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Clause 58 – APARTMENT DEVELOPMENTS

346-350 Macaulay Road, Kensington – Item 4, RFI response

58.01 Urban Context Report and Design Response	
58.01-1 Application requirements	<p>An application must be accompanied by:</p> <ul style="list-style-type: none"> • An urban context report. • A design response.
Assessment	A comprehensive urban context report has been prepared by Hayball Architects and includes an analysis of the site and surrounds and design response.
Compliance	✓ Complies
58.01-2 Urban Context Report	<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"> • 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: <ul style="list-style-type: none"> • Any environmental features such as vegetation, topography and significant views. • 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). • Social and economic activity. • Any other notable or cultural characteristics of the area

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Assessment	The proposed development is highly responsive to the features of not only the site but also the surrounding area, which is recognised as an area in transition. Technical reports that accompany the application including NatHERS climate zones, acoustics and other notable or cultural characteristics of the area have been incorporated within the Urban Context Report.
Compliance	✓ Complies
58.01-3 Design response	<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. 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>
Assessment	A comprehensive design response has been prepared within the urban context report prepared by Hayball Architects and the planning submission prepared by SJB Planning.
Compliance	✓ Complies
58.02 Urban Context	
58.02-1 Urban Context	<p>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</p> <p>To ensure that development responds to the features of the site and the surrounding area</p>
Standard D1	<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>
Assessment	The proposed development is highly responsive to the features of not only the site but the surrounding areas, which is in transition. The eight-storey mixed use building will positively contribute to the anticipated emerging character from both a built form and land use perspective. The design response finds the site highly suitable for a high-density mixed-use development having considered the locational attributes, the position close to Activity centres and within an Urban renewal area that has an evolving built form context.
Compliance	✓ Complies
58.02-2 Residential Policy	<p>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.</p> <p>To support higher density residential development where development can take advantage of public and community infrastructure and services</p>
Standard D2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

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Assessment	A comprehensive assessment of the compliance with the Planning Policy Framework and the Local Planning Policy Framework has been undertaken in the planning submission prepared by SJB Planning
Compliance	✓ Complies
58.02-3 Dwelling Diversity	To encourage a range of dwelling sizes and types in developments of ten or more dwellings.
Standard D3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.
Assessment	Dwelling diversity is evident with a range of internal configurations offered as one, two or three bedrooms. Adaptability is imbedded in the apartments to allow consolidation and/or segmentation in the future to meet changing expectations as the building evolves.
Compliance	✓ Complies
58.02-4 Infrastructure	To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.
Standard D4	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.
Assessment	It is not expected that the proposed development will overload existing services. Most required services are conveniently positioned at basement 1 apart from the substation that is cleverly hidden behind the commercial tenancies at ground level. A small cupboard for gas meters is the only piece of visible infrastructure that can be viewed from the public realm
Compliance	✓ Complies
58.02-5 Integration with the street level	To integrate the layout of development with the street
Standard D5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.
Assessment	The development has a primary interface with Macaulay Road. At ground floor level, the proposed building will incorporate extensive glazing to integrate with the street as well as balconies to the upper levels allowing for engagement with the public realm. Appropriate and clearly defined pedestrian access is afforded to each commercial tenancy. The pedestrian link provided along the western boundary assists with making the site highly permeable. The large publicly traversable space at the frontage to Macaulay Road is a safe, open and welcoming space that can be viewed from the corner commercial tenancy. Appropriate landscaping will encourage its use by pedestrians and cyclists and provide a seamless transition to the public realm.

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	<p>It intersects with an additional pedestrian entry from Stubbs Street to provide a permeable and legible network of communal spaces that integrate with the public realm</p> <p>Vehicle entry to the site is separately provided from Stubbs Street where convenient and secure access is provided to the basement levels.</p>
Compliance	✓ Complies
58.03 Site Layout	
58.03-1 Energy efficiency	<p>To achieve and protect energy efficient dwellings and buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p>To ensure dwellings achieve adequate thermal efficiency</p>
Standard D6	<p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <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>
Assessment	<p>An average NatHERS star rating estimate of 7.2 has been achieved. This is well under the maximum recommended for Melbourne North and West of 22 MJ/m2.</p> <p>The proposed development has been designed to make appropriate use of solar energy from all interfaces and facilitate natural cross ventilation. Only 5 per cent of the total number of apartments have a single south-facing aspect.</p> <p>The layout of development will ensure that the energy efficiency of adjoining sites is not unreasonably compromised</p>
Compliance	✓ Complies
58.03-2 Communal open space	<p>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development</p>
Standard D7	<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, which ever is lesser.</p> <p>Communal open space should:</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.

