

**CLAUSE 58 ASSESSMENT  
BETTER APARTMENTS DESIGN STANDARDS RESPONSE  
264 – 270 Normanby Road, South Melbourne (Site 1)**

<b>58.01 Urban Context Report and Design Response</b>	
<b>58.01-1 Application requirements</b>	An application must be accompanied by: <ul style="list-style-type: none"> <li>• An urban context report.</li> <li>• A design response.</li> </ul>
<b>Assessment</b>	An urban context report and design response plan has been prepared by Hayball Architects and provides a response in accordance with Clause 58.01-1.
<b>Compliance</b>	✓
<b>58.01-2 Urban Context Report</b>	<p>The urban context report may use a site plan, photographs or other techniques and must include: An accurate description of:</p> <ul style="list-style-type: none"> <li>• Site shape, size, orientation and easements.</li> <li>• Levels and contours of the site and the difference in levels between the site and surrounding properties.</li> <li>• The location and height of existing buildings on the site and surrounding properties.</li> <li>• The use of surrounding buildings.</li> <li>• The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.</li> <li>• Solar access to the site and to surrounding properties.</li> <li>• Views to and from the site.</li> <li>• Street frontage features such as poles, street trees and kerb crossovers.</li> <li>• The location of local shops, public transport services and public open spaces within walking distance.</li> <li>• Movement systems through and around the site.</li> <li>• Any other notable feature or characteristic of the site. An assessment of the characteristics of the area including: <ul style="list-style-type: none"> <li>• Any environmental features such as vegetation, topography and significant views.</li> <li>• The pattern of subdivision.</li> <li>• Street design and landscape.</li> <li>• The pattern of development.</li> <li>• Building form, scale and rhythm.</li> <li>• Connection to the public realm.</li> <li>• Architectural style, building details and materials.</li> <li>• Off-site noise sources.</li> <li>• The relevant NatHERS climate zones (as identified in Clause 58.03-1).</li> <li>• Social and economic activity.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>Any other notable or cultural characteristics of the area</li> </ul>
<b>Assessment</b>	A site description of existing conditions has been prepared by Hayball Architects, which outlines the existing physical characteristics of the site and surrounding area.
<b>Compliance</b>	✓
<b>58.01-3 Design response</b>	<p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> <li>Responds to any relevant planning provision that applies to the land.</li> <li>Meets the objectives of Clause 58.</li> <li>Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme.</li> <li>Derives from and responds to the urban context report.</li> </ul> <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</p>
<b>Assessment</b>	An urban context report and design response plan has been prepared by Hayball Architects and provides a response in accordance with Clause 58.01-1.
<b>Compliance</b>	✓
<b>58.02 Urban Context</b>	
<b>58.02-1 Urban Context</b>	<p><b>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</b></p> <p><b>To ensure that development responds to the features of the site and the surrounding area</b></p>
<b>Standard D1</b>	<p>The design response must be appropriate to the urban context and the site.</p> <p>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</p>
<b>Assessment</b>	<p>The design responds appropriately to the opportunities and constraints of the site. Specifically:</p> <ul style="list-style-type: none"> <li>The 'tower element' is set back 5 metres from all title boundaries, allowing ample separation from the adjoining properties and provides a clear separation between the tower and the podium element.</li> <li>The proposal is set back 4.5 metres from the western boundary at ground level to provide a widened new laneway between Munro Street and Normanby Road.</li> <li>The proposed apartments and retail tenancies are sited to front on to existing streets and the new laneway to maximise passive surveillance.</li> </ul> <p>The proposed building is well-designed and articulated through its architectural expression, which utilises the applied materials/finishes (aluminium blades, glazing, concrete) to provide a visually interesting building. The separation between the podium and tower elements are further emphasised by the change in materiality at Level 4.</p>
<b>Compliance</b>	✓

