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11 Beach Street, Frankston

Clause 58 Assessment

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6 June 24

Document No.	Document Form	Prepared By	Reviewed By	Dated
1.	Draft	R. Green	T Ryder	10 May 2024
2.	Final	R. Green	T Ryder	10 May 2024
	RFI Response	R. Green	T. Ryder	6 June 2024

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58.01 URBAN CONTEXT REPORT AND DESIGN RESPONSE

An application must be accompanied by:

- An Urban Context Report.
- A Design Response.

An urban context report and a design response has been prepared and forms part of the application package. For details, please refer to the Architectural Plans prepared by *Caleb Smith* and *James Harbard Architects* in conjunction with the commentary provided in the assessment below.

58.02 URBAN CONTEXT

Objective and Standard	Comments
<p>Urban Context Objectives</p> <ul style="list-style-type: none">• To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.• To ensure that development responds to the features of the site and the surrounding area. <p>Standard D1</p> <ul style="list-style-type: none">• The design response must be appropriate to the urban context and the site.• The proposed design must respect the existing or preferred urban context and respond to the features of the site.	<p>Complies</p> <p>The urban context of the subject site has been discussed throughout the planning report and urban context report. These reports clearly establish the suitability of the site to accommodate additional development.</p> <p>A thorough analysis of the existing and preferred Urban Context formed the starting point of the design process and the basis for consideration of height, scale, and massing of the development.</p> <p>The site is centrally located within Precinct 5 of the Frankston Metropolitan Activity Centre (FMAC), with immediate proximity to a range of services. This in conjunction with the associated provisions and importance of Activity Centres in state and local planning policy, demonstrates the subject site can comfortably accommodate the proposed 14-storey affordable housing development. Furthermore, the proposal consists of a design outcome that responds to the existing site and immediate locale conditions and provides considerable benefit to the local and wider community.</p>

Objective and Standard	Comments
	Careful consideration has been given to the proposed developments interface with adjoining sites and land uses. As such, we consider all interfaces to be appropriate.
<p>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 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. <p>Standard D2</p> <ul style="list-style-type: none"> 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. 	<p>Complies</p> <p>The proposal is highly consistent with residential policy objectives within the state and local planning policy. The proposal provides a range of apartment typologies in a central location, supporting housing and affordable housing objectives.</p> <p>This assessment should be read in conjunction with the Planning Report, prepared by <i>proUrban</i> that outlines the general consistency of the development with all applicable planning policy objectives.</p>
<p>Dwelling Diversity Objective</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. <p>Standard D3</p> <ul style="list-style-type: none"> Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms. 	<p>Complies</p> <p>The development provides a total of 62 apartments in a range of dwelling sizes, types and bedrooms:</p> <p>62 apartments ranging from 62m² to 117m²:</p> <ul style="list-style-type: none"> 29 x 1 bedroom + 1 bathroom dwellings 32 x 2 bedroom + 1 bathroom dwellings 1 x 3 bedroom + 1 bathroom dwellings <p>For a more detailed description of proposed dwelling typologies please refer to the Planning Report, prepared by <i>proUrban</i>.</p>
<p>Infrastructure Objectives</p>	<p>Complies</p>

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Objective and Standard	Comments
<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</p> <ul style="list-style-type: none"> Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure. 	<p>The proposed development is readily capable of being connected to all essential reticulated services which are accommodated in the basement, ground, mezzanine and level 13. Services and infrastructure are appropriately located, away from the residential dwellings.</p> <p>All services will be provided to satisfaction of the relevant Responsible Authorities.</p>
<p>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 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. 	<p>Complies</p> <p>The building will be orientated to front Beach Street and is highly articulated with an extended frontage, single-lane car access, and a residential lobby with high architectural quality. Residents and visitors are provided with clear pedestrian, bike and car entry points with a strong sense of address to the building.</p> <p>Separated pedestrian and vehicular access, with multiple pedestrian entry points further supports safety and accessibility, and activation on the street frontage.</p> <p>No fences are proposed as part of this application.</p>

