments and discussion at Standard D5 of this table. Emergency service vehicles would be reliant on propping within the adjacent road reserve and proposed public realm. Owing to the level differences in accessing the primary pedestrian access points, emergency services would be reliant on negotiating stairs or utilising a relatively narrow and concealed pedestrian access ramp. It is considered this outcome could be improved.</p>																																											

<p>parking spaces. 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>			<p>building</p> <ul style="list-style-type: none"> The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees. Developments must provide for access for service, emergency and delivery vehicles. 		
<p>CLAUSE 58.03-7 Parking location objectives</p> <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. <p>Standard D12 Car parking facilities should:</p> <ul style="list-style-type: none"> Be reasonably close and convenient to dwellings. Be secure. Be well ventilated if enclosed. 	<p>No</p>	<p>Car parking is provided within two levels of basement (66 and 55 at basement level 2 and 1 respectively) and within the podium (40 spaces at both levels 3 and 4). There are no active uses proposing to sleeve the car parking areas at these levels.</p> <p>A total of 200 spaces are proposed comprising:</p> <ul style="list-style-type: none"> 152 Resident [0.39/dwelling], 57 Office/Retail [0.56:100m²], with not more than 20 for retail; 2 DDA spaces, 9 car share spaces). <p>The plans do not detail any electric charging points. The car parking spaces are reasonably located to lift wells</p> <p>Please refer to Section 12 of the report for further discussion.</p>			

<p>CLAUSE 58.03-8 Integrated water and stormwater management objectives</p> <ul style="list-style-type: none"> To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. <p>Standard D13</p> <ul style="list-style-type: none"> Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. 	<p>No</p>	<p>A Water Sensitive Urban Design (WSUD) report prepared by WSP has been reviewed by Council's ESD Officer.</p> <p>The WSUD response addresses the mandatory rainwater tank sizing requirements at Clause 4.3 of Schedule 1 to the Capital City Zone (CCZ1).</p> <p>However, the WSUD Assessment states that the tank water would be used for toilet flushing for the commercial component of the building. Any conditions of Incorporated must requires compliance with the mandatory requirements to facilitate connection to all non-potable outlets in the building</p> <p>Rainwater tanks are detailed in the basement level, but the capacity is not annotated.</p> <p>Please refer to Section 12 of the report for further discussion.</p>			
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<p>The stormwater management system should be:</p> <ul style="list-style-type: none"> Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999). Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 					
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CLAUSE 58.04 - AMENITY IMPACTS			CLAUSE 58.04 - AMENITY IMPACTS		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT	TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.04-1 Building setback objectives</p> <ul style="list-style-type: none"> To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future 	No	<p>For Clause 58.04-1 (Building setback): If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies. DDO32 directs that buildings should be constructed to the street wall (built to the boundary). The curved corners of the podium levels are technically non-compliant and represent a departure from policy requirements.</p>			

<p>development of the area.</p> <ul style="list-style-type: none"> To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. <p>Standard D14</p> <p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> Ensure 		<p>The proposed setbacks above the street wall are proposed as follows:</p> <ul style="list-style-type: none"> North (rear): Min. 5.0m from podium street wall, 17.0m from Title boundary (inc. new 12.0m road). South-east (side) (Anderson St): Min. 10.0m. South-west (front) (Ingles Street): Min. 10.0m. North-west (side): Min. 10.0m. <p>These setbacks are taken to the centreline of the respective façade. The extremities of the façade encroach into this setback by 300mm to facilitate the curved expression of the tower.</p> <p>Support for the proposed variation to facilitate this architectural expression and wind mitigation is on balance considered acceptable.</p> <p>The setbacks above the street wall would allow adequate daylight into the apartments, particularly habitable rooms.</p> <p>Whilst the proposal relates to an island site, the setbacks would assist in mitigate against any visual bulk and would provide for improved visual connections with the surrounding area.</p> <p>See Section 12 of the report for further discussion.</p>			
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<p>adequate daylight into new habitable room windows. Avoid direct views into habitable room windows and private open space of new and existing dwellings.</p> <ul style="list-style-type: none"> • Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58. 					
<p>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</p>	<p>No</p>	<p>The proposal is designed to protect the private open spaces (balconies) and habitable rooms of the uses within the development from overlooking. Clarification should be provided as to the height and transparency of any screening devices nominated apartments with abutting balconies areas. i.e. Apartment Type 02 as detailed on Levels 16-33 (TP01.16 Rev R) The standard and objective could be met with</p>			

