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PLANNING &
PROPERTY

PARTNERS

LAWYERS & CONSULTANTS

20 December 2021

Department of Environment, Land, Water & Planning
Attn: [REDACTED]
8 Nicholson Street
EAST MELBOURNE VIC 3002

By email: [REDACTED]

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Dear [REDACTED],
**PLANNING PERMIT APPLICATION – PA1900753-1
RESPONSE TO REQUEST FOR FURTHER INFORMATION
139-149 BOUNDARY ROAD, NORTH MELBOURNE**

We continue to act for *BEG Developments Pty Ltd*, the permit applicant in the above matter.

We write in response to the Department's correspondence dated 17 November 2021, requesting further information pursuant to section 54 of the *Planning and Environment Act 1987* (Vic).

This response seeks to address the matters raised in the request for further information and is accompanied by updated application material for the proposed development. To assist your consideration, please find herewith the following documentation in support of the application:

- Updated architectural plan package prepared by *CHT Architects*;
- Updated 'Traffic Impact Assessment' prepared by *Onemilegrid* (9 December 2021); and
- Updated render images of the proposed amended development.

We request that this information replace corresponding information lodged with the application and request that this form the basis of any decision on the application.

Additionally, we provide the following responses to the Department's request for additional information in numeric order:

Information required as part of the application

1. **Confirmation whether the application also proposes to discharge any planning permit conditions. If so, please provide details about how the plans or reports meet the requirements of the conditions.**

The updated architectural plans have sought to capture the majority of condition 1 requirements, however conditions of the planning permit requiring further input from various consultants which will occur at a later town planning endorsement stage.

Accordingly, no conditions are sought to be discharged through this amendment application.

2. **Covering letter amended to show:**

- a. **Justification and rationale for proposing to amend the existing conditions. Please note that the section 72 amendment process is not an opportunity to revisit the conditions of the permit without appropriate reasons, or to delete conditions which have been addressed in amended plans.**

The existing planning permit contains erroneous conditions which have sought to be corrected/amended through this application. This includes for instance the reference to 'visitor parking spaces' at Condition 1c) which is a statutory requirement for bicycle parking spaces,

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not to be confused for car parking where there is no statutory requirement and thus Condition 52 can also be deleted.

Similarly, the Melbourne Water flood mitigation conditions currently at Conditions 56 – 59 are also erroneous making reference as an example to 'Building A', 'Building B' and 'Building C'.

Accordingly, the proposed amendments to the existing conditions are provided, in some instances, to correct previous errors as well update these to reflect the proposed design response and updated consultant reports.

b. **Updated Clause 58 assessment detailing how the revised proposal compares with the approved scheme through the submission of a Clause 58 compliance table.**

An updated Clause 58 assessment is provided at **Appendix A** to this letter. When comparing this to the existing approval, the amended design response notably:

- Reduces the number of apartments/townhouses from the existing approval from 291 to 276;
- Increases the ground floor communal open space area from 694sqm to 705.3sqm, while providing a minor reduction to the rooftop terrace area from 237sqm to 203.5sqm. The provided spaces notably continue to satisfy Standard D7 and D8 requirements.
- Reduces the number of 'accessible' apartments from 242 to 175, which equates to 63.4% of the total 276 apartments and in excess of Standard D17 requirements.
- Reduces the extent of variation sought to the apartments private open space areas. The approved development allows for 24 of the apartments/townhouses to vary Standard D19 requirements with 91.8% compliance achieved across the approval. The proposed amendment seeks variation to 19 of the apartments/townhouses, with 93.2% of the proposal otherwise compliant.
- Seeks minor variation to the bedroom sizes of ground floor apartments (G.01, G02 and G.03) by 200mm, however these apartments all remain generous in size with a separate study area provided and excellent amenity continued to be achieved.
- Exceeds natural ventilation requirements with 126 of the 276 apartments (45.6%), compared to the previous 22% (prior to introduction of Condition 1a) into the Planning Permit).

As a result of updating the external storage requirements for the apartments within the building's basement to comply with relevant Standard D20 requirements a minor reduction in overall bicycle parking numbers occurred, with 225 on-site bicycle parking spaces now proposed as part of this amendment and in excess of Clause 52.34 requirements.

The previously provided 'Traffic Impact Assessment' prepared by *Onemilegrid* has been updated to reflect the revised bicycle numbers and supports the extent provided within the proposal.