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58.03 SITE LAYOUT

Objective and Standard	Comments
<p>Energy Efficiency Objectives</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and buildings. 	<p>Complies</p> <p>Living areas are proposed to be located on the northern and southern side of the development. This in addition to the orientation of the dwellings and</p>

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<ul style="list-style-type: none"> To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency. <p>Standard D6 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. 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 the following table. <p>Table D1 Cooling load</p> <table border="1" data-bbox="185 842 1032 1171"> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M² per annum</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td>30</td> </tr> <tr> <td>Climate zone 22 East Sale</td> <td>22</td> </tr> <tr> <td>Climate zone 27 Mildura</td> <td>69</td> </tr> <tr> <td>Climate zone 60 Tullamarine</td> <td>22</td> </tr> <tr> <td>Climate zone 62 Moorabbin</td> <td>21</td> </tr> <tr> <td>Climate zone 63 Warrnambool</td> <td>21</td> </tr> <tr> <td>Climate zone 64 Cape Otway</td> <td>19</td> </tr> <tr> <td>Climate zone 66 Ballarat</td> <td>23</td> </tr> </tbody> </table> <p><i>Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</i></p>	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	<p>void spaces on the eastern and western sides of the built form, all of which allow for additional natural solar access.</p> <p>A comprehensive SMP prepared by IGS is provided as part of the planning application and should be referred to for further details that confirm compliance with this Standard.</p> <div data-bbox="1659 475 2204 815" style="border: 2px solid red; padding: 10px; 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>
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<p>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</p>	<p>Complies</p> <p>The proposal includes an internal residential community meeting room on the ground floor (32 sqm) connected to an outdoor communal terrace (36 sqm). On level 1 there is an additional internal communal resident's lounge</p>																		

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<ul style="list-style-type: none"> • A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. • 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. <p>Communal open space should: Be located to:</p> <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>(50 sqm) connected to an outdoor resident's terrace (37 sqm). The total communal area provided for residents amounts to 155 sqm.</p> <p>The proposal is compliant as 2.5sqm per the number of dwellings (62-12=125) amounts to a requirement of 125 sqm, in which the proposal exceeds.</p> <p>This communal spaces and terraces provide opportunities for passive surveillance over the car park to the rear and Evelyn Street. The space provides outlook for residents to the street and adjacent bayside shopping centre and is designed for minimal noise impacts on adjoining dwellings. The area is appropriately landscaped and accessible for all residents.</p> <div data-bbox="1167 619 1711 962" style="border: 1px solid red; padding: 10px; 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="1756 679 2123 791" style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;"> <p>ADVERTISED PLAN</p> </div>
<p>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</p> <ul style="list-style-type: none"> • The communal outdoor open space should be located on the north side of a building, if appropriate. • At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June. 	<p>Complies</p> <p>All communal areas are located on the northern side of the development and receive adequate sunlight in the specified parameters.</p> <p>Please refer to the shadow diagrams prepared by <i>Caleb Smith</i> and <i>James Harbard Architects</i>. These confirm that 59% of the primary communal open space achieves sunlight for all hours between 9am and 3pm on 21 June. This exceeds the requirements for a minimum of 2 hours as specified in Clause 58.03-3.</p>