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.		the provision of further details.			
<p>CLAUSE 58.04-3 Noise impacts objectives</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources. <p>Standard D16 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</p>	Yes	<p>An Acoustic Report prepared by WSP states that the development will achieve compliance with the relevant Australian Standards.</p> <p>The dominant source of noise was determined to be general transportation noise associated with traffic predominantly from the Westgate Freeway and from adjacent industrial uses (concrete batch plants).</p> <p>Compliance is subject to a number of treatment measures to mitigate external and internal noise concerns including suitable glazing types for different parts of the building (primarily the northern elevation) and glazing for some residential areas are to include enclosed balconies / winter gardens and be used as the ventilation path to apartment living areas and bedrooms (i.e. not located on the fixed façade elements).</p> <p>Any recommendations for noise attenuation should be shown on the plans.</p>	<p>CLAUSE 58.04-3 Noise impacts objectives</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources. <p>Standard D16</p> <ul style="list-style-type: none"> 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. 	Yes	As per pre-VC174 comments.

<p>areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources</p>			<ul style="list-style-type: none"> • New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. • Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels: <ul style="list-style-type: none"> – 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 		
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Table D5 Noise influence area

Noise source	Noise influence area
Zone interface	
Industry	200 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, highways 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

Note: The noise influence area should be measured from the closest part of the building to the noise source.

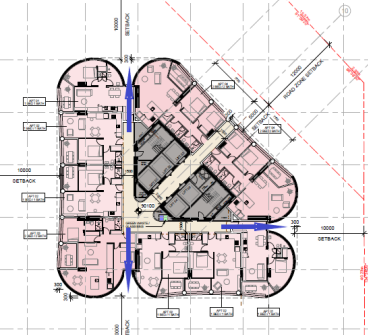
- Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.
- Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

			<p>Clause 58.04-4 Wind impacts objective</p> <ul style="list-style-type: none"> To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land. <p>Standard D32</p> <ul style="list-style-type: none"> Development of five or more storeys, excluding a basement should: <ul style="list-style-type: none"> 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 <p>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.</p> <ul style="list-style-type: none"> Trees and landscaping should not be used to 	<p>No</p>	<p>A Wind Report has not been submitted in response to the requirements of DDO32 or this standard.</p> <p>Given the form of the proposal it is likely wind conditions at the street level will be significant. The inclusion of a wide awning over the public realm will need to be considered in context of the Urban Design advice previously discussed in Section 12 of this report.</p>
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			mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.		
			<ul style="list-style-type: none"> 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. 		

CLAUSE 58.05 - ON-SITE AMENITY AND FACILITIES			CLAUSE 58.05 - ON-SITE AMENITY AND FACILITIES		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT	TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.05-1 Accessibility objective To ensure the design of dwellings meets the needs of people with limited mobility.</p> <p>Standard D17 At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. 	<p>Yes, subject to minor amendments</p>	<p>Apartment Type 01 - 1 bedroom – Can comply with Design Option A subject to the relocation of the toilet to the corner to allow for appropriate placement of grab rails. Not clear that the shower screen could support a grab rail.</p> <p>Apartment Type 02 - 1 bedroom – Complies with Design Option A.</p> <p>Apartment Type 03 - 2 bedrooms – Can comply with Design Option B subject to a clear 820mm wide door opening to the bathroom being annotated.</p> <p>Apartment Type 04 - 2 bedrooms – Can comply with Design Option B subject to a clear 820mm wide door opening to the bathroom being annotated.</p> <p>Apartment Type 05 - 3 bedrooms – Complies with Design Option B.</p> <p>Apartment Type 06 - 3 bedrooms</p>	<p>CLAUSE 58.05-1 Accessibility objective</p> <ul style="list-style-type: none"> To ensure the design of dwellings meets the needs of people with limited mobility. <p>Standard D17</p> <ul style="list-style-type: none"> At least 50 per cent of dwellings should have: <ul style="list-style-type: none"> A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable 	<p>Yes, subject to minor amendments</p>	<p>As per pre-VC174 comments.</p>