3. **Updated renders of the proposal, as it is not clear how the materials and finishes are proposed to change. For instance, the material schedule refers to a 'red tinted concrete tone', but this is not visible on any of the elevations.**

Enclosed are updated renders of the proposal, demonstrating the materials and finishes of the design response as well as the changes made primarily to the central northern courtyard area and built form bordering this. The 'red tinted concrete tone' materiality is provided on the building's western elevation, framing the townhouses and providing a sense of address at this interface.

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4. **A 3D model in accordance with the Department's 3D Modelling Practice Note.**

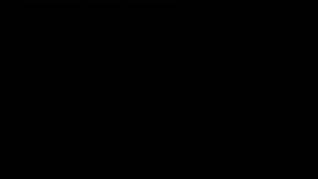
The link below contains an updated 3D model in a .FBX format in accordance with the Department's Practice Note:

<https://spaces.hightail.com/receive/jiShmr2VvS>

We provide this response, supporting material and comments to assist in your consideration of the proposed amendments. If the Minister is not satisfied with the updated information provided, we respectfully request an extension to the stated lapse date within the Department's correspondence dated 17 November 2021.

Please contact the undersigned on 03 8626 9090 (email: wilson@pppartners.com.au) should the Department have any queries regarding the correspondence.

Yours faithfully



Planning & Property Partners Pty Ltd

Encl.

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Appendix A
Section 72 - Clause 58 Assessment

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Clause 58 Assessment – Section 72 Amendment – December 2021

139-149 Boundary Road, North Melbourne

<p>Objectives and summary of standards</p> <ul style="list-style-type: none"> • A development <u>must</u> meet all objectives • A development <u>should</u> meet all standards 	<p>Applicant's Assessment</p>
<p>Clause 58.01-1:</p> <p>Urban Context Report and Design Response</p> <p>An application must be accompanied by:</p> <ul style="list-style-type: none"> • An urban context report. • A design response. 	<p>Complies</p> <p>The original application material namely the earlier town planning report and the accompanying architectural package prepared by <i>CHT Architects</i> provided a detailed urban context report and design response in accordance with this requirement.</p>
<p>Clause 58.01-2:</p> <p>Urban context report</p> <p>The urban context report may use a site plan, photographs or other techniques and must include:</p> <p>An accurate description of:</p> <ul style="list-style-type: none"> • Site shape, size, orientation and easements. • Levels and contours of the site and the difference in levels between the site and surrounding properties. • The location and height of existing buildings on the site and surrounding properties. • The use of surrounding buildings. • The location of private open space of surrounding properties and the location of trees, fences and other landscape elements. • Solar access to the site and to surrounding properties. • Views to and from the site. • Street frontage features such as poles, street trees and kerb crossovers. • The location of local shops, public transport services and public open spaces within walking distance. • Movement systems through and around the site. • Any other notable feature or characteristic of the site. • An assessment of the characteristics of the area including: <p>Any environmental features such as vegetation, topography and significant views.</p> <ul style="list-style-type: none"> • The pattern of subdivision. • Street design and landscape. • The pattern of development. • Building form, scale and rhythm. • Connection to the public realm. • Architectural style, building details and materials. • Off-site noise sources. • The relevant NatHERS climate zones (as identified in Clause 58.03-1). 	<p>Complies</p> <p>The original application material namely the earlier town planning report and the accompanying architectural package prepared by <i>CHT Architects</i> provided details of the site by way of a site plan, photographs, and written description in accordance with this requirement.</p> <div data-bbox="960 1025 1506 1330" style="border: 2px solid red; padding: 5px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <div data-bbox="1027 1653 1398 1765" style="text-align: center; font-size: 2em; font-weight: bold; color: red;"> <p>ADVERTISED PLAN</p> </div>