Objective and Standard	Comments
<p>Safety Objective</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. <p>Standard D9</p> <ul style="list-style-type: none"> Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares. <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</p>	<p>Complies</p> <p>The proposed development creates an urban environment that is safe for individuals and is secure, ensuring occupants and visitors feel safe to move around the building and dwelling at any time.</p> <p>A clear identifiable entry is provided off Beach Street, with passive surveillance provided by the upper-level dwellings and the housing providers administrative space on the ground floor adjacent to the lobby.</p> <p>Direct access to dwellings is provided by internal accessways which are highly visible internally and will be fitted with appropriate surveillance technology.</p> <p>Private spaces within the proposed development are protected using balustrades and private access.</p> <p>As is standard practice for affordable housing developments, the design has considered safety objectives from the initial stages throughout to final design development.</p>
<p>Landscaping Objectives copyright</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</p> <p>The landscape layout and design should:</p>	<p>Variation Sought</p> <p>The proposal is not able to accommodate deep soil planting due to the type of development, constraints of the site and urban context. The proposal will incorporate landscaping elements throughout the site which are appropriate to the site's activity centre context.</p> <p>The proposal will incorporate landscaping elements throughout the site which are appropriate to the site's activity centre context.</p> <p>It is not considered appropriate or necessary to provided landscape setbacks and deep soil planting zones due to this context and the higher density outcomes sought on the site by Council's local policy objectives.</p>

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Objective and Standard	Comments
<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. • Development should provide for the retention or planting of trees, where these are part of the urban context. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. • The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. • Development should provide the deep soil areas and canopy trees specified in Table D2. <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>The development provides a high-quality landscaped response within the confines of the site and on balance with its other objectives. This is done through the provision of climbers, ground coverings, and raised planter boxes with shrubs and trees which can reach a mature height of 3-6m.</p>

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<p>Table D2 Deep soil areas and canopy trees</p> <table border="1"> <thead> <tr> <th data-bbox="141 225 369 293">Site area</th> <th data-bbox="369 225 642 293">Deep soil areas</th> <th data-bbox="642 225 1001 293">Minimum tree provision</th> </tr> </thead> <tbody> <tr> <td data-bbox="141 293 369 395">750 - 1000 square metres</td> <td data-bbox="369 293 642 395">5% of site area (minimum dimension of 3 metres)</td> <td data-bbox="642 293 1001 395">1 small tree (6-8 metres) per 30 square metres of deep soil</td> </tr> <tr> <td data-bbox="141 395 369 560">1001 - 1500 square metres</td> <td data-bbox="369 395 642 560">7.5% of site area (minimum dimension of 3 metres)</td> <td data-bbox="642 395 1001 560">1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil</td> </tr> <tr> <td data-bbox="141 560 369 724">1501 - 2500 square metres</td> <td data-bbox="369 560 642 724">10% of site area (minimum dimension of 6 metres)</td> <td data-bbox="642 560 1001 724">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</td> </tr> <tr> <td data-bbox="141 724 369 888">>2500 square metres</td> <td data-bbox="369 724 642 888">15% of site area (minimum dimension of 6 metres)</td> <td data-bbox="642 724 1001 888">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</td> </tr> </tbody> </table> <p><i>Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.</i></p>	Site area	Deep soil areas	Minimum tree provision	750 - 1000 square metres	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8 metres) per 30 square metres of deep soil	1001 - 1500 square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil	1501 - 2500 square metres	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil	>2500 square metres	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil	<div data-bbox="1413 571 1957 911" style="border: 1px solid red; padding: 10px; 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>
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<p>Access Objective To ensure the number and design of vehicle crossovers respects the urban context.</p> <p>Standard D11 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. • No more than one single-width crossover should be provided for each dwelling fronting a street. 	<p>Complies</p> <p>Vehicular access to the development is provided from a single-width crossover to Beach Street. The proposal proposes the creation of a new crossover to better service the development. Access to the services easement will be maintained.</p> <p>Noting the site's frontage spans a distance of 19.6m the single-width 3.4m wide crossover is compliant as it occupies 17% of this dimension.</p>															