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Assessment	<p>The development well exceeds the requisite communal open space recommended by the Standard. There are two areas of communal open space to the development. The first being at ground level where there is a large central garden that incorporates a communal room and extends through the spine of the site. The total area of the outdoor space is 997 square metres and 187.5 square metres of indoor space.</p> <p>The provisions refer to “open” space without being specific of the space needing to be outdoor or indoor, however in this instance it is relevant to consider both internal and external space as they both contribute to the amenity for residents and a diversity to the potential use of communal areas.</p> <p>Additional north-facing common spaces at level 6 and on the roof provide residents with further choice of quality recreation facilities, separated from other dwellings. These spaces will receive excellent opportunity for sunlight and comfortably meet Standard D8.</p>
Compliance	✓ Complies
58.03-3 Solar access to communal outdoor open space	To allow solar access into communal outdoor open space
Standard D8	<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>
Assessment	The outdoor space at ground floor will be subject to overshadowing however the roof terrace and level 6 space will enjoy unencumbered solar access throughout the day.
Compliance	Variation required
58.03-4 Safety	To ensure the layout of development provides for the safety and security of residents and property
Standard D9	<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>
Assessment	To ensure the safety and security of residents, separate entrance lobbies are proposed for each Building. All pedestrian entrances are clearly identifiable and provide for safe, secure and convenient access to the site. Some apartments have direct access from their terrace to Stubbs Street further engaging with and activating the public realm. Instead of blank walls the interface is a place <i>for detail, grain and occupation</i> .
Compliance	✓ Complies
58.03-5 Landscaping	<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</p>

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	<p>developments that support thermal comfort and reduces the urban heat island effect.</p> <p>The landscape layout and design should:</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 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"> • 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>Assessment</p>	<p>Table D2 Deep soil areas and canopy trees recommends the following minimum tree provisions:</p> <ul style="list-style-type: none"> • 1 large tree (at least 12 metres) per 90 square metres of deep soil; OR • 2 medium trees per 90 square metres of deep soil. <p>The Openwork landscape plan TP08-01 has been revised to show:</p> <ul style="list-style-type: none"> • 12 medium sized trees across the western setback that has an area of approximately 550 square metres; and • 4 medium sized trees across the northern setback that has an area of approximately 182 square metres. <p>The revised plan meets the recommended minimum tree provisions in Table D2</p> <p>The neighbourhood character is one of large-format warehouse buildings and there is no identifiable landscape character. Irrespective of this, significant consideration and contemplation have been given to the landscape and external communal spaces.</p> <p>Highly evolved principles have been adopted to create a unique and exemplary integration of building and landscape to create <i>moments of invitation and permission to occupy the ground plane, both to members of the public as well as members of the building's community</i>. The pedestrian links that extend along the western boundary and across the centre of the site will provide for public access and have been designed with appropriate width and passive surveillance to create a safe and activated space.</p> <p>As well as the ground level plane, the Buildings feature vertical planting to provide considerable visual interest and movement in this robust 'industrial' environment.</p>

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Compliance	✓ Complies
58.03-6 Access	To ensure the number and design of vehicle crossovers respects the urban context
Standard D11	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car 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>
Assessment	The basement ramp only covers 4 per cent of the frontage giving full priority to pedestrian visibility and thus safety.
Compliance	✓ Complies
58.03-7 Parking location	<p>To provide convenient parking for resident and visitor access</p> <p>To protect residents from vehicular noise within developments</p>
Standard D12	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings • Be secure • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>
Assessment	The basement car park spans three levels, which will sleeve in underneath the apartments. The layout provides convenient and secure spaces for residents.
Compliance	✓ Complies
58.03-8 Integrated water and stormwater management objectives	<p>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</p> <p>To facilitate stormwater collection, utilisation and infiltration within the development.</p> <p>To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</p>
Standard D13	<p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended

