Clause 58 Assessment

Better Apartments Design Standards

218-246 Macaulay Road, North Melbourne

March 2023

Better Apartments Design Standards

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58.01 URBAN CONTEXT REPORT AND DESIGN RESPONSE

58.01-1 Application requirements

Requirements	Complies / Does Not Comply / Variation required
An application must be accompanied by: • An urban context report • A Design Response	✓ **Complies** An Urban Context Report and Design Response has been prepared by Rothe Lowman and is enclosed.

58.01-2 Urban context report

Requirements	Complies / Does Not Comply / Variation required
The urban context report may use a site plan, photographs or other techniques and must include: An accurate description of: – 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: – Any environmental features such as vegetation, topography and significant views. – The pattern of subdivision. – Street design and landscape. – The pattern of development.	✓ **Complies** Refer to the accompanying architectural material provided by Rothe Lowman and the Town Planning and Urban Context Report prepared by Contour Consultants.

Requirements	Complies / Does Not Comply / Variation required
– 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).	

58.01-3 Design response

Requirements	Complies / Does Not Comply / Variation required
The design response must explain how the proposed design: – 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. – Selects materials and finishes for the external walls. – Derives from and responds to the urban context report. 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.	✓ **Complies** Refer to the accompanying architectural material provided by Rothe Lowman and the Town Planning and Urban Context Report prepared by Contour Consultants.

58.02 URBAN CONTEXT

58.02-1 Urban context objectives

- To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.
- To ensure that development responds to the features of the site and the surrounding area.

Standard D1	Complies / Does Not Comply / Variation required
The design response must be appropriate to the urban context and the site.	✓ **Complies** Refer to the accompanying architectural material provided by Rothe Lowman and the Town Planning and Urban Context Report prepared by Contour Consultants.
The proposed design must respect the existing or preferred urban context and respond to the features of the site.	✓ **Complies** Refer to the accompanying architectural material provided by Rothe Lowman and the Town Planning and Urban Context Report prepared by Contour Consultants.

58.02-2 Residential policy objectives

- To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
- To support higher density residential development where development can take advantage of public and community infrastructure and services.

Standard D2	Complies / Does Not Comply / Variation required
An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	✓ **Complies** Refer to the accompanying Town Planning and Urban Context Report prepared by Contour Consultants.

58.02-3 Dwelling diversity objective

- To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard D3	Complies / Does Not Comply / Variation required
Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	✓ **Complies** The proposed development provides for a total of 394 dwellings, with the following mix: • 82 studio dwellings • 156 one-bedroom dwellings • 132 two-bedroom dwellings • 24 three-bedroom dwellings This will appropriately contribute to the housing diversity within this locality.

58.02-4 Infrastructure objectives

- 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	Complies / Does Not Comply / Variation required
Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Connection to a reticulated gas service is optional.	✓ **Complies** The development will be connected to the appropriate services and utilities.
Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ **Complies** Advice received from the project engineers is that the development will not unreasonably exceed the capacity of existing services and utilities, and where necessary augmentation will occur.
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.	✓ **Complies** The development includes appropriate infrastructure and services to meet the needs of future residents.

58.02-5 Integration with the street objective

- To integrate the layout of development with the street.
- To support development that activates street frontage.

Standard D5	Complies / Does Not Comply / Variation required
Development should be oriented to front existing and proposed streets.	✓ **Complies** The proposed development has been oriented to front Macaulay Road, with the main entrance located centrally along the Macaulay Road frontage. At the ground floor level, retail premises provide an active frontage to Macaulay Road and Boundary Road, with a supermarket provided along the Boundary Road frontage to further activate this existing street.
Along street frontage, development should: – Incorporate pedestrian entries, windows, balconies or other active spaces. – Limit blank walls. – Limit high front fencing, unless consistent with the existing urban context. – Provide low and visually permeable front fences, where proposed. – Conceal car parking and internal waste collection areas from the street.	✓ **Complies** Dwellings fronting Macaulay Road are provided with balconies that overlook the street to provide passive surveillance, and a large communal terrace is provided at the sixth floor level along the Macaulay Road frontage. Passive surveillance is also provided to Boundary Road with balconies provided to the dwellings fronting the street. Car parking is concealed in the basement floor level, and bin storage areas are located internally, concealed from the street.
Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.	✓ **Complies** The proposed development is located proximate to Clayton Reserve and Canning Street and Macaulay Road Reserve, to the south-east. The proposal has been designed to appropriately complement these existing public open spaces and to provide passive surveillance through balconies and the communal terrace.