<ul style="list-style-type: none"> • Social and economic activity. • Any other notable or cultural characteristics of the area. 	
<p>Clause 58.01-3: Design Response</p> <p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> • Responds to any relevant planning provision that applies to the land. • Meets the objectives of Clause 58. • Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme. • Derives from and responds to the urban context report. <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.</p>	<p>Complies</p> <p>Material included within the original and accompanying architectural package and earlier town planning report clearly articulated how the proposed development derived from, and responded to, the historic industrial character of the area and planning controls in particular DDO63 applying to the 'Arden-Macaulay Urban Renewal Precinct' and the Structure Plan.</p>
<p>Clause 58.02-1 – Urban Context Objectives</p> <ul style="list-style-type: none"> • To ensure that the design respects the existing urban context or contributes to the preferred future development of the area. • To ensure the development responds to the features of the site and surrounding area. <p>Standard D1 (cannot be varied)</p> <ul style="list-style-type: none"> • 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>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></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>Complies</p> <p>The original application material namely the earlier town planning report and the accompanying architectural package prepared by <i>CHT Architects</i> contained a detailed assessment of the Site's urban context and surrounding area and how the proposal has appropriately responded to this.</p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 58.02-2 – Residential Policy Objectives</p> <ul style="list-style-type: none"> • To ensure that residential development is provided in accordance with any policy for housing in the 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>Standard D2 (cannot be varied)</p> <p>An application <u>must</u> be accompanied by a written statement that describes how the development is consistent with any relevant policy for housing in:</p> <ul style="list-style-type: none"> • the SPPF; and • the LPPF including the MSS; and • Local Planning Policies (<i>i.e. Clause 22.01 – Urban Design within the Capital City Zone</i>). <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></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. 	<p>Complies</p> <p>As detailed in the body of the earlier town planning submission, the design and siting of the proposal is considered appropriate in the context of the Site and surrounding area and as reflected in the issuing of the Planning Permit. The architectural material and various consultant reports that accompany the application includes a detailed study of surrounding land uses and development, including its location, scale and intensity particularly that destined to evolve to this strategic precinct.</p> <p>The approved development enables a mixed-use development that is extremely well located to take advantage of the various retail, community and service amenities in the Urban Renewal Precinct and convenient connections to the Melbourne CBD, other nearby activity centres and existing and planned public transport infrastructure.</p> <p>The development provides for additional affordable housing and a diversity in housing in</p>

<ul style="list-style-type: none"> • <i>The design response.</i> <div style="border: 2px solid red; padding: 10px; text-align: center; margin: 10px auto; width: 80%;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>	<p>an area extremely close to existing jobs, services and public transportation and clearly identified for change in State and local planning policy. The high quality architectural design ensures the development will provide a positive contribution to the surrounding area.</p> <p>This is entirely consistent with the directives of <i>Plan Melbourne</i> and State and Local Planning Policy Framework policies of the Planning Scheme on the basis that the proposal remains entirely respectful of nearby developments, approvals and aspirations within this evolving precinct.</p>
<p>Clause 58.02-3 – Dwelling Diversity Objective</p> <ul style="list-style-type: none"> • To encourage a range of dwelling sizes and types in development of ten or more dwellings. <p>Standard D3 (can be varied)</p> <p>Developments of 10 or more dwellings <u>should</u> provide a range of dwelling sizes and types including dwellings with a different number of bedrooms.</p> <p><i>There are no decision guidelines for this objective and standard.</i></p>	<p>Complies</p> <p>The proposal and approved development incorporates a variety of townhouses and apartments of one, two and three-bedroom options, that display a range of sizes, types and layouts.</p>
<p>Clause 58.02-4 – Infrastructure Objectives</p> <ul style="list-style-type: none"> • To ensure development is provided with appropriate utility services and infrastructure. • To ensure development does not unreasonably overload the capacity of utility services and infrastructure. <p>Standard D4 (can be varied)</p> <ul style="list-style-type: none"> • Development <u>should</u> be connected to reticulated services including reticulated sewerage, drainage, electricity and gas if available. • Developments <u>should</u> 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 space capacity, developments <u>should</u> provide for the upgrading or mitigation of the impact on services or infrastructure. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>The capacity of the existing infrastructure.</i> • <i>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.</i> • <i>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.</i> 	<p>Complies</p> <p>The proposal and approved development is able to be connected to all services required for the residential, commercial and public uses of the land.</p> <p>A total storage volume of 80KL rainwater tanks are to be provided, with rainwater collected from the building roof and podium level terraces and to be filtered and treated for re-use in toilet flushing and irrigation.</p> <p>The proposal will not result in unsustainable demands upon existing and planned infrastructure.</p>
<p>Clause 58.02-5 – Integration with the Street Objective</p> <ul style="list-style-type: none"> • To integrate the layout of development with the street. <p>Standard D5</p> <ul style="list-style-type: none"> • Developments <u>should</u> provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. 	<p>Complies</p> <p>The approved and proposed amended development is oriented to the existing primary Boundary Road frontage, and overall improves the appearance and pedestrianisation of the streetscape with a widened and enhanced public realm along this strategic front.</p>

- Development should be orientated to front existing and proposed streets.
- High fencing in front of dwellings should be avoided if practicable.
- Development next to existing public open space should be laid out to complement the open space.

