

CLAUSE 58 ASSESSMENT

Clause 58 provision applies to apartment style residential development located within Commercial Zone 1. The purpose of the provision is to encourage apartment development that provides reasonable standards of amenity for existing and new residents, and to encourage apartment development that is responsive to the site and the surrounding area.

A development:

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

Objectives and Standard	Officer comments
<p>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.</p> <p>Standard D1 (cannot be varied) The design response <u>must</u> be appropriate to the urban context and the site. The proposed design <u>must</u> respect the existing or preferred urban context and respond to the features of the site.</p> <p>Decision guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> – Any relevant urban design objective, policy or statement set out in this scheme. – The urban context report. – The design response 	<p>Objection – Met</p> <p>Standard – Met</p> <p>Throughout this report is it clearly demonstrated the proposed design response contributes positively the site and surrounds urban context, and strongly aligns with the relevant built form environment planning and local policies objectives.</p>
<p>Clause 58.02-2 Residential Policy Objective To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support higher density residential development where development can take advantage of public and community infrastructure and services.</p>	<p>Objection – Met</p> <p>Standard – Met</p> <p>The proposal responds to the objectives and strategies of residential development within established well serviced urban environments consistent with the future housing direction.</p>

<p>Standard D2 (cannot be varied) An application <u>must</u> be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> – The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies. – The design response. 	
<p>Clause 58.02-3 Dwelling Diversity Objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p> <p>Standard D3 (can be varied) Developments of ten or more dwellings <u>should</u> provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</p>	<p>N/A The development provides less than 10 dwellings.</p>
<p>Clause 58.02-4 Infrastructure Objective 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> <p>Standard D4 (can be varied) 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> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p>	<p>Objection – Met Standard – Met</p> <p>It is expected standard engineering and drainage conditions to be included on any permit issued. Given that the site is located within an established urban area, reticulated services are readily available.</p>

<ul style="list-style-type: none"> – The capacity of the existing infrastructure. – In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970. – If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system. 	
<p>Clause 58.02-5 Integration with the street Objective To integrate the layout of the development with the street</p> <p>Standard D5 (can be varied) Developments <u>should</u> provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development <u>should</u> be oriented to front existing and proposed streets. High fencing in front of dwellings <u>should</u> be avoided if practicable. Development next to existing public open space <u>should</u> be laid out to complement the open space.</p> <p>Decision Guidelines Before decision on an application, the responsible authority <u>must</u> consider:</p> <ul style="list-style-type: none"> – Any relevant urban design objective, policy or statement set out in this scheme. – The design response. 	<p>Objection – Met Standard – Met</p> <p>The proposal provides adequate scaled windows and door openings on its two public interfaces. Both retail premises are clearly provided their separate entrances and identification.</p> <p>The dwellings entrance is provided a clear purposeful shelter distinguished from the remaining shelter running along the laneway, a wide door and wide windows. Distinguishing a entrance gives the Dwellings a sense of address. Pedestrian links around the building are present.</p> <p>There is no public open space adjoining.</p>
<p>Clause 58.03-1 Energy Efficiency Objective To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency.</p> <p>Standard D6 (can be varied) Buildings should be:</p> <ul style="list-style-type: none"> – Oriented to make appropriate use of solar energy. 	<p>Objection – Met Standard – Met</p> <p>The dwellings layout and orientation can be benefit of on achieving a good solar access to main living areas.</p> <p>Dwelling 1 and 2 take benefit of northern aspect into their respective main living areas.</p> <p>Dwelling 3 is south facing, and whilst this is unfavourable, the main living area is given the dual aspect from the southern and north side central internal</p>