<ul style="list-style-type: none"> • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4. 		<p>– Complies with Design Option A.</p> <p>Apartment Type 07 - 2 bedrooms</p> <p>– Can comply with Design Option A subject to annotation a clear 850mm wide door opening.</p> <p>An annotation should be included to confirm that inward opening doors have readily removable hinges and all showers are step free, the latter is not readily clear from the plans. All apartments have otherwise been appropriately designed subject to minor points of clarification and would meet the needs of people with limited mobility.</p>	<p>bathroom and the living area.</p> <ul style="list-style-type: none"> – A main bedroom with access to an adaptable bathroom. • At least 50 per cent of dwellings should have: <ul style="list-style-type: none"> – At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7. 																							
<p>CLAUSE 58.05-2</p> <p>58.05-2 Building entry and circulation objectives</p> <ul style="list-style-type: none"> • To provide each dwelling and building with its own sense of identity. • To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. 	<p>No</p>	<p>All entries to dwellings and buildings are visible and easily definable, provide shelter, a sense of address and a transitional space around the entry. The origin of pedestrian visits to the site are unlikely to be from Ingles Street but it must be acknowledged that the residential lobby from this point of arrival would be concealed and therefore consideration to wayfinding signage should be considered to the Ingles Street lobby.</p> <p>The internal circulation and general movements of people through the building are generally efficient.</p>	<p>Table D7 Bathroom design</p> <table border="1"> <thead> <tr> <th></th> <th>Design option A</th> <th>Design option B</th> </tr> </thead> <tbody> <tr> <td>Door opening</td> <td>A clear 850mm wide door opening.</td> <td>A clear 850mm wide door opening located outside the shower.</td> </tr> <tr> <td>Door design</td> <td>Either <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens towards the clear of the circulation area and has readily removable hinges. </td> <td>Either <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens towards and has readily removable hinges. </td> </tr> <tr> <td>Circulation area</td> <td>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 shower pan. The circulation area for the toilet and shower can coincide. </td> <td>A clear circulation area that is <ul style="list-style-type: none"> • A minimum width of 1 metre. • The full length of the shower and a minimum width of 2 metres. • Clear of the toilet and basin. The circulation area can include a shower pan. </td> </tr> <tr> <td>Path to circulation area</td> <td>A clear path with a minimum width of 850mm from the door opening to the circulation area.</td> <td>Not applicable.</td> </tr> <tr> <td>Shower</td> <td>A recessed (step-free) shower.</td> <td>A recessed (step-free) shower that has a recessed shower screen and is built on the left-hand 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 adjacent to the clear opening and clear of the circulation area.</td> </tr> </tbody> </table>		Design option A	Design option B	Door opening	A clear 850mm wide door opening.	A clear 850mm wide door opening located outside 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 towards the 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 towards 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 shower pan. The circulation area for the toilet and shower can coincide.	A clear circulation area that is <ul style="list-style-type: none"> • A minimum width of 1 metre. • The full length of the shower and a minimum width of 2 metres. • Clear of the toilet and basin. The circulation area can include a shower pan.	Path to circulation area	A clear path with a minimum width of 850mm from the door opening to the circulation area.	Not applicable.	Shower	A recessed (step-free) shower.	A recessed (step-free) shower that has a recessed shower screen and is built on the left-hand wall from the door opening.	Toilet	A toilet located in the corner of the room.	A toilet located adjacent to the clear opening and clear of the circulation area.		
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<ul style="list-style-type: none"> To ensure internal communal areas provide adequate access to daylight and natural ventilation. <p>Standard D18 Building entry and circulation</p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> Be visible and easily identifiable. Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> Clearly distinguish entrances to residential and non-residential areas. Provide windows to building entrances and lift areas. Provide visible, safe and attractive stairs from the entry level to encourage use by residents. Provide common areas and corridors that: <ul style="list-style-type: none"> Include at least one source of natural light and natural 		<p>The Residential Lobby offers a clear line of sight to the lift core with six dedicated residential lifts. These are located centrally to the building.</p> <p>Circulation spaces could be improved by providing a natural light and ventilation sources to the junction between the curved corners of the three distinct towers as detailed below. It is however acknowledged this would impact on the internal layouts of the apartments and impact noise attenuation.</p>  <p>Access to communal facilities is generally practical however the northern orientation of the gym will need to be appropriately managed and there could be some benefits of orientating the pools this façade instead.</p>			
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<p>ventilation.</p> <ul style="list-style-type: none"> - Avoid obstruction from building services. - Maintain clear sight lines. 					
<p>CLAUSE 58.05-3 Private open space objective</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p>Standard D19</p> <p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or • An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or • A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or A roof-top area of 10 square 	<p>Yes, subject to minor amendments</p>	<p>Apartment Type 01 -1 bedroom - balcony</p> <ul style="list-style-type: none"> - Complies with minimum area and minimum dimension. <p>Apartment Type 02 - 1 bedroom - balcony</p> <ul style="list-style-type: none"> - Complies with minimum area and minimum dimension. <p>Apartment Type 03 - 2 bedrooms - balcony</p> <ul style="list-style-type: none"> - Complies with minimum area but proposed a minimum dimension of 1.9m in lieu of 2m. This is considered acceptable and continues to provide for a functional space. <p>Apartment Type 04 – 2 bedrooms - balcony / wintergarden</p> <ul style="list-style-type: none"> - Complies with minimum area and minimum dimension. <p>Apartment Type 05 – 3 bedrooms - balcony / wintergarden</p> <ul style="list-style-type: none"> - Complies with minimum area and minimum dimension. <p>Apartment Type 06 – 3 bedrooms - balcony</p> <ul style="list-style-type: none"> - Complies with minimum area but proposed a minimum dimension of 2.1m in lieu of 2.4m. This is considered acceptable and continues to provide for a functional space. 	<p>CLAUSE 58.05-3 Private open space objective</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p>Standard D19</p> <p>A dwelling should have private open space consisting of at least one of the following:</p> <ul style="list-style-type: none"> • 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 	<p>Yes</p>	<p>The proposal would include dwellings which have a finished floor level that are at least 40m above the ground level. Compliance generally meets the requirements set out at Table D8, in areas where full compliance is not achieved (width dimension) this are would satisfy the requirements outlined in Table D9.</p> <p>Apartment Type 01 -1 bedroom - balcony</p> <ul style="list-style-type: none"> - Complies <p>Apartment Type 02 - 1 bedroom - balcony</p> <ul style="list-style-type: none"> - Complies. <p>Apartment Type 03 - 2 bedrooms - balcony</p> <ul style="list-style-type: none"> - Complies. <p>Apartment Type 04 – 2 bedrooms - balcony / wintergarden</p> <ul style="list-style-type: none"> - Complies. <p>Apartment Type 05 – 3 bedrooms - balcony / wintergarden</p> <ul style="list-style-type: none"> - Complies <p>Apartment Type 06 – 3 bedrooms - balcony</p> <ul style="list-style-type: none"> - Complies