58.03 SITE LAYOUT

58.03-1 Energy efficiency objectives

- 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	Complies / Does Not Comply / Variation required
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.	✓ **Complies** Dwellings have been appropriately sited and oriented to ensure that there will not be an unreasonable impact on existing dwellings on adjoining lots, and to ensure that the proposed dwellings receive adequate solar access.
Living areas and private open space should be located on the north side of the development, if practicable.	✓ **Complies** Where possible, living areas and balconies are located to the northern side of dwellings.
Developments should be designed so that solar access to north-facing windows is optimised.	✓ **Complies** Where possible, north-facing windows are provided to dwellings to maximise solar access.
A dwelling located in a climate zone identified in Table D1 should not exceed the specified maximum NatHERS annual cooling load specified in the following table.	✓ **Complies** The maximum cooling load of 30MJ/m^2 for Climate Zone 21 (Melbourne) is not exceeded by any dwelling as part of this development. Refer to the Sustainable Management Plan prepared by GIW Environmental Solutions which provides a detailed sustainability assessment of the proposed development.

Table D1 Cooling load

NatHERS CLIMATE ZONE	NatHERS MAXIMUM COOLING LOAD MJ/M^2 PER ANNUM
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

58.03-2 Communal open space objective

- To provide communal open space that meets the recreation and amenity needs of residents.
- To ensure that communal open space is accessible, practical, attractive, easily maintained.
- To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.

Standard D7	Complies / Does Not Comply / Variation required
A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.	✓ **Complies** A total of 2,562.2m^2 of communal outdoor open space is provided.
If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.	✓ **Complies** A total of 2,562.2m^2 of communal outdoor open space is provided, approximately ten times the minimum requirement of 250m^2. A central communal terrace is provided at the first floor level, providing outlook for all internal-facing dwellings. An additional communal terrace is provided at the sixth floor level, overlooking Macaulay Road.

Each area of communal open space should be:
– Accessible to all residents.
– A useable size, shape and dimension.
– Capable of efficient management.
– Located to:
  – 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.
	✓ **Complies**
	
	The communal open spaces are accessible to all residents, and are significant in size.
	
	A central communal terrace is provided at the first floor level, providing outlook for all internal-facing dwellings.
	
	An additional communal terrace is provided at the sixth floor level, overlooking Macaulay Road.
	
	Passive surveillance is provided to the first floor communal terrace form internal-facing balconies.

Any area of communal outdoor open space should be landscaped and include canopy cover and trees.	✓ **Complies** The areas of communal outdoor open space will be appropriately landscaped including canopy cover and trees. Refer to the Landscape Concept Report prepared by Tract Consultants for further detail.

58.03-3 Solar access to communal outdoor open space objective

- To allow solar access into communal outdoor open space.

Standard D8	Complies / Does Not Comply / Variation required
The communal outdoor open space should be located on the north side of a building, if appropriate.	✓ **Complies** The central communal outdoor open space at the first floor level is located with a northern aspect, allowing for appropriate solar access. Whilst the sixth floor terrace is provided to the southern side of the site, the open central void allows for adequate solar access to the provided.
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.	✓ **Complies** The northern part of the first floor level central communal terrace provides in excess of 300m^2 with solar access between 11am and 3pm on 21 June, which significantly exceeds the requirements of the Standard.

58.03-4 Safety objective

- To ensure the layout of development provides for the safety and security of residents and property.

Standard D9	Complies / Does Not Comply / Variation required
Entrances to dwellings should not be obscured or isolated from the street and internal accessways.	✓ **Complies** The entrances to the dwellings are appropriately located and not obscured or isolated from the street and internal accessways.
Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ **Complies** The proposed planting is appropriate and does not obscure views from the street creating unsafe places. Please refer to the Landscape Concept Report prepared by Tract Consultants for further detail.
Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ **Complies** The car park and internal accessways will be appropriately visible and well lit.
Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ **Complies** Private areas will not be able to be used as thoroughfares.