Decision Guidelines

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

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.

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The approved development and proposed changes are well integrated with the street including concentrated activity at ground floor level, through retail tenancies and apartments on the upper level.

The approved development and proposed changes are orientated towards a future east-west and north-south laneway link as identified within the Structure Plan, connecting the eastern boundary road to the north-south link and its on connections to the southern Alfred Street through to Racecourse Road and beautifying this link for an enhanced urban design outcome when considering its future role and use.

Passive surveillance to these areas and the public realm will be improved through the provision of balconies and windows orientated toward these spaces.

The walkable areas, consisting of the pedestrian links, Boundary Road footpaths surrounding the street will be activated with retail tenancies, with internal communal spaces also provided and improving the pedestrian/cyclist permeability within and adjacent to the Site.

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.

Standard D6 (Can be varied)

- Buildings should be:
 - Oriented to make appropriate use of solar energy.
 - Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Living areas and private open space should be located on the north side of the development, if practicable.
- Developments should be designed so that solar access to north-facing windows is optimised.
- Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in Table D1:

Table D1 – Cooling Load	
NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum
Climate zone 62 Moorabbin	21
Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).	

Decision Guidelines

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

- The design response.
- The size, orientation and layout of the site.

Complies

The Site is strategically located on a large site with the building designed in a 'U' shape to maximise receipt of natural northern light and create clear building separation within the Site.

Balconies and windows are orientated to the existing and future public realm and the communal open space areas.

As outlined in the 'Sustainable Management Plan & Water Sensitive Urban Design Response' prepared by *Ark Resources Pty Ltd* the proposed development meets the minimum Green Star 5 Standard. With regards to energy efficiency the ESD Report states:

'This report confirms that a combination of sustainable building management practices, design initiatives, fixtures, systems, appliances, materials and finishes will be integrated into the building in order to attain a 5 star Green Star Design & As Built performance standard.

The standard achieved is defined as Australian Excellence in terms of environmental design and is consistent with the City of Melbourne's Eco City goals for residents in relation to the reduction of operational greenhouse emissions & water consumption.

The development also meets the Best Practice standard for Urban Stormwater Quality and is therefore also consistent with the City of Melbourne's Water Sensitive Urban Design objectives.'

<ul style="list-style-type: none"> • <i>The existing amount of solar access to abutting properties.</i> • <i>The availability of solar access to north-facing windows on the site.</i> • <i>The annual cooling load for each dwelling.</i> 	
<p>Clause 58.03-2 – Communal Open Space Objective</p> <ul style="list-style-type: none"> • To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development. <p>Standard D7 (Can be varied)</p> <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 <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. • Be designed to protect any natural features on the site. • Maximise landscaping opportunities. • Be accessible, useable and capable of efficient management. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>Any relevant design objective, policy or statement set out in this scheme.</i> • <i>The design response.</i> • <i>The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.</i> • <i>The availability of and access to public open space.</i> 	<p>Complies</p> <p>The proposed amendment provides a total of 705.3sqm of communal open space at upper ground floor centrally located with additional ground floor communal open space also provided along the Site's southern boundary.</p> <p>A 203.5sqm central communal rooftop terrace is also provided, thus collectively these spaces exceed Standard D7 requirements and providing a desirable balance, amenity and outlook for residents of the proposal with landscaping maximised in these areas.</p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 58.03-3 – Solar access to communal outdoor open space objective</p> <ul style="list-style-type: none"> • To allow solar access into communal outdoor open space. <p>Standard D8 (Can be varied)</p> <ul style="list-style-type: none"> • The communal outdoor open space <u>should</u> 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 <u>should</u> receive a minimum of two hours of sunlight between 9am and 3pm on 21 June. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>The design response.</i> • <i>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.</i> 	<p>Complies</p> <p>The communal ground floor open space and central rooftop terrace are both located to the Site's north thus will receive excellent solar access on the 21 June given its height and orientation on the winter equinox, and in excess of the minimum 125sqm requirement.</p>
<p>Clause 58.03-4 – Safety Objectives</p> <ul style="list-style-type: none"> • To ensure the layout of development provides for the safety and security of residents and property. 	<p>Complies</p> <p>Pedestrian and vehicle accessways are clearly recognised, acknowledging the immediate hierarchy of the street network to ensure the</p>