<ul style="list-style-type: none"> – Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimised.</p> <p>Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.</p> <p>Table D1 Cooling Load = Climate Zone 21 Melbourne = 30MJ/M²</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> – The design response. – The size, orientation and layout of the site. – The existing amount of solar access to abutting properties – The availability of solar access to north-facing windows on the site. – The annual cooling load for each dwelling. 	<p>lightwell and is not hinder by adjoining side and rear buildings.</p> <p>Each dwelling is designed to achieve a minimum 6 Star energy ratings and a max. cooling load of 30 Mj/m².</p> <p>The proposed building achieves an appropriate response to thermal efficiency detailed in their supported Sustainable Environment Assessment</p> <p>There no adjoining dwellings impacted by this proposal.</p>
<p>Clause 58.03-2 Communal Open Space Objective</p> <p>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</p> <p>Standard D7 (can be varied) Developments with 40 or more dwellings <u>should</u> provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.</p> <p>Communal open space <u>should</u>:</p> <ul style="list-style-type: none"> – Be located to: <ul style="list-style-type: none"> – Provide passive surveillance opportunities, where appropriate. – Provide outlook for as many dwellings as practicable. – Avoid overlooking into habitable rooms and private open space of new dwellings. – Minimise noise impacts to new and existing dwellings. 	<p>N/A</p>

<ul style="list-style-type: none"> – Be designed to protect any natural features on the site. – Maximise landscaping opportunities. – Be accessible, useable and capable of efficient management. <p>Decision Guidelines Before deciding on an application, the responsible authority <u>must</u> consider:</p> <ul style="list-style-type: none"> – Any relevant urban design objective, policy or statement set out in this scheme. – The design response. – The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents. – The availability of and access to public open space. 	
<p>Clause 58.03-3 Solar Access to Communal Outdoor Open Space Objective To allow solar access into communal outdoor open space.</p> <p>Standard D8 (can be varied) 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> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> – The design response. – The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive. 	<p>N/A</p>
<p>Clause 58.03-4 Safety Objective To ensure the layout of development provides for the safety and security of residents and property.</p> <p>Standard D9 (can be varied)</p>	<p>Objection – Met Standard – Met</p>

<p>Entrances to dwellings <u>should</u> not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways <u>should</u> be avoided. Developments <u>should</u> be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments <u>should</u> be protected from inappropriate use as public thoroughfares.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority <u>must</u> consider the design response.</p>	<p>The entrances to the dwellings are adequately visible from the streetscape and laneway.</p> <p>The development is designed to provide good lighting, visibility, and Dwelling 3 faces to the rear would have passive surveillance over to the rear car parking on the adjoining lot.</p> <p>The private open space within the development is protected from inappropriate use as a public thoroughfare and located on upper levels. Fronting dwelling has ground floor habitable room widows facing the street, providing two-way passive surveillance.</p>
<p>Clause 58.03-5 Landscape Objective 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> <p>Standard D10 (can be varied) The landscape layout and design <u>should</u>:</p> <ul style="list-style-type: none"> – Be responsive to the site context. – Protect any predominant landscape features of the area. – Take into account the soil type and drainage patterns of the site and integrate planting and water management. – Allow for intended vegetation growth and structural protection of buildings. – In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. – Provide a safe, attractive and functional environment for residents. – Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration. 	<p>Objection – Met Standard – Met</p> <p>Landscaping is not applicable for this site.</p> <p>Introduction of water taps and waste traps on each balcony area will encourages plants to be grown on site as alternatively to ground or roof top garden options.</p> <p>The introduction of a green roof to rear of the site, requires a level of detail in the planting. This can be secured by a permit condition.</p>

- Maximise deep soil areas for planting of canopy trees.

Development should provide for the retention or planting of trees, where these are part of the urban context. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. Development should provide the deep soil areas and canopy trees specified in Table D2. If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.

Site area	Deep soil area	Minimum tree provision
750-1000sq m	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8m) per square metres of deep soil
1001-1500sq m	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil Or 1 large tree per 90 square metres of deep soil
1501-2500sq m	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil Or 2 medium trees per 90 square metres of deep soil
>2500sq m	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil Or