58.03-5 Landscaping objectives

- To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.
- To preserve existing canopy cover and support the provision of new canopy cover.
- To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

Standard D10	**Complies / Does Not Comply / Variation required**
Development should retain existing trees and canopy cover.	✓ **Complies** Existing vegetation on site is minimal, and the proposed landscape treatment including canopy trees will provide an appropriate response for the site.
Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	- **N/A** No significant trees have been removed from the subject site in the last 12 months.

Development should:
– Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.
– Provide canopy cover through canopy trees that are:
  – Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.
  – Consistent with the canopy diameter and height at maturity specified in Table D4.
  – Located in communal outdoor open space or common areas or street frontages.
– Comprise smaller trees, shrubs and ground cover, including flowering native species.
– Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
– Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.
– Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
	- **Variation Required**
	
	• The required canopy cover for a site of 7,811m^2 in size is 1,412m^2. A total of 1,412m^2 of canopy cover is provided, totalling 18% of the total site area.
	
	• Two Type B trees or one Type C tree is required to be provided in addition to the canopy cover. One Type B Tree is to be provided at each communal terrace, in large raised planters that meet the soil volume requirements of 28 cubic metres. These trees will be consistent with the height and diameter requirements at Table D4 (minimum 8m height and 8m spread at maturity).
	
	• Given a basement floor level is provided to the majority of the site's extent, there is no opportunity to provide deep soil planting in natural ground. Extensive areas of 'on structure' planting are provided at the ground floor, first floor, and sixth floor levels including large areas of deep soil. It is further noted that the equivalent canopy cover is provided to satisfy the objective.
	
	• A mix of trees, shrubs, groundcovers and climbers are provided throughout the proposed development. A total of 77 trees are to be provided, with 354m^2 of canopy cover provided by pergolas with climbers.
	
	• Refer to the Landscape Concept Report prepared by Tract Consultants for further detail.

Standard D10	Complies / Does Not Comply / Variation required
– Protect any predominant landscape features of the area. – Take into account the soil type and drainage patterns of the site. – Provide a safe, attractive and functional environment for residents. – Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.	

Table D2 Canopy cover and deep soil requirements

Site Area	Canopy cover	Deep soil
1000 square metres or less	5% site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 – 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501-2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table D3 Soil requirements for trees

Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth of planter soil
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 6.5 metres)	1 metre
C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre

Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%.

Table D4 Tree type

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

58.03-6 Access objective

- To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.
- To ensure the vehicle crossovers are designed and located to minimise visual impact.

Standard D11	Complies / Does Not Comply / Variation required
Vehicle crossovers should be minimised.	✓ **Complies** Vehicle crossovers are minimised as much as practicable. At present, a total of three vehicle crossovers provide access to the site (one to Macaulay Road, and two to Boundary Road). One crossover is to be provided to the south-west corner at Macaulay Road, with a second crossover provided to the north-east corner at Boundary Road. Access to the one-way road is to be via the Boundary Road crossover, with egress provided from the Macaulay Road crossover.
Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.	✓ **Complies** The car parking entry is located at one point to the western side of the building, accessed from the new one-way road.
Pedestrian and cyclist access should be clearly delineated from vehicle access.	✓ **Complies** Pedestrian and cyclist access is provided from the main Macaulay Road entry.
The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.	✓ **Complies** The proposed crossovers are appropriately located, and a reduction in one crossover is proposed when compared to the existing conditions.
Developments must provide for access for service, emergency and delivery vehicles.	✓ **Complies** Appropriate access is provided for service, emergency and delivery vehicles.

58.03-7 Parking location objectives

- To provide convenient parking for resident and visitor vehicles.

- To protect residents from vehicular noise within developments.

Standard D12	Complies / Does Not Comply / Variation required
Car parking facilities should: – Be reasonably close and convenient to dwellings. – Be secure. – Be well ventilated if enclosed.	✓ **Complies** The car park is conveniently located in the basement level, with stairs and lifts providing access to the dwellings, retail premises and supermarket. The car park is secure (with a secure residential entry gate provided),and receives appropriate ventilation.
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.	✓ **Complies** No windows of habitable rooms will be impacted upon.