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Objective and Standard	Comments
<ul style="list-style-type: none"> The location of crossovers should maximise the retention of on street car parking spaces. The number of access points to a road in a Road Zone should be minimised. Developments must provide for access for service, emergency and delivery vehicles. 	<p>The existing crossover is proposed to be reinstated with the existing pedestrian pathway/nature strip. This will allow for increased provision of on-street car parks.</p> <p>The vehicle crossover point would provide access to a secure garage for resident vehicles, as well as service, emergency, and delivery vehicles.</p>
<p>Parking Location Objectives</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 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. 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>Complies</p> <p>Car Parking is conveniently provided within the two (2) basement levels of the development within a secure garage, well separated from any sensitive land uses.</p> <p>Car parking areas near the proposed development are located more than 1.5m away from habitable rooms as they are positioned within a basement.</p> <p>Further information on car parking provision can be found in the planning report prepared by proUrban and the traffic report prepared by <i>Traffix</i>.</p>
<p>Integrated Water and Stormwater Management Objectives</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</p> <ul style="list-style-type: none"> Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. 	<p>Complies</p> <p>A comprehensive Sustainability Management Plan is provided as part of the planning application and should be referred to for further details which confirm compliance with all requirements of this Standard.</p>

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<ul style="list-style-type: none"> • Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. • The stormwater management system should be: • 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. 	<p style="text-align: center; color: red; font-weight: bold; font-size: 24px;">ADVERTISED PLAN</p> <div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; 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>

58.04 AMENITY IMPACTS

Objective and Standard	Comments
<p>Building Setback Objectives</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. • 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</p> <ul style="list-style-type: none"> • The built form of the development must respect the existing or preferred urban context and respond to the features of the site. • 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. 	<p>Complies</p> <p>The building is considerate of the equitable development principles and would not prejudice the development of the adjoining sites either side of the subject site.</p> <p>As outlined in the Planning Report prepared by <i>proUrban</i>, setbacks and step backs of the built form allow for adequate daylight and privacy to internal and external adjoining dwellings.</p> <p>Primary living areas have been strategically located to the North and South to provide for enhanced solar accessibility which will provide sufficient daylight into the new dwellings as well as outlook.</p>

Objective and Standard	Comments
<ul style="list-style-type: none"> 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>Internal Views Objectives</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</p> <ul style="list-style-type: none"> 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. 	<p>Complies</p> <p>Due to their position and location, the balconies will not have direct or inappropriate views into other balconies on the site.</p> <p>Rooms facing the internal light well utilise fluted glass at low-level to provide privacy, with vision glass as high-level to provide outlook and maximise daylight.</p> <p>Please refer to the Architectural Plans and Urban Context Report prepared by <i>Caleb Smith</i> and <i>James Harbard Architects</i> for further information.</p>
<p>Noise Impacts Objectives</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>Standard D16</p> <ul style="list-style-type: none"> 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. 	<p>Complies</p> <p>The proposed development has been designed to limit the impact of internal and external noise sources from future occupants of the building. The location of the primary building services on the ground floor, mezzanine and basement ensures external noise sources are adequately contained.</p>

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Objective and Standard	Comments																		
<ul style="list-style-type: none"> 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. <p>Table D3 Noise influence area</p> <table border="1"> <thead> <tr> <th>Noise source</th> <th>Noise influence area</th> </tr> </thead> <tbody> <tr> <td colspan="2">Zone interface</td> </tr> <tr> <td>Industry</td> <td>300 metres from the Industrial 1, 2 and 3 zone boundary</td> </tr> <tr> <td colspan="2">Roads</td> </tr> <tr> <td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td> <td>300 metres from the nearest trafficable lane</td> </tr> <tr> <td colspan="2">Railways</td> </tr> <tr> <td>Railway servicing passengers in Victoria</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight outside Metropolitan Melbourne</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight in Metropolitan Melbourne</td> <td>135 metres from the centre of the nearest track</td> </tr> </tbody> </table> <p><i>The noise influence area should be measured from the closest part of the building to the noise source.</i></p>	Noise source	Noise influence area	Zone interface		Industry	300 metres from the Industrial 1, 2 and 3 zone boundary	Roads		Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane	Railways		Railway servicing passengers in Victoria	80 metres from the centre of the nearest track	Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track	Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track	<p style="text-align: center;">ADVERTISED PLAN</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red;"> <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>
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<p>Wind Impacts Objectives</p> <ul style="list-style-type: none"> To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land. 	<p>Complies</p> <p>The design of the building has been modified to include a wind mitigation zone in response to studies conducted by MEL Consultants. Per the</p>																		