<p>metres with a minimum dimension of 2 metres and convenient access from a living room. If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</p>		<p>Apartment Type 07 – 2 bedrooms - balcony</p> <ul style="list-style-type: none"> Complies with minimum area and minimum dimension. <p>The architectural plans do not provide detail as to whether cooling or heating units would be located on the balcony. Council generally expect this to be ducted in a building of this scale however, any services on the balcony should be appropriately screened and the balcony size increased by 1.5sqm for all apartment types (apart from apartment type 6) as these currently only provide for the minimum area. This should be required as a condition of any Incorporated Document.</p> <p>Most balconies are also affected by structural columns. These are generally well placed to facilitate usability and functionality of the space however any design changes arising from other matters in Section 11 of the report must ensure no adverse impacts to these areas of open space.</p>	<p>room.</p> <p>If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.</p> <p>If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.</p> <p><small>Table D9 Balcony size</small></p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> </tbody> </table> <p><small>Table D11</small></p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table> <p><small>Table D12 Additional living area or bedroom area</small></p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Additional area</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>12 square metres</td> </tr> </tbody> </table>	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	Studio or 1 bedroom dwelling	12 square metres	2.4 metres	Dwelling type	Additional area	Studio or 1 bedroom dwelling	8 square metres	2 bedroom dwelling	8 square metres	3 or more bedroom dwelling	12 square metres		<p>Apartment Type 07 – 2 bedrooms - balcony</p> <p>Complies</p>
Dwelling type	Minimum area	Minimum dimension																										
Studio or 1 bedroom dwelling	8 square metres	1.8 metres																										
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Dwelling type	Additional area																											
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2 bedroom dwelling	8 square metres																											
3 or more bedroom dwelling	12 square metres																											
<p>CLAUSE 58.05-4 Storage objective To provide adequate storage facilities for each dwelling</p> <p>Standard D20 Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements</p>	<p>Yes</p>	<p>Apartment Type 01 – 1 bedroom</p> <ul style="list-style-type: none"> Complies, all storage to be accommodated within the apartment. No external storage proposed. <p>Apartment Type 02 – 1 bedroom</p> <ul style="list-style-type: none"> Complies, all storage to be accommodated within the apartment. No external storage proposed. <p>Apartment Type 03 – 2 bedrooms</p> <ul style="list-style-type: none"> Complies, all storage to be accommodated within the apartment. Council calculates the internal storage to be 16.4 cubic metres. There does not appear to be any external storage and the associated 	<p>CLAUSE 58.05-4 Storage objective To provide adequate storage facilities for each dwelling.</p> <p>Standard D20</p> <ul style="list-style-type: none"> 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 	<p>Yes</p>	<p>As per pre-VC174 comments.</p>																							