58.03-8 Integrated water and stormwater management objectives

- 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.

Standard D13	Complies / Does Not Comply / Variation required
Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.	✓ **Complies** The development will be provided with rainwater harvesting that captures water from the upper and lower roofs and terraces, and will store it in a 150,000 litre water tank. Further detail is provided in the accompanying Sustainable Management Plan prepared by GIW Environmental Solutions.
Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.	✓ **Complies** The proposed development will be connected to a non- potable reticulated water supply.
The stormwater management system should be: – 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). – Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	✓ **Complies** Please refer to Appendix A of the Sustainable Management Plan prepared by GIW Environmental Solutions for further detail.

58.04 AMENITY IMPACTS

58.04-1 Building setback objectives

- To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.
- To allow adequate daylight into new dwellings.
- To limit views into habitable room windows and private open space of new and existing dwellings.
- To provide a reasonable outlook from new dwellings.
- To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.

Standard D14	Complies / Does Not Comply / Variation required
The built form of the development must respect the existing or preferred urban context and respond to the features of the site.	✓ **Complies** The proposed building responds to the preferred character as detailed within the Urban Context and Architectural Design Response prepared by Rothe Lowman.
Buildings should be set back from side and rear boundaries, and other buildings within the site to: – 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.	✓ **Complies** The proposed development provides appropriate setbacks to side and rear boundaries, and also internally, to ensure that appropriate daylight is provided to each dwelling, and to avoid overlooking.

58.04-2 Internal views objective

- To limit views into the private open space and habitable room windows of dwellings within a development.

Standard D15	Complies / Does Not Comply / Variation required
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.	✓ **Complies** There are no overlooking opportunities from windows and balconies to lower-level private open space.

58.04-3 Noise impacts objectives

- To contain noise sources in developments that may affect existing dwellings.
- To protect residents from external and internal noise sources.

Standard D16	Complies / Does Not Comply / Variation required
Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.	✓ **Complies** Refer to the Acoustic Assessment prepared by RWDI for further detail.
The layout of new dwellings and buildings should minimise noise transmission within the site.	✓ **Complies** Refer to the Acoustic Assessment prepared by RWDI for further detail.
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.	✓ **Complies** Refer to the Acoustic Assessment prepared by RWDI for further detail.
New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.	✓ **Complies** Refer to the Acoustic Assessment prepared by RWDI for further detail.
Buildings within a noise influence area specified in Table D5 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.	✓ **Complies** The Acoustic Assessment prepared by RWDI concludes: *External noise intrusion from traffic noise into the development has been assessed against the requirements of Standard D16 of the Melbourne Planning Scheme and AS/NZS 2017:2016. Recommendations for building façade construction have been presented in section 4.2 to ensure that internal noise levels within the development comply with the nominated criteria.* Refer to the Acoustic Assessment prepared by RWDI for further detail.
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.	✓ **Complies** Refer to the Acoustic Assessment prepared by RWDI for further detail.
Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.	✓ **Complies** Refer to the Acoustic Assessment prepared by RWDI for further detail.

Table D5 Noise influence area

Noise Source	Noise Influence Area
Zone interface	
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track

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

58.04-4 Wind impacts objective

- To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.

Standard D17	Complies / Does Not Comply / Variation required
Development of five or more storeys, excluding a basement should: – not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and – achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.	✓ **Complies** Refer to the Wind Assessment prepared by RWDI for further detail.
Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.	✓ **Complies** Refer to the Wind Assessment prepared by RWDI for further detail.
Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.	✓ **Complies** Refer to the Wind Assessment prepared by RWDI for further detail.