Objective and Standard	Comments				
<p>Standard D17</p> <ul style="list-style-type: none"> • 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. • 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. • 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. <p>Table D6 Wind conditions</p> <table border="1" data-bbox="159 887 1037 1222"> <thead> <tr> <th data-bbox="159 887 595 935">Unsafe</th> <th data-bbox="595 887 1037 935">Comfortable</th> </tr> </thead> <tbody> <tr> <td data-bbox="159 935 595 1222">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.</td> <td data-bbox="595 935 1037 1222"> 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: <ul style="list-style-type: none"> ▪ 3 metres per second for sitting areas, ▪ 4 metres per second for standing areas, ▪ 5 metres per second for walking areas. </td> </tr> </tbody> </table>	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: <ul style="list-style-type: none"> ▪ 3 metres per second for sitting areas, ▪ 4 metres per second for standing areas, ▪ 5 metres per second for walking areas. 	<p>addendum letter to their report, MEL conclude that there is no risk of unacceptable wind impacts resulting from the proposal.</p> <div data-bbox="1339 308 1879 647" style="border: 2px solid red; padding: 10px; 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="1420 708 1787 820" style="text-align: center; color: red; font-weight: bold; font-size: 24px;"> <p>ADVERTISED PLAN</p> </div>
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: <ul style="list-style-type: none"> ▪ 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

Objective and Standard	Comments
Accessibility Objective	Complies

Objective and Standard	Comments
<ul style="list-style-type: none"> To ensure the design of dwellings meets the needs of people with limited mobility. <p>Standard D18 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 A or Design B specified in Table D4. 	<p>Accessibility is visually represented within the accompanying Architectural Drawings, prepared by <i>Caleb Smith and James Harbard Architects</i>.</p> <p>Door openings of 850mm are provided to main bedrooms and dwelling entries, as well as clear paths of 1.2m connecting the internal rooms. The proposed dwellings would each contain a clear main corridor path that connects bedrooms and living areas.</p> <p>We consider this to be appropriate and would ensure easy navigation of the dwelling by future occupants. Bathroom objectives are also achieved.</p> <p>Pedestrian access to the ground floor lobby is located at the sites frontage to Beach Street and is easily identifiable and accessible from the street, ensuring the needs of people with limited mobility are met.</p> <p>The proposal achieves silver and gold rated standards for Liveable Housing Australia (LHA).</p>
<p>Building Entry and Circulation Objectives</p> <ul style="list-style-type: none"> 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. <p>Standard D19 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. 	<p>Complies</p> <p>Dwellings are located on levels 1-13, meaning access to the main building is provided via the street frontage through the lobby and internal walkway. These access points are highly visible and easily identifiable.</p> <p>The lobby area fronting Beach Street provides a distinct transition and sense of entry from the street into the residential building. This transition area provides a level of privacy due to the clear doors yet maintains clear sightlines from the main entrance to the rear of the lobby, and entry points to upper levels via lift and stairs, to support separation and safety.</p> <p>Due to the configuration of the floor plate, dwelling entries are clearly distinguishable on the northern and southern sides of the building. Corridors to dwelling entries are benefited by the natural light provided via the light-</p>