<p>specified in Table D6.</p>		<p>BADS Summary table at TP05.04 should be updated accordingly.</p> <p>Apartment Type 04 – 2 bedrooms</p> <ul style="list-style-type: none"> Complies, all storage to be accommodated within the apartment. No external storage proposed. <p>Apartment Type 05 – 3 bedrooms</p> <ul style="list-style-type: none"> Complies, 16.4 cubic metres proposed internally with an additional 2 cubic metres external to the apartment. It is unclear where the external storage is located but it is presumed to be the residential car parking levels. <p>Apartment Type 06 – 3 bedrooms</p> <ul style="list-style-type: none"> Complies, all storage to be accommodated within the apartment. No external storage proposed. <p>Apartment Type 07 – 2 bedrooms</p> <ul style="list-style-type: none"> Complies, all storage to be accommodated within the apartment. No external storage proposed. <p>Additional external storage is desirable but given compliance with the standard the provision of internal storage only is acceptable.</p>	<p>in Table D10.</p> <table border="1" style="font-size: small;"> <caption>Table D10 Storage</caption> <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>4 cubic metres</td> <td>0 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	4 cubic metres	0 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		
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling																		
Studio	4 cubic metres	0 cubic metres																		
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3 or more bedroom dwelling	18 cubic metres	12 cubic metres																		

CLAUSE 58.06 - DETAILED DESIGN			CLAUSE 58.06 - DETAILED DESIGN		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT	TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.06-1 Common property objectives To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p>	<p>No</p>	<p>Consideration should be given to the management of areas arising from the curved edges of the building at the ground floor level that are within the site boundary but will largely read as public land.</p> <p>Areas of proposed open space to the east and west of the site boundary are also relied upon in</p>			