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	<ul style="list-style-type: none"> Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas
Assessment	<p>The development will be designed so as to ensure it meets the current best practice performance objectives for stormwater quality. It incorporates a rainwater tank of 80,000 litres capacity at basement level 1 that can be used to collect water for non-drinking purposes such as flushing toilets and irrigation of the planted spaces.</p> <p>A STORM report has been prepared by Umow Lai Pty Ltd as part of the SMP included in the application.</p>
Compliance	✓ Complies
58.04 Amenity Impacts	
58.04-1 Building setback objectives	<p>To ensure the setback of a building from a boundary appropriately responds to the urban context.</p> <p>To allow adequate daylight into new dwellings.</p> <p>To limit views into habitable room windows and private open space of new and existing dwellings.</p> <p>To provide a reasonable outlook from dwellings.</p> <p>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</p>
Standard D14	<p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> Ensure 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.
Assessment	<p>The subject site is located in a Mixed Use Zone and currently exemplifies an industrial urban environment in terms of built form scale, massing and density. It cannot be denied that site permeability is low with large-format built form and at grade parking dominating.</p> <p>The proposed design response has been carefully considered so as to provide appropriate setbacks at various levels so that the development will not present as visually overwhelming when viewed from the adjacent road reserves. A central communal courtyard is proposed to provide a visual break to the built form. As a result, the apartments will be afforded reasonable outlook.</p> <p>The building is appropriately recessed behind the street wall from both street boundaries, to mitigate any unreasonable visual bulk but also minimise shadow to the public realm. The proposed development has had regard to each of its interfaces and appropriate setbacks have been provided to ensure that new habitable room windows have adequate access to daylight.</p> <p>The development provides landscaped concourses throughout and at varied levels that will provide future residents with a visual connection to their external environment.</p>
Compliance	✓ Complies

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58.04-2 Internal Views	To limit views into the private open space and habitable room windows of dwellings within a development.
Standard D15	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.
Assessment	The development has been designed to avoid the opportunity for internal overlooking.
Compliance	✓ Complies
58.04-3 Noise impacts	To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources
Standard D16	<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 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"> • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p>
Assessment	<p>Consideration has been given to noise.</p> <p>It is noted that the subject land is located in close proximity to the CityLink to the east. Acoustic Logic has considered the impacts of this noise source and other requirements of this standard and provided written advice to address detailed design and acoustic measures that may be required. If a permit was to issue for the proposed development I recommend that these acoustic requirements be included as a condition.</p>
Compliance	✓ Complies
58.05 On-site Amenity and Facilities	
58.05-1 Accessibility	To ensure the design of dwellings meets the needs of people with limited mobility
Standard D17	<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area • A main bedroom with access to an adaptable bathroom • At least one adaptable bathroom that meets all of the requirements of either Design

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	A or Design B specified in Table D4.
	Assessment The plan set includes detailed floor plans of each apartment type that demonstrate compliance with all of these detailed design requirements – 61 per cent of apartments meet these requirements.
Compliance	✓ Complies
58.05-2 Building entry and circulation	<p>To provide each dwelling and building with its own sense of identity.</p> <p>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</p> <p>To ensure internal communal areas provide adequate access to daylight and natural ventilation</p>
Standard D18	<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable • Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> • Clearly distinguish entrances to residential and non-residential areas • Provide windows to building entrances and lift areas • Provide visible, safe and attractive stairs from the entry level to encourage use by residents • Provide common areas and corridors that: <ul style="list-style-type: none"> ○ Include at least one source of natural light and natural ventilation ○ Avoid obstruction from building services ○ Maintain clear sight lines.
Assessment	<p>The primary address for all apartments is proposed to be split between Macaulay Road and Stubbs Street via two well defined entrances, beyond which separate lobbies will define each Building to ensure they are easily identifiable.</p> <p>Considerable thought has been given to separating the built form and ensuring the internal communal corridors all have natural daylight and ventilation.</p>
Compliance	✓ Complies
58.05-3 Private open space	To provide adequate private open space for the reasonable recreation and service needs of residents.
Standard D19	<p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or • An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or • A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room. <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</p>