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Objective and Standard	Comments
<ul style="list-style-type: none"> • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. <p>Provide common areas and corridors that:</p> <ul style="list-style-type: none"> • Include at least one source of natural light and natural ventilation. • Avoid obstruction from building services. • Maintain clear sight lines. 	<p>wells on the eastern and western sides of the building, including a seated area to provide outlook over the eastern void. All common areas and corridors have been designed to provide natural light and ventilation and maintained sight lines throughout the site.</p> <p>The proposed development achieves a sense of personal address by an inviting architectural response to the entry and front door, leading to lifts stairs, and letter boxes in the lobby.</p>
<p>Private Open Space Objective</p> <ul style="list-style-type: none"> • To provide adequate private open space for the reasonable recreation and service needs of residents. <p>Standard D20</p> <p>A dwelling should have private open space consisting of at least one of the following:</p> <ul style="list-style-type: none"> • An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. • An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. <p>If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.</p> <p>If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified</p>	<p>Majority Complies – Minor Variation Sought for one apartment typology</p> <p>All proposed 2 and 3-bedroom dwelling typologies comply with standard D20. All 1-bedroom dwelling typologies also comply with standard D20, excluding Type A2.0. This apartment typology is south facing, with a balcony depth of 1m and total area of 10.1 sqm. As such, a minor reduction of 0.2m the required depth of 1.2m is sought. This reduction is considered acceptable due to the fact that the overall area of the terrace provided still exceeds the minimum requirement (8m² +1.5m² for cooling unit) by 0.6m² and the entire terrace is conveniently and directly accessible from the main living area and bedroom.</p> <p>For further detail please refer to the BADs Compliance Schedule in the architectural plans prepared by <i>Caleb Smith Architects</i> and <i>James Harbard Architects</i>.</p> <div data-bbox="1496 1078 2033 1417" style="border: 2px solid red; padding: 10px; 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>

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Objective and Standard	Comments															
<p>in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.</p> <table border="1" data-bbox="147 268 1064 507"> <caption>Table D8 Balcony size</caption> <thead> <tr> <th>Orientation of dwelling</th> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>North (between north 20 degrees west to north 30 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.7 metres</td> </tr> <tr> <td>South (between south 30 degrees west to south 30 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.2 metres</td> </tr> </tbody> </table>	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				
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													
<p>Storage Objective</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. <p>Standard D21</p> <ul style="list-style-type: none"> 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. <p>Table D6 Storage</p> <table border="1" data-bbox="163 943 1008 1201"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	<p>Complies</p> <p>The proposed development has been designed in accordance with the recommendations of this standard providing for convenient access to secure storage for each dwelling and meets the requirements specified in Table D6 of this standard.</p> <div data-bbox="1518 783 2063 1121" style="border: 2px solid red; padding: 10px; 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="font-size: 2em; font-weight: bold; color: red; text-align: center;">ADVERTISED PLAN</p>
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

Objective and Standard	Comments
Common Property Objectives	Complies

Objective and Standard	Comments
<ul style="list-style-type: none"> 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. <p>Standard D22</p> <ul style="list-style-type: none"> Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management. 	<p>All communal areas such as the car park, lift, refuse area, lobby and pedestrian corridor, and communal outdoor spaces are all practically designed, attractive and will be easily maintained.</p>
<p>Site Services Objectives</p> <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. <p>Standard D23</p> <ul style="list-style-type: none"> The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Mailboxes should be provided and located for convenient access as required by Australia Post 	<p>Complies</p> <p>Mailboxes are secure and internally located within the lobby. Mailboxes would be easily accessible by Australia Post and other postal delivery services. All site services would be adequate in size and strategically positioned to ensure they can be accessed and maintained.</p>
<p>Waste and Recycling Objectives</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 D24</p> <p>Developments should include areas for:</p>	<p>Complies</p> <p>Waste management facilities have been carefully integrated into the design of the development to ensure the appropriate collection and transport of waste.</p> <p>Please refer to the planning report prepared by <i>proUrban</i> and Waste Management Plan prepared by <i>IGS</i> for further information.</p>

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Objective and Standard	Comments
<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. • Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: <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 	<div data-bbox="1458 892 1998 1233" style="border: 2px solid red; padding: 10px; 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>External Walls and Materials Objective</p> <ul style="list-style-type: none"> • 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. 	<p>Complies</p>