<p>To avoid future management difficulties in areas of common ownership.</p> <p>Standard D21</p> <p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>		<p>the application material but it is unclear if these parcels were acquired if they would remain within public private ownership and / or who would be responsible for the management of these spaces?</p> <p>The internal communal spaces, car parking, access areas and site facilities are practical and management matters could be resolved by civil means.</p>			
<p>CLAUSE 58.06-2</p> <p>Site services objectives</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p> <p>Standard D22</p> <p>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia</p>	Yes	<p>The floor plans show the location of services such as booster cupboards etc. The services are generally located to the lease sensitive interface being the northern boundary. Other services which authorities requires access from the building frontage / public domain are appropriately resolved within the architecture of the podium levels</p> <p>Clarification should be confirmed that doors of services cupboards should not open over public footpaths. It is considered all services are capable of being accommodated in a location that would minimise impact to activate frontages.</p>	<p>CLAUSE 58.06-2</p> <p>Site services objectives</p> <ul style="list-style-type: none"> 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. <p>Standard D22</p> <ul style="list-style-type: none"> 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. 	Yes	As per pre-VC174 comments.

<p>Post.</p>			<ul style="list-style-type: none"> • 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. 		
<p>CLAUSE 58.06-3 Waste and recycling objectives 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. Standard D23 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. 	<p>No</p>	<p>Council's Waste Manager Officer has raised concerns regarding the proposed waste management on site. See Section 12 of the report.</p>			

<ul style="list-style-type: none"> - 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. 					
			<p>CLAUSE 58.06-4 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 D24</p> <ul style="list-style-type: none"> • External walls should be finished with materials that: <ul style="list-style-type: none"> - Do not easily deteriorate or stain. - Weather well over time. - Are resilient to the wear and tear from their intended use. 	<p>Yes</p>	<p>As previously discussed the proposed material schedule is limited. The predominant materials include pigmented concrete (with natural iron oxide additives), clear glazing (high VLT (70%)) and aluminium panelling in dark bronze for the canopy, ground floor window surrounds and primary pedestrian entries.</p> <p>The material palette is considered to be robust, suitable to the harsh infrastructure interfaces of the site and further complements the form of the built form.</p> <p>The materials are also durable with pigmentation using iron oxide being common and acceptable practice. The finished colour is reasonably stable and not susceptible to weathering or staining.</p>

			<ul style="list-style-type: none"> External wall design should facilitate safe and convenient access for maintenance. 		<p>The accompanying planning report notes that the project team intend "to partner with companies specialising in sustainable concrete that has a lower carbon footprint, with the possibility of sequestering carbon into the material itself."</p> <p>This is considered to be a positive approach and contributes to the sustainability credentials of the development.</p>
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CLAUSE 58.07 - INTERNAL AMENITY			CLAUSE 58.07 - INTERNAL AMENITY		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT	TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.07-1 Functional layout objective To ensure dwellings provide functional areas that meet the needs of residents.</p> <p>Standard D24 Bedrooms should:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table D7. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. 	No, variation considered acceptable	<p>Apartment Type 01 – 1 bedroom</p> <ul style="list-style-type: none"> Main bedroom: width complies, a depth of 3m is proposed in lieu of 3.4m however owing to the curved façade and irregular room shape is satisfactory. A minimum depth of 3m is proposed in lieu of 3.3m. The proposed layout is functional and the living area complies. <p>Apartment Type 02 – 1 bedroom</p> <ul style="list-style-type: none"> Main bedroom: width and depth comply. Living area width and area comply. <p>Apartment Type 03 – 2 bedrooms</p> <ul style="list-style-type: none"> Main bedroom: width and depth comply. Other bedrooms: width and depth comply. Living area width and area 	<p>CLAUSE 58.07-1 Functional layout objective To ensure dwellings provide functional areas that meet the needs of residents.</p> <p>Standard D25 Bedrooms should:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions and area specified in Table D11. Provide an area in addition to the minimum internal room dimensions and area to accommodate a wardrobe. <p>Living areas (excluding</p>	No, variation considered acceptable	As per pre-VC174 comments.