<b>58.02-2 Residential Policy</b>	<p><b>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.</b></p> <p><b>To support higher density residential development where development can take advantage of public and community infrastructure and services</b></p>
<b>Standard D2</b>	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
<b>Assessment</b>	An assessment against the relevant planning controls and the broader policy context applicable to the development is provided in the Planning Report prepared by SJB Planning.
<b>Compliance</b>	✓
<b>58.02-3 Dwelling Diversity</b>	<b>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</b>
<b>Standard D3</b>	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.
<b>Assessment</b>	<p>A range of dwelling sizes and types will be provided within the proposed development. Specifically, the proposal will comprise:</p> <ul style="list-style-type: none"> <li>▪ 39 x three-bedroom apartments;</li> <li>▪ 99 x two-bedroom apartments; and</li> <li>▪ 19 x one-bedroom apartments</li> </ul> <p>A variety of floor layouts and apartment sizes are proposed for the two- and three-bedroom dwellings in the development.</p>
<b>Compliance</b>	✓
<b>58.02-4 Infrastructure</b>	<p><b>To ensure development is provided with appropriate utility services and infrastructure.</b></p> <p><b>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</b></p>
<b>Standard D4</b>	<p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>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>
<b>Assessment</b>	<p>The proposed development will be connected to services and infrastructure in line with the relevant authority's requirements.</p> <p>It is not anticipated that the development will unreasonably exceed the capacity of utility services and infrastructure.</p>
<b>Compliance</b>	✓

<b>58.02-5 Integration with the street level</b>	<b>To integrate the layout of development with the street</b>
<b>Standard D5</b>	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>
<b>Assessment</b>	<p>The proposal will maintain and enhance existing vehicular access and pedestrian links, including a 4.5 metres setback from the western boundary at ground level to enhance the new laneway access between Munro Street and Normanby road.</p> <p>The development has been oriented to front Munro Street, Normanby Road and the new laneway to maximise passive surveillance. No front fencing is proposed.</p>
<b>Compliance</b>	✓
<b>58.03 Site Layout</b>	
<b>58.03-1 Energy efficiency</b>	<p><b>To achieve and protect energy efficient dwellings and buildings.</b></p> <p><b>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</b></p> <p><b>To ensure dwellings achieve adequate thermal efficiency</b></p>
<b>Standard D6</b>	<p>Buildings should be:</p> <ul style="list-style-type: none"> <li>• Oriented to make appropriate use of solar energy.</li> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul> <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>
<b>Assessment</b>	<p>The proposal has been designed to locate living areas and balconies on the northern side of the development or to have northern solar access, where practical.</p> <p>It is not expected that the proposal will impact on the energy efficiency of adjoining properties given the setbacks employed in the design response.</p> <p>The annual cooling load will be below 30MJ/m<sup>2</sup>. Please refer to the Sustainable Management Plan prepared by Simpson Kotzman.</p>
<b>Compliance</b>	✓
<b>58.03-2 Communal open space</b>	<b>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development</b>
<b>Standard D7</b>	<p>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> <p>Communal open space should:</p>

	<ul style="list-style-type: none"> <li>• Be located to: <ul style="list-style-type: none"> <li>○ Provide passive surveillance opportunities, where appropriate.</li> <li>○ Provide outlook for as many dwellings as practicable.</li> <li>○ Avoid overlooking into habitable rooms and private open space of new dwellings.</li> <li>○ Minimise noise impacts to new and existing dwellings.</li> </ul> </li> <li>• Be designed to protect any natural features on the site.</li> <li>• Maximise landscaping opportunities.</li> <li>• Be accessible, useable and capable of efficient management.</li> </ul>
<b>Assessment</b>	<p>315.4 square metres of communal space is provided in the form of a gym and lounge/dining at Level 4. A landscaped communal outdoor area is also provided measuring 356sqm in area exceeding the 250 square metres required by the Standard.</p> <p>An acoustic screen will be provided around the plant area to mitigate any potential noise impacts on the communal open space.</p>
<b>Compliance</b>	✓
<b>58.03-3 Solar access to communal outdoor open space</b>	<b>To allow solar access into communal outdoor open space</b>
<b>Standard D8</b>	<p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>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>
<b>Assessment</b>	<p>The proposed communal outdoor open space is provided along the east and south-eastern side of the building. It is anticipated that at least 125 square metres of the area will receive a minimum two hours of sunlight between 9am and 3pm on 21 June.</p>
<b>Compliance</b>	✓
<b>58.03-4 Safety</b>	<b>To ensure the layout of development provides for the safety and security of residents and property</b>
<b>Standard D9</b>	<p>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares</p>
<b>Assessment</b>	<p>The layout of the development has been designed to maximise passive surveillance towards streets and entrances. Good lighting will be provided to ensure safety at night.</p> <p>Primary entrance to the apartment lobby is located along Munro Street with a secondary entrance from the new laneway. The proposed retail tenancies front on to Munro Street and the laneway on either side of the entrance to provide passive surveillance. The entrance will not be obscured or isolated from the street.</p>