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Assessment	<p>Table D5 (Balcony Size) requires that for a 1-bedroom apartment, a balcony with a minimum area of 8 square metres is provided with a minimum dimension of 1.8 metres. In terms of 2-bedroom apartments, an 8 square metre balcony is required, with a minimum dimension of 2 metres. A 3-bedroom apartment is to have a 12 square metre balcony with a minimum dimension of 2.4 square metres.</p> <p>Each of the dwellings complies or exceeds the balcony size requirements with respect to minimum area and minimum dimension. Therefore, it is considered that adequate private open space is provided for reasonable recreation and service needs of residents.</p>
Compliance	✓ Complies
58.05-4 Storage	To provide adequate storage facilities for each dwelling
Standard D20	<p>Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6</p>
Assessment	<p>Table D6 (Storage) states that a 1 bedroom and a 2-bedroom apartment should have a total minimum storage volume of 10 cubic metres and 14 cubic metres respectively. A 3-bedroom apartment is to have 18 cubic metres.</p> <p>Each dwelling will be provided adequate internal storage including kitchen, bathroom and bedroom storage, in addition to external storage areas within the basement level and off the communal circulation spaces at each level.</p> <p>This information is detailed on the apartment layout plans for each dwelling type.</p>
Compliance	✓ Complies
58.06 Detailed Design	
58.06-1 Common Property	<p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership</p>
Standard D21	<p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management</p>
Assessment	<p>The basement carpark will ensure safe and convenient parking for residents and access is clearly delineated. Common property in the form of the basement, the pedestrian link through to the rear laneway and the pedestrian entrance to the apartments are practical spaces and can be easily maintained.</p>
Compliance	✓ Complies
58.06-2 Site service	<p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>
Standard D22	<p>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post</p>

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Assessment	Site services can be appropriately installed and maintained with the plans identifying the space allocated for these requirements. Letter boxes can be contained within each lobby as well.
Compliance	✓ Complies
58.06-3 Waste and recycling objectives	<p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</p>
Standard D23	<p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> • Waste and recycling enclosures which are: <ul style="list-style-type: none"> ○ Adequate in size, durable, waterproof and blend in with the development. ○ Adequately ventilated. ○ Located and designed for convenient access by residents and made easily accessible to people with limited mobility • Adequate facilities for bin washing. These areas should be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be designed and managed in accordance with a 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.
Assessment	<p>The outcome of a pre-application meeting with Council's waste management team was that flexibility would be given for additional collections on the basis that Council would collect residential waste.</p> <p>The challenge with providing a Council collection is ensuring a suitable zone at ground level where waste can be efficiently collected but not impact on the amenity of the public realm or the amenity of residents. It is imperative to the success of the shared space that it remains accessible to pedestrians and cyclists while having the capacity to be effectively screened when not in use. More frequent collections will achieve this end.</p> <p>A waste management plan has been prepared that meets the <i>Councils Waste Management Guidelines 2017</i>.</p>
Compliance	Complies
58.07 Internal Amenity	
58.07-1 Functional	To encourage dwellings that provide functional areas that meet the needs of residents.

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Standard D24	<p>Bedrooms should:</p> <ul style="list-style-type: none"> • Meet the minimum internal room dimensions specified in Table D7. • Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe
Assessment	<p>All bedrooms have the internal dimensions specified. Further, each living room is provided with the minimum area required for the corresponding type of dwelling.</p> <p>Not all living areas meet the minimum width, being 3.3 metres for a studio or one-bedroom dwelling and 3.6 metres for a two or more bedroom dwelling, but variance is not significant.</p> <p>As a result all apartments have a high level of internal amenity, with large open planned living areas. The variations are consideration appropriate as each apartment has been carefully and thoughtfully designed to have a functional layout, with direct access to an area of private open space.</p> <p>This information is detailed on the apartment layout plans for each dwelling type.</p>
Compliance	Variation required.
58.07-2 Room Depth	To allow adequate daylight into single aspect habitable rooms.
Standard D25	<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"> • 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, except where services are provided above the kitchen. <p>The room depth is measured from the external surface of the habitable room window to the rear wall.</p>
Assessment	<p>The ceiling height of apartments is 2.7 metres. The depth of habitable rooms does not exceed 9 metres measured from the external surface of the window to the rear wall of the room.</p>
Compliance	Complies
58.07-3 Windows	To allow adequate daylight into new habitable room windows.
Standard D26	<p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window.
	<p>All habitable rooms have a window with a minimum width of 1.2 metres and meet the maximum depth control.</p>

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Compliance	Complies
58.07-4 Natural Ventilation	<p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p>
Standards D27	<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"> • There is a maximum breeze path through the dwelling of 18 metres. • There is a minimum breeze path through the dwelling of 5 metres. • The ventilation openings have approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>
Assessment	A minimum 40 per cent of apartments have the necessary breeze paths
Compliance	Complies