<p>Standard D9 (Can be varied)</p> <ul style="list-style-type: none"> 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>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>safety of pedestrians and vehicles accessing the Site.</p> <p>Both the pedestrian and vehicle entrances as well as walkable areas within the Site will be adequately lit at night to ensure an appropriate level of safety, while providing a sense of place and identity to the Boundary Road frontage and its significance in the Arden/Macaulay Urban Renewal Precinct and other proposed connections in the Structure Plan and adjacent to the Site.</p> <p>Courtyard fencing is provided to private public open space areas at lower ground floor, to ensure the privacy and amenity of residents of these apartments/townhouses is maintained.</p>
<p>Clause 58.03-5 – Landscaping Objectives</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the area. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect. <p>Standard D10 (Can be varied)</p> <p>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. Maximise deep soil areas for planting of canopy trees. <p>Development <u>should</u> provide for the retention or planting of trees, where these are part of the urban context.</p> <p>Development <u>should</u> 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 <u>should</u> specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development <u>should</u> provide the deep soil areas and canopy trees specified in Table D2.</p>	<p>Complies</p> <p>The Site's land size area at approximately 4,529 square metres requires 15% of the site area to be allocated for deep soil area or approximately 679.35 square metres, with one (1) large tree to be planted or two (2) medium trees per 90 square metres.</p> <p>Given the anticipated change of the area as a recognised Major Urban Renewal Precinct, the approved development and amended proposal do not provide for the minimum dimension width for 'deep-root planting', however continues to provide excellent deep soil areas across the Site, with planting opportunities including canopy trees to the north, south and west; additional ground floor planter boxes; climbers and planter boxes on the upper levels of the façade. The landscaping overall provides a sustainable and pleasant environment for future residents of the proposal as detailed in the 'Landscape Plan' prepared by <i>Tract Landscape Architects</i>.</p> <p>Importantly, Standard D10 also states '<i>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:</i></p> <ul style="list-style-type: none"> * <i>Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</i> * <i>Vegetated planters, green roofs or green facades.'</i> <p>Accordingly, with the discretion contained within Standard D10 and the extent of green landscaping provided across the Site, the approved development and proposed amendment continues to comply with the Standard and Objective.</p>

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<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"> • 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. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></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 style="color: red; text-align: center;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> <p style="text-align: center; color: red; font-size: 2em;">ADVERTISED PLAN</p>
<p>Clause 58.03-6 – Access Objective</p> <ul style="list-style-type: none"> • To ensure the number and design of vehicle crossovers respects the urban context. <p>Standard D11 (Can be varied)</p> <p>The width of accessways or car spaces <u>should not</u> 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.</p> <p>The location of crossovers <u>should</u> maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone <u>should</u> be minimised.</p> <p>Developments <u>must</u> provide for access for service, emergency and delivery vehicles.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></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>Complies with Objective</p> <p>The approved and proposed accessway width to Alfred Street is approximately 6.1 metres wide accounting for approximately 55.45% of the total 11 metre frontage the Site has to Alfred Street. While this accessway width is greater than Standard D11 requirements, the Site's allotment and frontage to Alfred Street is an anomaly with variation to the Standard still considered appropriate as approved when accounting for:</p> <ul style="list-style-type: none"> • The Site's existing crossover location and width to Alfred Street and the minor relocation of this. • The natural east-west fall of the Site, with Alfred Street being at the lowest access point of the Site enabling convenient access to the proposed basement levels rather than extensive ramping that would be required from Boundary Road. • The reinstatement of the existing crossover along the Boundary Road frontage, appreciating its RDZ1 status and future role as a prominent north-south link to existing and future services and infrastructure within the Arden Macaulay Urban Renewal Precinct and the beautification and enhancements.
<p>Clause 58.03-7 – Parking Location Objective</p> <ul style="list-style-type: none"> • To provide convenient parking for resident and visitor vehicles. • To protect residents from vehicular noise within developments. <p>Standard D12 (Can be varied)</p>	<p>Complies</p> <p>On-site car parking is provided within two (2) dedicated basement levels and a lower ground floor in response to the Site's natural fall. Convenient access to each apartment provided</p>