<b>Compliance</b>	✓
<b>58.03-5 Landscaping</b>	<p>To encourage development that respects the landscape character of the area.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p> <p>To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</p>
<b>Standard D10</b>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>• Be responsive to the site context.</li> <li>• Protect any predominant landscape features of the area.</li> <li>• Take into account the soil type and drainage patterns of the site and integrate planting and water management.</li> <li>• Allow for intended vegetation growth and structural protection of buildings</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>• Provide a safe, attractive and functional environment for residents</li> <li>• Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration</li> <li>• Maximise deep soil areas for planting of canopy trees.</li> </ul> <p>Development should provide for the retention or planting of trees, where these are part of the urban context.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should provide the deep soil areas and canopy trees specified in Table D2.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</li> <li>• Vegetated planters, green roofs or green facades</li> </ul>
<b>Assessment</b>	<p>The existing site is hard-paved to all boundaries and there are no existing trees or vegetation on site. This is typical of the surrounding area where the character and pattern of development is generally hard edged, as shown in the aerial photograph below. Existing deep soil planting opportunities are limited (street trees) or non-existent.</p>

	 <p>The proposed development will improve on the provision of vegetation and landscaping through planting of the podium roof terrace, as well as new street trees and landscaping along the surrounding streets within the new laneway. Please refer to the Landscape Plan prepared by Tract.</p>
<b>Compliance</b>	<b>Meets Objective</b>
<b>58.03-6 Access</b>	<b>To ensure the number and design of vehicle crossovers respects the urban context</b>
<b>Standard D11</b>	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <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 parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles</p>
<b>Assessment</b>	<p>A new crossover, approximately 6 metres in width, is proposed along Munro Street, which is calculated at approximately 15% of the overall frontage. The existing unused crossovers will be removed and reinstated.</p> <p>The development will provide access for service, emergency and delivery vehicles.</p>
<b>Compliance</b>	✓
<b>58.03-7 Parking location</b>	<p><b>To provide convenient parking for resident and visitor access</b></p> <p><b>To protect residents from vehicular noise within developments</b></p>
<b>Standard D12</b>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings</li> <li>• Be secure</li> <li>• Be well ventilated if enclosed.</li> </ul> <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</p>

	there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.
<b>Assessment</b>	Car parking associated with the apartments will be located across the basement to Level 3. The car park will be secure and well ventilated, with convenient access provided to the dwellings via the lift.  There are no shared accessways in proximity to apartment habitable room windows.
<b>Compliance</b>	✓
<b>58.03-8 Integrated water and stormwater management objectives</b>	<b>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</b>  <b>To facilitate stormwater collection, utilisation and infiltration within the development.</b>  <b>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.</b>
<b>Standard D13</b>	Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.  Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.  The stormwater management system should be: <ul style="list-style-type: none"> <li>• Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended</li> <li>• Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas</li> </ul>
<b>Assessment</b>	The proposed building stormwater management system comprises: <ul style="list-style-type: none"> <li>▪ SPEL Stormsacks</li> <li>▪ 1 x SPEL Hydrosystem</li> <li>▪ 1 x 50,000L rainwater tank</li> </ul> Harvested rainwater will be used for toilet and urinal flushing, bin washdown and landscape irrigation. The development will achieve the following reduction in typical urban load, which achieves best practice water quality performance objectives. <ul style="list-style-type: none"> <li>▪ Suspended Solids – 80% reduction</li> <li>▪ Total Nitrogen – 45% reduction</li> <li>▪ Total Phosphorus – 45% reduction</li> <li>▪ Litter – 70% reduction</li> </ul> Please refer to the Sustainable Management Plan prepared by Simpson Kotzman.
<b>Compliance</b>	✓
<b>58.04 Amenity Impacts</b>	
<b>58.04-1 Building setback objectives</b>	<b>To ensure the setback of a building from a boundary appropriately responds to the urban context.</b>  <b>To allow adequate daylight into new dwellings.</b>