		<p>comply.</p> <p>Apartment Type 04 – 2 bedrooms</p> <ul style="list-style-type: none"> – Main bedroom: width and depth comply. – Other bedrooms: width and depth comply. – Living area width and area comply. <p>Apartment Type 05 – 3 bedrooms</p> <ul style="list-style-type: none"> – Main bedroom: two main bedrooms are nominated. For the purposes of this assessment the bedroom with the ensuite is taken to be the main bedroom. <p>The 3.1m would comply, acknowledging this is likely to marginally less owing to the curved wall profile. The maximum depth is 3.2m in lieu of 3.4m. As with Apartment Type 1, the proposed layout is considered to meet the objective and can be supported. <ul style="list-style-type: none"> – Other bedrooms: width and depth comply. – Living area width and area comply. <p>Apartment Type 06 – 3 bedrooms</p> <ul style="list-style-type: none"> – Main bedroom: width and depth comply. – Other bedrooms: width and depth comply. – Living area width, acknowledging this would marginally encroach into the accessibility path, is deemed acceptable and the area </p>	<p>dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.</p> <p><small>Table D11 Bedroom dimensions</small></p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum width</th> <th>Minimum depth</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>2.4 metres</td> <td>3.4 metres</td> <td>8.2 sqm</td> </tr> <tr> <td>All other bedrooms</td> <td>2 metres</td> <td>3 metres</td> <td>6 sqm</td> </tr> </tbody> </table> <p><small>Table D12 Living area dimensions</small></p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>One or two bedroom dwelling</td> <td>3.4 metres</td> <td>16 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>17 sqm</td> </tr> </tbody> </table>	Apartment type	Minimum width	Minimum depth	Minimum area	Main bedroom	2.4 metres	3.4 metres	8.2 sqm	All other bedrooms	2 metres	3 metres	6 sqm	Apartment type	Minimum width	Minimum area	One or two bedroom dwelling	3.4 metres	16 sqm	2 or more bedroom dwelling	3.6 metres	17 sqm		
Apartment type	Minimum width	Minimum depth	Minimum area																							
Main bedroom	2.4 metres	3.4 metres	8.2 sqm																							
All other bedrooms	2 metres	3 metres	6 sqm																							
Apartment type	Minimum width	Minimum area																								
One or two bedroom dwelling	3.4 metres	16 sqm																								
2 or more bedroom dwelling	3.6 metres	17 sqm																								

		<p>comply.</p> <p>Apartment Type 07 – 2 bedrooms</p> <ul style="list-style-type: none"> - Main bedroom: width and depth comply. - Other bedrooms: width and depth comply. - Living area is dimensioned to provide a minimum width of 3.2m in lieu of 3.6m. We question if this dimension is not closer to 3.4m. The dimensions provided would yield an area just under the required 12sqm however the living area is adjacent to a sizable dining area and considered acceptable. however. 			
<p>CLAUSE 58.07-2</p> <p>Room depth objective</p> <p>To allow adequate daylight into single aspect habitable rooms.</p> <p>Standard D25</p> <p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. 	No	<p>Apartment Type 01 – 1 bedroom</p> <ul style="list-style-type: none"> - Complies, depth less than 9m and room combines living, dining and kitchen, the kitchen is furthest from the window and the ceiling height is at least 2.7m excluding services above the kitchen. <p>Apartment Type 02 – 1 bedroom</p> <ul style="list-style-type: none"> - Complies, depth less than 9m and room combines living, dining and kitchen, the kitchen is furthest from the window and the ceiling height is at least 2.7m excluding services above the kitchen. <p>Apartment Type 03 – 2 bedrooms</p> <ul style="list-style-type: none"> - Complies, due to the curved nature of the window the apartment is not considered to be single aspect. Depth less than 9m and room combines living, dining and kitchen, the 	<p>CLAUSE 58.07-2</p> <p>Room depth objective</p> <p>To allow adequate daylight into single aspect habitable rooms.</p> <p>Standard D26</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 	No	As per pre-VC174 comments.