<p>Car parking facilities <u>should</u>:</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 <u>should</u> 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 Guideline</p> <ul style="list-style-type: none"> • <i>Before deciding on an application, the responsible authority must consider the design response.</i> 	<p>by lift and stair facilities and generous circulation areas.</p> <p>No habitable rooms are located near the car park or accessway.</p>
<p>Clause 58.03-8 – Integrated Water And Stormwater Management Objective</p> <ul style="list-style-type: none"> • To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. • To facilitate stormwater collection, utilisation and infiltration within the development. • To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. <p>Standard D13 (Can be varied)</p> <p>Buildings <u>should</u> be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings <u>should</u> be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system <u>should</u> be:</p> <ul style="list-style-type: none"> • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>Any relevant water and stormwater management objective, policy or statement set out in this scheme.</i> • <i>The design response.</i> • <i>Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.</i> • <i>Whether discharge from the site to the stormwater will adversely affect water quality entering the drainage system.</i> • <i>The capacity of the drainage network to accommodate additional stormwater.</i> • <i>Whether the stormwater treatment areas can be effectively maintained.</i> 	<p>Complies</p> <p>A total storage volume of 80KL rainwater tanks are to be provided, with rainwater collected from all building roofs, roof and podium level terraces and to be filtered and treated for re-use in toilet flushing and irrigation.</p> <p>As outlined in the ‘Sustainable Management Plan & Water Sensitive Urban Design Response’ prepared by <i>Ark Resources Pty Ltd</i>, the proposed development satisfied relevant MUSIC modelling requirements of Melbourne Water, thus satisfying Best Practice Standards as referenced in Standard D13.</p> <p>Further information with regards to the proposal’s water use is contained in the accompanying ‘Sustainable Management Plan & Water Sensitive Urban Design Response’ prepared by <i>Ark Resources Pty Ltd</i>.</p> <div data-bbox="970 1227 1513 1525" style="border: 2px solid red; padding: 5px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <p style="text-align: center; font-size: 2em; font-weight: bold; color: red;">ADVERTISED PLAN</p>
<p>Clause 58.04-1 – Building Setback Objective</p> <ul style="list-style-type: none"> • To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. • To allow adequate daylight into new dwellings. 	<p>Complies</p> <p>The proposal maintains setbacks as approved by the Planning Permit as reflected in the earlier town planning submission.</p>

<ul style="list-style-type: none"> To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. <p>Standard D14 (Can be varied)</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.</p> <p>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</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <i>The purpose of the zone and/or overlay that applies to the land.</i> <i>Any relevant urban design objective, policy or statement set out in this scheme.</i> <i>The urban context report.</i> <i>The design response.</i> <i>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.</i> <i>The impact of overlooking on the amenity of existing and proposed dwellings.</i> <i>The existing extent of overlooking into existing dwellings and private open space.</i> <i>Whether the development meets the objectives of Clause 58.</i> 	<p style="color: red; text-align: center;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> <p style="color: red; text-align: center; font-size: 2em;">ADVERTISED PLAN</p>
<p>Clause 58.04-2 – Internal Views Objective</p> <ul style="list-style-type: none"> To limit views into the private open space and habitable room windows of dwellings within a development. <p>Standard D15 (Can be varied)</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</p> <ul style="list-style-type: none"> <i>Before deciding on an application, the responsible authority must consider the design response.</i> 	<p>Complies</p> <p>The proposal has been designed to avoid any unreasonable overlooking to private open space areas of dwellings within the development with adequate separation of the wings provided and positioning of balconies/windows at the internal bends of the building ensuring that no unreasonable internal views will occur.</p>
<p>Clause 58.04-3 – Noise Impacts Objective</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources. 	<p>Complies</p> <p>The proposed development includes services provided in the core of the building, with a main services room located in the lower ground floor.</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:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Decision Guidelines

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

- *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.*

58.05-1 Accessibility objective

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

Standard D17

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 D4.

Table D4 - Bathroom Design

	Design Option A	Design Option B

Feature glazing and insulation has been equipped and will provide noise attenuation from any on or off-site noise sources as detailed in the updated 'Acoustic Report' prepared by *Acoustic Logic Pty Ltd* and in response to requirements of DDO26.

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Complies

175 of the 276 apartments/townhouses (63.4%) of the apartments are designed to be 'accessible' thus exceeding the Standard and Objective of clause 58.05-1.

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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.
Circulation area	A clear circulation area that is: * A minimum area of 1.2 metres by 1.2 metres. * Located in front of the shower and the toilet. * Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: * A minimum width of 1 metre. * The full length of the bathroom and a minimum length of 2.7 metres. * Clear of the toilet and basin. The circulation area can include a shower area.
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.