	<p><b>To limit views into habitable room windows and private open space of new and existing dwellings.</b></p> <p><b>To provide a reasonable outlook from dwellings.</b></p> <p><b>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</b></p>
<b>Standard D14</b>	<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"> <li>• Ensure adequate daylight into new habitable room windows.</li> <li>• Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.</li> <li>• Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.</li> <li>• Ensure the dwellings are designed to meet the objectives of Clause 58.</li> </ul>
<b>Assessment</b>	<p>All apartments are contained within the 'tower' element which is set back a minimum of 5 metres from all property boundaries.</p> <p>All dwellings will have an outlook to a street or laneway or will be adequately separated from adjoining towers, assuming that any adjoining towers will also be similarly set back 5 metres from the boundaries.</p> <p>Based on this assumption, direct views into adjoining habitable room windows is mitigated through the minimum 10 metre separation between towers.</p>
<b>Compliance</b>	✓
<b>58.04-2 Internal Views</b>	<b>To limit views into the private open space and habitable room windows of dwellings within a development.</b>
<b>Standard D15</b>	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.
<b>Assessment</b>	The proposed apartment balconies at Level 5 will overhang approximately 2.5 metres above the Level 4 terraces which will effectively limit overlooking into the terraces below. None of the other apartments will have overlooking opportunities into lower level dwellings.
<b>Compliance</b>	✓
<b>58.04-3 Noise impacts</b>	<p><b>To contain noise sources in developments that may affect existing dwellings.</b></p> <p><b>To protect residents from external and internal noise sources</b></p>
<b>Standard D16</b>	<p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation</p>

	<p>measures to reduce noise levels from off-site noise sources.</p> <p>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"> <li>• Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am</li> <li>• Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.</li> </ul> <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.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p>
<b>Assessment</b>	<p>The subject site is located within a noise influence area, being located approximately 140 metres from an Industrial Zone 1 to the south-west and adjoins Normanby Road, a Road Zone Category 1.</p> <p>The Acoustic Report prepared by VIPAC recommends the installation of double glazing, which will satisfactorily manage noise levels in accordance with the Standard.</p>
<b>Compliance</b>	✓
<b>58.05 On-site Amenity and Facilities</b>	
<b>58.05-1 Accessibility</b>	<b>To ensure the design of dwellings meets the needs of people with limited mobility</b>
<b>Standard D17</b>	<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> <li>• A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> <li>• A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area</li> <li>• A main bedroom with access to an adaptable bathroom</li> <li>• At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.</li> </ul>
<b>Assessment</b>	At least 50% of all apartments will have the ability to meet the design requirements for accessible living.
<b>Compliance</b>	✓
<b>58.05-2 Building entry and circulation</b>	<p><b>To provide each dwelling and building with its own sense of identity.</b></p> <p><b>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</b></p> <p><b>To ensure internal communal areas provide adequate access to daylight and natural ventilation</b></p>
<b>Standard D18</b>	<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> <li>• Be visible and easily identifiable</li> <li>• Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul> <p>The layout and design of buildings should:</p>

	<ul style="list-style-type: none"> <li>• Clearly distinguish entrances to residential and non-residential areas</li> <li>• Provide windows to building entrances and lift areas</li> <li>• Provide visible, safe and attractive stairs from the entry level to encourage use by residents</li> <li>• Provide common areas and corridors that: <ul style="list-style-type: none"> <li>○ Include at least one source of natural light and natural ventilation</li> <li>○ Avoid obstruction from building services</li> <li>○ Maintain clear sight lines.</li> </ul> </li> </ul>
<b>Assessment</b>	<p>The primary entry to the apartment building will be provided from Munro Street, with a secondary entry provided from the new laneway along the western boundary. The entries will be easily identified and will be weather protected to provide for a transitional space.</p> <p>The corridors are designed with clear sightlines. Although the corridors between Levels 5 and 19 do not have access to a natural light source, the corridor length is limited and easily navigated.</p>
<b>Compliance</b>	<b>Meets Objective</b>
<b>58.05-3 Private open space</b>	<b>To provide adequate private open space for the reasonable recreation and service needs of residents.</b>
<b>Standard D19</b>	<p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or</li> <li>• A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.</li> </ul> <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</p>
<b>Assessment</b>	<p>One-bedroom apartments should have a balcony area of at least 8 square metres with a minimum dimension of 1.8 metre – 100% of one-bedroom dwellings have a minimum 8sqm balcony.</p> <p>Two-bedroom apartments should have a balcony area of at least 8 square metres with a minimum dimension of 2 metres – 100% of two-bedroom dwellings have 8sqm or more of balcony space.</p> <p>Three-bedroom apartments should have a balcony area of at least 12 square metres with a minimum width of 2.4 metres – 100% of three-bedroom apartments have 12sqm or more of balcony space.</p> <p>Heating and cooling equipment is proposed to be located at roof level so that balconies can be devoid of these units.</p>
<b>Compliance</b>	✓
<b>58.05-4 Storage</b>	<b>To provide adequate storage facilities for each dwelling</b>
<b>Standard D20</b>	Each dwelling should have convenient access to usable and secure storage space.