Table D6 Wind conditions

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: – 3 metres per second for sitting areas, – 4 metres per second for standing areas, – 5 metres per second for walking areas

58.05 ON-SITE AMENITY AND FACILITIES

58.05-1 Accessibility objective

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

Standard D18	Complies / Does Not Comply / Variation required
At least 50 per cent of dwellings should have: – A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. – A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. – A main bedroom with access to an adaptable bathroom. – At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.	✓ **Complies** A total of 224 of 394 dwellings (57%) are considered accessible, as they are provided with minimum 850mm opening widths, a clear path of 1.2m in width that connects the dwelling entrance to the main bedroom, adaptable bathroom and living area, and are provided with an adaptable bathroom that meets the requirements of either Design Option A or B. Please refer to Section 5 within the Town Planning Document prepared by Rothe Lowman for further detail. ADVERTISED PLAN

Table D7 Bathroom design

	Design Option A	Design Option B
Door Opening	A clear 850mm wide door opening	A clear 820mm wide door opening located opposite the shower
Door design	Either: • A slide door, or • A door that opens outwards, or • A door that opens inwards that is clear of the circulation area and has readily removable hinges	Either: • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges.
Circulation Area	A clear circulation area that is: • A minimum area of 1.2m x 1.2m • 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 1m • The full length of the bathroom and a minimum length of 2.7m • 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.

58.05-2 Building entry and circulation objectives

- 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 D19	Complies / Does Not Comply / Variation required
Entries to dwellings and buildings should: – Be visible and easily identifiable. – Provide shelter, a sense of personal address and a transitional space around the entry.	✓ **Complies** All dwelling entries are visible and easily identifiable, and entries to the building provide appropriate shelter.
The layout and design of buildings should: – 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: ▪ Include at least one source of natural light and natural ventilation. ▪ Avoid obstruction from building services. ▪ Maintain clear sight lines.	✓ **Complies** The proposed development will clearly distinguish between residential and non residential areas. Building entrances are provided with windows, and the lift and stairs are appropriately visible and safe. Common areas are provided with appropriate areas of light and ventilation.

58.05-3 Private open space objective

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

Standard D20	Complies / Does Not Comply / Variation required
A dwelling should have private open space consisting of at least one of the following: – An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room – A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room – An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room	✓ **Complies** Each dwelling is provided with a balcony with at least the area and dimensions specified in Table D8, and convenient access from a living room.

Standard D20	Complies / Does Not Comply / Variation required
– An area on a roof of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.	
If an air conditioning/heating/condenser unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.	- **N/A** No air conditioning/heating/condenser units are located on balconies.
If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.	- **N/A** No finished floor levels of dwellings are 40 metres or more above ground level.

Table D8 Balcony size

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

Table D9 Additional living area or bedroom area

Dwelling type	Additional area
Studio or 1 bedroom dwelling	8 square metres
2 bedroom dwelling	8 square metres
3 or more bedroom dwelling	12 square metres

58.05-4 Storage objective

- To provide adequate storage facilities for each dwelling.

Standard D21	Complies / Does Not Comply / Variation required

Each dwelling should have convenient access to usable and secure storage space.	✓ **Complies** Each dwelling is provided with adequate internal storage, with some dwellings provided with external secure storage in addition.
The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.	✓ **Complies** Each dwelling is provided with the required volume of storage space as per Table D10. Please refer to Section 5 of the Town Planning Document prepared by Rothe Lowman for further detail.

Table D10 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

58.06 DETAILED DESIGN

58.06-1 Common property objectives

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

Standard D22	Complies / Does Not Comply / Variation required
Developments should clearly delineate public, communal and private areas.	✓ **Complies** Public, communal and private areas are clearly delineated. Refer to the Landscape Concept Plan prepared by Tract Consultants for further detail.
Common property, where provided, should be functional and capable of efficient management.	✓ **Complies** All common property will be in single ownership and capable of proper management.

58.06-2 Site services objectives

- To ensure that site services are accessible and can be installed and maintained.
- To ensure that site services and facilities are visually integrated into the building design or landscape.

Standard D23	Complies / Does Not Comply / Variation required
Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.	✓ **Complies** The building design provides for the appropriate siting and design of services which can be maintained efficiently and economically.
Meters and utility services should be designed as an integrated component of the building or landscape.	✓ **Complies** The building design provides for the appropriate siting and design of services which are integrated with the building.
Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.	✓ **Complies** The mail room is to be located adjacent to the lobby at the ground floor level.