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There are no decision guidelines for this objective and standard

58.05-2 Building entry and circulation objective

- To provide each dwelling and building with its own sense of identity.
- To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.
- To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard D18 (can be varied)

Entries to dwellings and residential buildings should:

- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:

- Clearly distinguish entrances to residential and non-residential areas.
- Provide windows to building entrances and lift areas.

Complies

The Site contains two (2) street frontages, with the principal Boundary Road identified as a 'renewal street' and which is to be significantly enhanced through the widening of the public realm and associated enhancements and provision of commercial uses at ground floor along this front.

The residential entrance from Boundary Road is central and provides a sense of address to the streetscape, successfully integrating with the public realm and continuing the ground floor connections within the Site for the benefit of future residents. The proposal further identifies the future role of the north-south link along the Site's western boundary providing a landscaped boulevard and connection for the future laneway and a future secondary accessway alongside the

- Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
- Provide common areas and corridors that:
 - Include at least one source of natural light and natural ventilation.
 - Avoid obstruction from building services.
 - Maintain clear sight lines.

Decision Guidelines

Before deciding on an application, the responsible authority must consider

- *The design response.*
- *The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.*

public east-west link for residents to the internal lobby areas.

The primary vehicle entrance way is provided via Alfred Street, separate from the identified renewal street and the enhanced pedestrian entrances and public realm along this frontage.

The residential entrances are further afforded with a generous lobby area and mailroom for the added convenience of future residents.

Corridors of the building upper levels maintain a minimum width of 1600mm and contain a minimum of two sources of natural light and ventilation.

Clause 58.05-3 – Private Open Space Objective

- To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard D19 (can be varied)

A dwelling should have private open space consisting of:

- An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or
- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

Table D5 Balcony Size		
Dwelling Type	Minimum Area	Minimum Dimension
Studio or 1 bedroom dwelling	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

Decision Guidelines

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

- *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, the wind conditions and the sunlight it will receive.*
- *The availability of and access to public or communal open space.*

Complies with Objective

Each dwelling is provided with a balcony or courtyard area with convenient access from a living room, which range in size from 9.3 to 21.1 square metres, depending on the size of the apartment, and complying with the minimum dimension sizes.

A minor variation is sought to the size and dimensions of the courtyard areas associated with the ground floor townhouses and apartments (Apartment Type 01 – 04), which are required to provide 25sqm of private open space with a minimum dimension of 3 metres.

Variation to this requirement continues to be appropriate when considering:

- The townhouses containing a secondary 4.5sqm balcony at their upper ground floor, totalling 16.5 - 18sqm;
- Across the Site the generous communal open space areas provided, at ground floor and on the rooftop terrace in excess of Standard D7 requirements; and
- The reasonable recreation and service needs of residents given the minor variation sought to the Standard.

Minor variations are also sought to Apartment Type 06 (Apartments 102, 103, 202, 203, 302, 303, 402, 403, 502 and 503) and its size at 9.2sqm, with the minimum 2.2 dimension satisfying Standard D19 requirements.

Given the excellent amenity of these apartments and additional resident communal spaces as outlined above, minor variation to the Standard for these apartments is also considered appropriate, noting that these apartments generally exceed the minimum 8sqm requirement save for the AC unit.

Accordingly, when considering the size of these areas and the excellent communal amenity

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features of the design response a minor variation to this requirement is appropriate.

The ability for the balance of apartments (257 apartments, being 93.2%) to comply with Standard D19 requirements, highlights the excellent internal amenity of the proposed apartments.

Clause 58.05-4 – Storage Objective

- To provide adequate storage facilities for each dwelling

Standard D20 (can be varied)

- 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.

Table D6 - 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 or more bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

Decision Guidelines

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

- the design response.*
- The useability, functionality and location of storage facilities provided for the dwelling.*

Complies

Each dwelling is provided with storage that meets or exceeds with the requirements of Table D6. This includes storage provided both within the dwelling and lockable storage located in the basement level as detailed at Drawing Nos. TP2.20 – TP2.36 of the architectural package prepared by *CHT Architects*.

The basement storage areas are easily accessible for future residents via the lift or stairs.

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Clause 58.06-1 – Common Property Objective

- To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
- To avoid future management difficulties in areas of common ownership.

Standard D21 (can be varied)

- Developments should clearly delineate public, communal and private areas.
- Common property, where provided, should be functional and capable of efficient management.