	The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6
<b>Assessment</b>	The proposed apartments meet the internal storage requirements of Standard D20. Additional storage spaces are also provided adjacent to the car park spaces across the basement level to Level 3.
<b>Compliance</b>	✓
<b>58.06 Detailed Design</b>	
<b>58.06-1 Common Property</b>	<b>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</b> <b>To avoid future management difficulties in areas of common ownership</b>
<b>Standard D21</b>	Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management
<b>Assessment</b>	Private versus communal property are clearly delineated.
<b>Compliance</b>	✓
<b>58.06-2 Site service</b>	<b>To ensure that site services can be installed and easily maintained.</b> <b>To ensure that site facilities are accessible, adequate and attractive.</b>
<b>Standard D22</b>	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. Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Mailboxes should be provided and located for convenient access as required by Australia Post
<b>Assessment</b>	It is anticipated that mailboxes will be conveniently located adjacent to the ground floor lobby of the apartment development. It is expected that the proposed apartment design will provide sufficient space for the required facilities and services.
<b>Compliance</b>	✓
<b>58.06-3 Waste and recycling objectives</b>	<b>To ensure dwellings are designed to encourage waste recycling.</b> <b>To ensure that waste and recycling facilities are accessible, adequate and attractive.</b> <b>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</b>
<b>Standard D23</b>	Developments should include dedicated areas for: <ul style="list-style-type: none"> <li>• Waste and recycling enclosures which are: <ul style="list-style-type: none"> <li>○ Adequate in size, durable, waterproof and blend in with the development.</li> <li>○ Adequately ventilated.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Located and designed for convenient access by residents and made easily accessible to people with limited mobility</li> <li>• Adequate facilities for bin washing. These areas should be adequately ventilated.</li> <li>• 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.</li> <li>• Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing</li> <li>• Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</li> <li>• Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.</li> </ul> <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> <li>• Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.</li> <li>• Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</li> </ul>
<b>Assessment</b>	<p>Waste management activities are proposed to be undertaken by a private contractor. It is proposed that:</p> <ul style="list-style-type: none"> <li>▪ A rear-lift vehicle (nom. 6.4m long and 2.1m high) will prop within the loading bay at ground level;</li> <li>▪ Collection staff (driver and assistance) will have access to the bin store at ground level and will transfer the bins to the truck and back to the store.</li> </ul> <p>Please refer to the Waste Management Plan prepared by Leigh Design for further detail.</p>
<b>Compliance</b>	✓
<b>58.07 Internal Amenity</b>	
<b>58.07-1 Functional layout</b>	<b>To encourage dwellings that provide functional areas that meet the needs of residents.</b>
<b>Standard D24</b>	<p>Bedrooms should:</p> <ul style="list-style-type: none"> <li>• Meet the minimum internal room dimensions specified in Table D7.</li> <li>• Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe</li> </ul> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.</p>
<b>Assessment</b>	<p>All main bedrooms have a minimum width of 3 metres and depth of 3.4 metres and all secondary bedrooms have a minimum width and depth of 3 metres.</p> <p>All apartments will meet the minimum living area dimensions except for 63 (40%) of the apartments across Levels 5 to 19. It is noted that the extent of variation required is minor, in the order of 0.3 metres.</p>
<b>Compliance</b>	<b>Minor Variation – Meets Objective</b>