58.06-3 Waste and recycling objectives

- To ensure dwellings are designed to encourage waste recycling.
- To ensure that waste and recycling facilities are accessible, adequate and attractive.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard D24	**Complies / Does Not Comply / Variation required**
Developments should include dedicated areas for:	
– Waste and recycling enclosures which are: – 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.	✓ **Complies** The waste and recycling enclosures are adequate in size, conveniently located and are appropriately ventilated. Refer to the Waste Management Plan prepared Leigh Design which forms part of the application documentation. ADVERTISED PLAN
– Adequate facilities for bin washing. These areas should be adequately ventilated.	✓ **Complies** Refer to the Waste Management Plan prepared Leigh Design which forms part of the application documentation.
– 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.	✓ **Complies** Refer to the Waste Management Plan prepared Leigh Design which forms part of the application documentation.
– Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.	✓ **Complies** Refer to the Waste Management Plan prepared Leigh Design which forms part of the application documentation.
– Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.	✓ **Complies** Refer to the Waste Management Plan prepared Leigh Design which forms part of the application documentation.
– Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.	✓ **Complies** Refer to the Waste Management Plan prepared Leigh Design which forms part of the application documentation.
Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:	
– Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.	✓ **Complies** Refer to the Waste Management Plan prepared Leigh Design which forms part of the application documentation.
– Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and	✓ **Complies**

hazards associated with waste collection vehicle movements.	Refer to the Waste Management Plan prepared Leigh Design which forms part of the application documentation.

58.06-4 External walls and materials objective

- To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.
- To ensure external walls endure and retain their attractiveness.

Standard D25	Complies / Does Not Comply / Variation required
External walls should be finished with materials that: – Do not easily deteriorate or stain. – Weather well over time. – Are resilient to the wear and tear from their intended use.	✓ **Complies** As set out in the Architectural Drawings prepared by Rothe Lowman the external walls comprise durable materials and finishes which will weather well over time and maintain the appearance of the development.
External wall design should facilitate safe and convenient access for maintenance.	✓ **Complies** The external wall design facilitates safe and convenient access for maintenance.

58.07 INTERNAL AMENITY

58.07-1 Functional layout objective

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

Standard D26	Complies / Does Not Comply / Variation required
Bedrooms should: – Meet the minimum internal room dimensions specified in Table D11. – Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.	✓ **Complies** All bedrooms meet the internal room dimensions specified in Table D11, and provide an area in addition to accommodate a wardrobe.
Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.	✓ **Complies** All living areas meet the internal room requirements specified at Table D12.

Table D11- Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3.0 metres

Table D12 - Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

58.07-2 Room Depth Objective

- To allow adequate daylight into single aspect habitable rooms.

Standard D27	Complies / Does Not Comply / Variation required
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.	✓ **Complies** All single aspect habitable rooms do not exceed a room depth of 2.5 times the ceiling height, with the exception of Type 1B apartments, which have a room depth of 8.25m. This room combines the living area, dining area and kitchen, and the kitchen is located furthest from the window. The ceiling height exceeds 2.7 metres.

58.07-3 Windows objective

- To allow adequate daylight into new habitable room windows.

Standard D28	Complies / Does Not Comply / Variation required
Habitable rooms should have a window in an external wall of the building.	✓ **Complies** All habitable rooms have a window in an external wall of the building.
A window may provide daylight to a bedroom from a smaller secondary area within the bed room, where the window is clear to the sky.	- **N/A**
The secondary area should be: – A minimum width of 1.2 metres. – A maximum depth of 1.5 times the width, measured from the external surface of the window.	- **N/A**

58.07-4 Natural ventilation objectives

- To encourage natural ventilation of dwellings.
- To allow occupants to effectively manage natural ventilation of dwellings.

Standard D29	Complies / Does Not Comply / Variation required
The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.	✓ **Complies** The proposed development maximises openable windows, and doors as much as practicable.
At least 40% of dwellings should provide effective cross ventilation that has: – A maximum breeze path through the dwelling of 18 metres. – A minimum breeze path through the dwelling of 5 metres. – Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	✓ **Complies** A total of 198 dwellings (50.2% of total dwellings) achieve effective cross ventilation