		2 medium trees per 90 square metres of deep soil	
<p><i>Note - Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.</i></p> <p>Decision Guidelines Before deciding on an application, the responsible authority <u>must</u> consider:</p> <ul style="list-style-type: none"> - Any relevant plan or policy for landscape character and environmental sustainability in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. - The design response. - The location and size of gardens and the predominant plant types in the area. - The health of any trees to be removed. - The suitability of the proposed location and soil volume for canopy trees. - The ongoing management of landscaping within the development. - The soil type and drainage patterns of the site. 			<p>Objection – Met Standard – Met</p> <p>Pedestrian only access to the dwelling via Council owned laneway</p>
<p>Clause 58.03-6 Access Objective To ensure the number and design of vehicle crossovers respects the urban context.</p> <p>Standard D11 (can be varied) The width of accessways or car spaces <u>should</u> 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 <u>should</u> be provided for each dwelling fronting a street. The location of crossovers <u>should</u> maximise the retention of on-street car parking spaces. The number of access points to a road in a Road Zone <u>should</u> be minimised. Developments <u>must</u> provide for access for service, emergency and delivery vehicles.</p>			

<p>Decision Guidelines Before deciding on an application, the responsible authority <u>must</u> consider:</p> <ul style="list-style-type: none"> – The design response. – The impact on the streetscape. – The reduction of on-street car parking spaces. – The effect on any significant vegetation on the site and footpath. 	
<p>Clause 58.03-7 Parking Location Objective To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.</p> <p>Standard D12 (can be varied) 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>Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider the design response.</p>	<p>Objection – Met Standard – Met</p> <p>There is no vehicle parking on the site. Although the rear adjoining lot, commonly owned will continue in providing suitable carparking spaces for the site’s operation.</p>
<p>Clause 58.03-8 Integrated Water and Stormwater Management Objective 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> <p>Standard D13 (can be varied) 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</p>	<p>Objection – Met Standard – Met</p> <p>The supported Environment Sustainable Assessment includes references to integrative stormwater management. Provisions for 3x 5500 inground Rainwater tanks to the rear common land are to be collecting storm water and connected to all toilets for flushing. There are also waste traps install on balconies. Both measures satisfy the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999</p>

<p>water authority. 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 (Victorian Stormwater Committee 1999)</i>. – Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> – Any relevant water and stormwater management objective, policy or statement set out in this scheme. – The design response. – Whether the development has utilised water sources and/or incorporated water sensitive urban design. – Whether stormwater discharge from the site will adversely affect water quality entering the drainage system. – The capacity of the drainage network to accommodate additional stormwater. – Whether the stormwater treatment areas can be effectively maintained. – Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system. 	<p>The subject site has the capability to be connected to reticulated water supply system.</p>
<p>Clause 58.04-1 Building Setback Objective To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</p> <p>Standard D14 (can be varied)</p>	<p>Objection – Met Standard – Met</p> <p>The building has zero setbacks, excluding the third level front setback is recessed of 3.70 metres. A generously sized central open air light well penetrates the building on all levels</p> <p>Several habitable room windows face on the light well, with capabilities of window openings. A 3.4 metre break in the building eastern and western wall</p>

<p>The built form of the development <u>must</u> respect the existing or preferred urban context and respond to the features of the site. Buildings <u>should</u> be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> – Ensure adequate daylight into new habitable room windows. – Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. – Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. – Ensure the dwellings are designed to meet the objectives of Clause 58. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> – The purpose of the zone and/or overlay that applies to the land. – Any relevant urban design objective, policy or statement set out in this scheme. – The urban context report. – The design response. – The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways. – The extent to which the proposed dwellings are provided with reasonable daylight access through the layout of rooms and the number, size, location and orientation of windows. – The impact of overlooking on the amenity of existing and proposed dwellings. – The existing extent of overlooking into existing dwellings and private open space. – Whether the development meets the objectives of Clause 58. 	<p>allows solar access into the light well, on top open aired non-roofed above.</p> <p>There is adequate daylight into new habitable room windows.</p> <p>There are no direct views into habitable room windows and private open space of new and existing dwellings.</p> <p>There is common use of ‘highlight’ windows for Dwelling 2 – bed 1 and 2 and Dwelling 3 Bed 1 which all face into open aired light well.</p> <p>There is reasonable visual connection to external environment with each dwelling main living area having long ranges views to either Maroondah Highway commercial area or Symons Street Residential area.</p>
<p>Clause 58.04-2 (Internal Views) Objective To limit views into the private open space and habitable room windows of dwellings within a development.</p> <p>Standard D15 (can be varied)</p>	<p>Objection – Met Standard – Met</p> <p>There is common use of ‘highlight’ windows for Dwelling 2 – bed 1 and 2 and Dwelling 3 Bed 1 which all face into open aired light well.</p>