<b>58.07-2 Room Depth</b>	<b>To allow adequate daylight into single aspect habitable rooms.</b>
<b>Standard D25</b>	<p>A single aspect habitable room should not exceed a room depth of 2.5 times the ceiling height.</p> <p>A single aspect open plan habitable room depth may be increased to 9 metres provided the following requirements are met:</p> <ul style="list-style-type: none"> <li>• The room combines the living area, dining area and kitchen.</li> <li>• The kitchen is located furthest from the window.</li> <li>• The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, except where services are provided above the kitchen.</li> </ul> <p>The room depth is measured from the external surface of the habitable room window to the rear wall.</p>
<b>Assessment</b>	<p>All apartments will have a minimum ceiling height of 3.1 metres. The majority of apartments have single aspect open plan kitchen, dining and living areas measured less than 9 metres from the external surface of the room window.</p> <p>There are 27 apartments with a combined kitchen, dining and living area that exceeds 9 metres, however these apartments are located on a corner with a secondary light source.</p>
<b>Compliance</b>	✓
<b>58.07-3 Windows</b>	<b>To allow adequate daylight into new habitable room windows.</b>
<b>Standard D26</b>	<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"> <li>• A minimum width of 1.2 metres.</li> <li>▪ A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> </ul>
<b>Assessment</b>	<p>All habitable room windows have window in an external wall of the building.</p> <p>It is noted that 83 bedrooms will be provided with daylight access from a secondary area, of which:</p> <ul style="list-style-type: none"> <li>▪ Sixty-four (64) across Levels 5 to 19 have a dimension of 1.2 metres (width) by 1.8 metres (depth) - which meets the Standard;</li> <li>▪ Sixteen (16) across Levels 5 to 19 have a dimension of 1.2 metres (width) by 1.3 metres (depth);</li> <li>▪ One (1) at Level 4 has a dimension of 1.2 metres (width) by 3.7 metres (depth) – requiring a variation;</li> <li>▪ One (1) at Level 4 has a dimension of 1.2 metres (width) by 3.75 metres (depth) – requiring a variation; and</li> <li>▪ One (1) at Level 4 has a dimension of 1.2 metres (width) by 3.85 metres (depth) – requiring a variation.</li> </ul> <p>The Standard requires a minimum width of 1.2 metres and a maximum depth of 1.8 metres. In total, the depths of the secondary area to three (3) bedrooms (out of a total of 334 bedrooms across 157 dwellings) require a variation to the Standard. Daylight modelling of the non-compliant ‘saddleback’ bedrooms has been prepared by Simpson</p>

	<p>Kotzman based on the benchmark incorporated in BESS which sets out the following performance standards for daylight within residential developments:</p> <p><i>At least 80% of dwellings achieve a daylight factor greater than 0.5% to 90% of the floor area in all bedrooms.</i></p> <p>Although the three (3) bedrooms do not achieve a daylight factor greater than 0.5% to 90% of the floor area, it is submitted that the variation is acceptable given it is a small proportion of the overall development (0.9% of all bedrooms) and affects 1 x two bedroom apartment and 2 x three bedroom apartments (i.e.) the non-compliant saddleback bedroom is not the only bedroom within the apartment.</p> <p>It is not uncommon for multi-unit developments to comprise a small number of saddleback bedrooms due to site constraints. It is noted that Elwood House, at the corner of Ormond Road and Pine Avenue, has won multiple architectural and design awards despite the presence of saddleback bedrooms (refer to an excerpt of the plans below).</p> 
<p><b>Compliance</b></p>	<p><b>Variation</b></p>
<p><b>58.07-4 Natural Ventilation</b></p>	<p><b>To encourage natural ventilation of dwellings.</b>  <b>To allow occupants to effectively manage natural ventilation of dwellings.</b></p>
<p><b>Standards D27</b></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"> <li>▪ There is a maximum breeze path through the dwelling of 18 metres.</li> <li>• There is a minimum breeze path through the dwelling of 5 metres.</li> <li>• The ventilation openings have approximately the same area.</li> </ul> <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>
<p><b>Assessment</b></p>	<p>40.7% (64) of the apartments will have effective cross ventilation with a maximum breeze path of 18 metres.</p>
<p><b>Compliance</b></p>	<p>✓</p>