<ul style="list-style-type: none"> The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>		<p>kitchen is furthest from the window and the ceiling height is at least 2.7m excluding services above the kitchen.</p> <p>Apartment Type 04 – 2 bedrooms</p> <ul style="list-style-type: none"> Complies, due to the curved nature of the window the apartment is not considered to be single aspect. Depth less than 9m and room combines living, dining and kitchen, the kitchen is furthest from the window and the ceiling height is at least 2.7m excluding services above the kitchen. <p>Apartment Type 05 – 3 bedrooms</p> <ul style="list-style-type: none"> Does not comply, depth less than 9m and room combines living, dining and kitchen, the kitchen is furthest from the window and the ceiling height is at least 2.7m excluding services above the kitchen. <p>The dining room and kitchen however are perpendicular to the window and will likely receive limited daylight.</p> <p>Apartment Type 06 – 3 bedrooms</p> <ul style="list-style-type: none"> Complies, due to the curved nature of the window the apartment is not considered to be single aspect. Depth is less than 9m and room combines living, dining and kitchen, the however is located closer to the window than the primary living area and it is recommended that the living and kitchen area are swapped. <p>Apartment Type 07 – 2 bedrooms</p>	<p>living area, dining area and kitchen.</p> <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> The room depth should be measured from the external surface of the habitable room window to the rear wall of the room. 		
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		<ul style="list-style-type: none"> Complies, depth less than 9m and room combines living, dining and kitchen, the kitchen is furthest from the window and the ceiling height is at least 2.7m excluding services above the kitchen. 			
<p>CLAUSE 58.07-3 Windows objective</p> <p>To allow adequate daylight into new habitable room windows.</p> <p>Standard D26</p> <p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window. 	Yes	All habitable room windows feature a window located on an external wall.	<p>CLAUSE 58.07-3 Window objective</p> <p>To allow adequate daylight into new habitable room windows.</p> <p>Standard D27</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 	Yes	As per pre-VC174 comments.
<p>CLAUSE 58.07-4 Natural ventilation objectives</p>	No	The application material does not provide details of breeze paths but includes information stating that all	<p>CLAUSE 58.07-4 Natural ventilation objectives</p>	No	As per pre-VC174 comments.

<ul style="list-style-type: none"> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. <p>Standard D27</p> <p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>		<p>but two apartment types (2 and 7) would achieve compliance with the objectives of Standard D27.</p> <p>Apartment Type 01 – 1 bedroom</p> <ul style="list-style-type: none"> Does not comply. <p>All external window / doors openings are to the same orientation.</p> <p>Glazing to the dining area is not indicated to be openable and unlikely to be proposed as such for acoustic reasons.</p> <p>If this window was operable it would be unlikely to be of a size to facilitate effective ventilation.</p> <p>Apartment Type 02 – 1 bedroom</p> <ul style="list-style-type: none"> Does not comply. <p>All external window / doors openings are effectively from the same orientation.</p> <p>Confirmation would need to be provided balcony doors are provided from both the living and bedroom.</p> <p>Apartment Type 03 – 2 bedrooms</p> <ul style="list-style-type: none"> Does not comply. <p>All external window / doors openings are effectively to the same orientation.</p> <p>Glazing to the second bedroom is not indicated to be openable and unlikely to be proposed as such for acoustic reasons.</p> <p>If this window was operable it would be unlikely to be of a size to facilitate effective ventilation.</p> <p>Apartment Type 04 – 2 bedrooms</p>	<ul style="list-style-type: none"> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. <p>Standard D28</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. The breeze path is measured between the ventilation openings on different 		
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		<ul style="list-style-type: none"> - Does not comply. All external window / doors openings are effectively to the same orientation. <p>Apartment Type 05 – 3 bedrooms</p> <ul style="list-style-type: none"> - Does not comply. All external window / doors openings are effectively to the same orientation. Glazing to the second bedroom is not indicated to be openable and unlikely to be proposed as such for acoustic reasons. If this window was operable it would be unlikely to be of a size to facilitate effective ventilation. <p>Apartment Type 06 – 3 bedrooms</p> <ul style="list-style-type: none"> - Does not comply. All external window / doors openings are effectively to the same orientation. <p>Apartment Type 07 – 2 bedrooms</p> <ul style="list-style-type: none"> - Does not comply. All external window / doors openings are effectively to the same orientation 	<p>orientations of the dwelling.</p>		
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