<p>Windows and balconies <u>should</u> be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority <u>must</u> consider the design response.</p>	<p>Internal privacy screening around the periphery of Dwelling 3 internal patio would prevent internal views.</p>				
<p>Clause 58.04-3 (Noise) Objective To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external and internal noise sources.</p> <p>Standard D16 (can be varied) Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings. The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:</p> <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 LAeq,16h from 6am to 10pm. <p>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>	<p>Objection – Met Standard – Met – subject to condition</p> <p>The acoustic report submitted details a sufficient level of the measures to the reduce the external noise, albeit focused on the concept that of existing commercial uses and live music.</p> <p>Dwellings layouts are located above the commercial uses. The acoustic report provides good external noise measures. It also provides references to limiting of the amplified music in the commercial spaces as a measure to reduce internal noise transfer. The preferred method is to safeguard the dwellings amenity by requiring noise attenuation methods to minimise the noise transfer between commercial ceiling and dwelling floor. A condition requesting to include measure/s is recommended.</p>				
<p>Table D3 Noise Influence Area</p> <table border="1"> <thead> <tr> <th data-bbox="201 1921 555 1962">Noise Source</th> <th data-bbox="555 1921 938 1962">Noise Influence Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="201 1962 555 1995">Zone Interface</td> <td data-bbox="555 1962 938 1995"></td> </tr> </tbody> </table>		Noise Source	Noise Influence Area	Zone Interface	
Noise Source	Noise Influence Area				
Zone Interface					

Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track
<p><i>Note - The noise influence area should be measured from the closest part of the building to the noise source.</i></p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> – The design response. – Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified consultant submitted with the application. – Whether the impact of potential noise sources within a development have been mitigated through design, location and siting. – Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings. – Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context. 	

<p>Clause 58.04-4 (Wind impacts objective)</p> <p>To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.</p> <p>Standard D17</p> <p>Development of five or more storeys, excluding a basement should:</p> <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>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none">• The urban context report.• The design response.• The safety, functionality and amenity of public, private and communal open space areas.• Whether it has been demonstrated by a suitably qualified specialist that the development will not generate unacceptable wind impacts within the site or on surrounding land.	<p>N/A</p> <p>The proposal is for three (3) storey</p> <p>Provision is not applicable.</p>
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Clause 58.04-5 (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.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- **At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.**

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

Table D7 Bathroom design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges.

**Objection – Met
Standard – Met – subject to condition**

All dwellings are fitted with clear path 1.2 metre entrance connected to main dwelling, and at least 1 bedroom with 850mm wide opening.

All bedrooms have access to the only adaptable bathroom.

Design option A is applied to all bathrooms. A condition to include a notation that all bathrooms shower must be design with ‘*A hobless (step-free) shower*’ to meeting Design standard A

A lift access to all dwellings is offered.

Circulation area	<p>A clear circulation area that is: A minimum area of 1.2 metres by 1.2 metres.</p> <p>Located in front of the shower and the toilet.</p> <p>Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.</p>	<p>A clear circulation area that is: A minimum width of 1 metre.</p> <p>The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin.</p> <p>The circulation area can include a shower area.</p>		
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.		
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.		
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.		