Decision Guidelines

- There are no decision guidelines for this objective and standard.*

Complies

The common property areas include the residential and vehicle entrances; associated services, including the residential lobbies, circulation areas, stair and lift facilities; basement and car parking area; communal landscaped areas; gymnasium; communal wellness, arcade and dining areas. These area are practical for future occupants and are able to be appropriately managed in the future through the Owners Corporation.

Clause 58.06-2 – Site Services Objective

- To ensure that site services can be installed and easily maintained.
- To ensure that site facilities are accessible, adequate and attractive.

Standard D22 (can be varied)

- 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.

Complies

The approved development and proposed amendment complies with these requirements, enabling appropriate access to building services for required maintenance works.

The mail rooms are located on the ground floor, forming part of the building lobby areas, for easy access by residents and Australia Post.

<ul style="list-style-type: none"> • 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. <p>Decision Guidelines</p> <ul style="list-style-type: none"> • <i>Before deciding on an application, the responsible authority must consider the design response.</i> 	
<p>Clause 58.06-3 – Waste and Recycling Objective</p> <ul style="list-style-type: none"> • To ensure dwellings are designed to encourage waste recycling. • To ensure that waste and recycling facilities are accessible, adequate and attractive. • To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. <p>Standard D23 (Can be varied)</p> <p>Developments <u>should</u> 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 <u>should</u> be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> • Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>The design response.</i> • <i>Any relevant waste and recycling objective, policy or statement set out in this scheme.</i> 	<p>Complies</p> <p>The bin storage area is appropriate for the residential and commercial operations of the Site as detailed in the 'Waste Management Plan' prepared by <i>One Mile Grid</i>.</p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <div style="text-align: center; color: red; font-weight: bold; font-size: 2em; margin-top: 20px;"> <p>ADVERTISED PLAN</p> </div>
<p>Clause 58.07-1- Functional Layout Objective</p>	<p>Complies with Objective</p>

- To ensure dwellings provide functional areas that meet the needs of residents.

Standard D24 (Can be varied)

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D7.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Table D7 Bedroom Dimension		
Bedroom Type	Minimum Width	Minimum Depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.

Table D8 Living Area Dimension		
Bedroom 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

Decision Guidelines

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

- The design response.
- The useability, functionality and amenity of habitable rooms.

Clause 58.07-2 – Room Depth Objectives

- * To allow adequate daylight into single aspect habitable rooms.

Standard D25 (Can be varied)

Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen.
- The kitchen is located furthest from the window.
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level.
- This excludes where services are provided above the kitchen.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

Decision Guideline

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

- 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.
- Any overhang above habitable room windows that limits daylight access.

As detailed in Drawing No TP2.20 – TP2.31 all of the bedrooms for each respective apartment and all of the living areas, including townhouse dwellings, have been designed to meet the minimum requirements contained in Tables D7 and D8. This excludes ground floor apartments G01, G02 and G02 which contain their main bedroom size of 3 x 3.2 metres, 200mm shy of the Standard.

Notably with these three (3) apartments, they each contain separate study areas and separate ROBES enabling them to still be of generous size and provide a desirable amenity for future residents.

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Complies

All habitable rooms, including the open plan layout of living areas, comply with the standard when measuring the depth from the glazing line of the habitable room windows.

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<p>Clause 58.07-3 – Windows Objectives</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows <p>Standard D26 (Can be varied)</p> <p>Habitable rooms <u>should</u> 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 <u>should</u> 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 Guideline</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></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>Complies</p> <p>All habitable rooms have a window with an external wall of the building, with Apartment Type 18 containing the 'snorkel bedroom designed in accordance with Standard D26 requirements, maintaining a minimum width of 1.2 metres and a maximum depth of 1.5 metres (1.8 metre depth achievable).</p> <p>Accordingly, both the Standard and Objective of Clause 58.07-3 are satisfied in the design response.</p>
<p>Clause 58.07-4 – Natural Ventilation Objectives</p> <ul style="list-style-type: none"> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. <p>Standard D27 (Can be varied)</p> <p>The design and layout of dwellings <u>should</u> 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 <u>should</u> provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p>Decision Guideline</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> 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. 	<p>Complies</p> <p>126 of the 276 apartments (45.6%) are effectively cross ventilated, satisfying the requirements of Standard D27.</p> <p style="text-align: center;">ADVERTISED PLAN</p>

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