<p>Clause 58.05-2 (Building entry and circulation objectives)</p> <p>To provide each dwelling and building with its own sense of identity.</p> <p>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</p> <p>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</p> <p>Standard D18</p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: <ul style="list-style-type: none"> ○ Include at least one source of natural light and natural ventilation. ○ Avoid obstruction from building services. ○ Maintain clear sight lines. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive. 	<p>Objection – Met</p> <p>Standard – Met</p> <p>Dwelling entry is visible and easily identifiable.</p> <p>Dwelling entry is provided with shelter, a sense of personal address and a transitional space around the entry.</p> <p>Supplied visible, safe and attractive stairs from the entry level. A lift is also offered.</p> <p>Windows into the common entry area are supplied for natural light and natural ventilation.</p>
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<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 D20</p> <p>A dwelling should have private open space consisting of at least one of the following:</p> <ul style="list-style-type: none"> • An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. • An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. <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>Objection – Met Standard – Met</p> <p>All dwellings are provided with secluded private balconies of minimum dimensions and squared area accessed from the main living area meeting Table D8 Balcony size. All dwellings exceed in this sqm offering.</p> <p>Balconies are useable and functional.</p> <p>No cooling or heating unit are placed on balconies.</p>								
<p>Table D8 Balcony size</p>									
<table border="1"> <thead> <tr> <th data-bbox="201 1668 392 1780">Orientation of dwelling</th> <th data-bbox="392 1668 544 1780">Dwelling type</th> <th data-bbox="544 1668 703 1780">Minimum area</th> <th data-bbox="703 1668 879 1780">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td data-bbox="201 1780 392 1998">North (between north 20 degrees west to north 30)</td> <td data-bbox="392 1780 544 1998">All</td> <td data-bbox="544 1780 703 1998">8 square metres</td> <td data-bbox="703 1780 879 1998">1.7 metres</td> </tr> </tbody> </table>		Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	North (between north 20 degrees west to north 30)	All	8 square metres	1.7 metres
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension						
North (between north 20 degrees west to north 30)	All	8 square metres	1.7 metres						

degrees east)			
South (between south 30 degrees west to south 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres
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	
Decision Guidelines			
<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The useability and functionality of the private open space, including its size and accessibility. • The amenity of the private open space based on the orientation of the lot, noise 			

<p>exposure, the wind conditions and the sunlight it will receive.</p> <ul style="list-style-type: none">• The availability of and access to public or communal open space.• The useability and functionality of any additional living area or bedroom area, including its size and layout.	
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<p>Clause 58.05-5 (Storage objective)</p> <p>To provide adequate storage facilities for each dwelling.</p> <p>Standard D21</p> <p>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 specified in Table D10.</p> <table border="1" data-bbox="204 712 815 1332"> <thead> <tr> <th colspan="3">Table D10 Storage</th> </tr> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table> <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The useability, functionality and location of storage facilities provided for the dwelling 	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	<p>Objection – Met Standard – Met – subject to condition</p> <p>This is often a very challenging requirement to meet, as Planning Development Plans usually do not include this level of detail. Is industry accepted to include a notation to this effect. Recommend a condition on permit.</p> <table border="1" data-bbox="959 636 1530 712"> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> </table>	2 bedroom dwelling	14 cubic metres	9 cubic metres
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<p>Clause 58.06-1 (Common property objective)</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p>	<p>Objection – Met Standard – Met</p> <p>Access areas and site facilities are practical, attractive and easily maintained.</p>																					

<p>To avoid future management difficulties in areas of common ownership.</p> <p>Standard D22</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>A lot of services (ex fire hydrant) are available along laneway and are easily accessible for maintenance.</p>
<p>Clause 58.06-2 (Site services objectives)</p> <p>To ensure that site services are accessible and can be installed and maintained.</p> <p>To ensure that site services and facilities are visually integrated into the building design or landscape.</p> <p>Standard D23</p> <p>Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.</p> <p>Meters and utility services should be designed as an integrated component of the building or landscape.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.</p> <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant urban design objective, policy or statement set out in this scheme. • The design response. 	<p>Objection – Met Standard – Met</p> <p>Meters and utility services should be designed as an integrated component of the building. They are accessed along directly on Laneway or inside the communal entry.</p>

<p>Clause 58.06-3 (Waste and recycling objectives)</p> <p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</p> <p>Standard D24</p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> • Waste and recycling enclosures which are: <ul style="list-style-type: none"> ○ Adequate in size, durable, waterproof and blend in with the development. ○ Adequately ventilated. ○ Located and designed for convenient access by residents and made easily accessible to people with limited mobility. • Adequate facilities for bin washing. These areas should be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be designed and managed in accordance with a</p>	<p>Objection – Met Standard – Met</p> <p>Waste management bin storage area is integrated into the rear building and accessed via commonly owned carparking area.</p> <p>Facilities are accessible, adequate and attractive.</p> <p>A 4-waste stream bin service is supplied for each dwelling. Notably, bin enclosure requires a minor enlargement to advertised plans. Please is satisfied via a condition.</p> <p><i>Waste Management and Recycling in Multi-unit Developments</i> (Sustainability Victoria, 2019) – Met.</p>
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<p>Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> • Be designed to meet the better practice design options specified in <i>Waste Management and Recycling in Multi-unit Developments</i> (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. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • Any relevant waste and recycling objective, policy or statement set out in this scheme. 	
<p>Clause 58.06-4 (External walls and material objective)</p> <p>To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</p> <p>To ensure external walls endure and retain their attractiveness.</p> <p>Standard D25</p> <p>External walls should be finished with materials that:</p> <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>External wall design should facilitate safe and convenient access for maintenance.</p> <p>Decision Guidelines</p>	<p>Objection – Met Standard – Met</p> <p>Material schedule is adequate. More information of material scheduled is documented several times throughout this report.</p>

<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant building design and urban design objective, policy or statement set out in this scheme. The urban context report. The design response. 																									
<p>Clause 58.07-1 (Functional layout objective)</p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p> <p>Standard D26</p> <p>Bedrooms should:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table D11. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12. <table border="1" data-bbox="204 1261 823 1543"> <thead> <tr> <th colspan="3">Table D11 Bedroom dimensions</th> </tr> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <table border="1" data-bbox="204 1547 823 1912"> <thead> <tr> <th colspan="3">Table D12 Living area dimensions</th> </tr> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table> <p>Decision Guidelines</p>	Table D11 Bedroom dimensions			Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Table D12 Living area dimensions			Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	<p>Objection – Met Standard – Met</p> <p>There is no main bedrooms, only bedrooms.</p> <p>All bedrooms exceed the minimum 3 metre x 3 metre area.</p> <p>Living areas exceed the minim width of 3.6 metres, a total of 12 sqm.</p> <p>Dwelling 1– 34.8 sqm with 5.28 width</p> <p>Dwelling 2– 12.54 sqm with 4.18 width (an additional reduced width area)</p> <p>Dwelling 3 – 4.48 sqm with 5.28 width</p>
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<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The useability, functionality and amenity of habitable room 	
<p>Clause 58.07-2 (Room depth objective)</p> <p>To allow adequate daylight into single aspect habitable rooms.</p> <p>Standard D27</p> <p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p> <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. • The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms. 	<p>Objection – Met Standard – Met</p> <p>Ceiling height are at least 2.7 metres, with proposed 3.0 metres ceiling height.</p> <p>Adequate daylight into single aspect habitable rooms.</p> <p>All depth of rooms are far less than 9 metres, measuring from one end to opposing end – with a window.</p> <p>All main living areas, combine the living area, dining area and kitchen</p>

<ul style="list-style-type: none"> Any overhang above habitable room windows that limits daylight access. 	
<p>Clause 58.07-3 (Windows objective)</p> <p>To allow adequate daylight into new habitable room windows.</p> <p>Standard D28</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. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The design response. The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms. 	<p>Objection – Met Standard – variation</p> <p>All bedrooms are given adequately sized windows clear to the sky.</p> <p>For those habitable room windows facing the light well (ie secondary area) are 1.0 metre depth and 1.8 metres wide.</p> <p>Whilst the depth is correctly meeting the standard, there is shortfall of 200mm for the width. This is negligible and therefore acceptable.</p>
<p>Clause 58.07-3 (Natural Ventilation objectives)</p> <p>To encourage natural ventilation of dwellings</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p>	<p>Objection – Met Standard – variation</p> <p>This is cross-ventilation opportunities in all dwelling.</p> <p>All dwelling meet the minimum 5 metre and 18 metre breeze path.</p>

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.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.
- The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.