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Objective and Standard	Comments
<p>Standard D25 External walls should be finished with materials that:</p> <ul style="list-style-type: none"> • Do not easily deteriorate or stain. • Weather well over time. • Are resilient to the wear and tear from their intended use. • External wall design should facilitate safe and convenient access for maintenance. 	<p>The proposal utilises carefully considered materials in the buildings' façade for functionality and preservation of the intended and emerging character for the area.</p> <p>Please refer to the planning report prepared by <i>proUrban</i> and the urban context report by <i>Caleb Smith Architects</i> and <i>James Harbard Architects</i> for further details.</p>

58.07 INTERNAL AMENITY

Objective and Standard	Comments									
<p>Functional Layout Objective</p> <ul style="list-style-type: none"> • To ensure dwellings provide functional areas that meet the needs of residents. <p>Standard D26 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. <table border="1" data-bbox="152 941 1030 1125"> <caption>Table D7 Bedroom dimensions</caption> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8. 	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	<p>Majority Complies – Minor Variation Sought for one apartment typology</p> <p>All 1 and 2-bedroom dwellings and living areas comply with the requirements outlined in Table D7 and D8.</p> <p>There is one adaptable dwelling proposed on Level 13 which provides a smaller third bedroom which could be utilised for a child. This bedroom is only slightly under the minimum bedroom width by 0.6m, counteracted by a generous 3.6m in length. We consider this minor non-compliance with the standard to be permissible noting the high level of amenity provided in the dwelling's other bedrooms, living area, and balcony.</p> <p>Please refer to functionality layouts and BADs Compliance Schedule within the architectural drawings prepared by <i>Caleb Smith</i> and <i>James Harbard Architects</i> for a detailed information.</p>
Bedroom type	Minimum width	Minimum depth								
Main bedroom	3 metres	3.4 metres								
All other bedrooms	3 metres	3 metres								

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Objective and Standard	Comments									
<p>Table D8 Living area dimensions</p> <table border="1" data-bbox="168 231 1034 363"> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	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	
Dwelling type	Minimum width	Minimum area								
Studio and 1 bedroom dwelling	3.3 metres	10 sqm								
2 or more bedroom dwelling	3.6 metres	12 sqm								
<p>Room Depth Objective</p> <ul style="list-style-type: none"> To allow adequate daylight into single aspect habitable rooms. <p>Standard D27</p> <ul style="list-style-type: none"> Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. The kitchen is located furthest from the window. The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room. 	<p>Complies</p> <p>All habitable rooms within each dwelling comply with the requirements outlined in Standard D27. Please refer to functionality layouts and BADs Compliance Schedule within the architectural drawings prepared by <i>Caleb Smith and James Harbard Architects</i> for a detailed information.</p> <p style="text-align: center;">ADVERTISED PLAN</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red;"> <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>Windows Objective</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. <p>Standard D28</p> <p>Habitable rooms should 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 bedroom where the window is clear to the sky. The secondary area should be:</p>	<p>Complies</p> <p>Due to the nature and context of the subject site, habitable room windows are provided to the north and south of the dwellings.</p> <p>All bedrooms are configured to receive natural light via windows, or for internal bedrooms, from the central voids.</p>									

Objective and Standard	Comments
<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>Please refer to daylight analysis provided in the Sustainability Management Plan prepared by <i>IGS</i>, and the Urban Context Report prepared by <i>Caleb Smith and James Harbard Architects</i>.</p> <p>Commentary on daylight is also provided in the Cover Letter prepared by <i>proUrban</i>.</p>
<p>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 D29</p> <p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> • 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. 	<p>Complies</p> <p>The proposed development has been designed in accordance with the recommendations of this standard providing for adequate natural ventilation to the dwellings.</p> <p>Openable windows and doors have been maximised throughout the development for all apartments, providing appropriate amount of ventilation to all units.</p> <p>We consider the overarching Natural Ventilation Objectives to be present in the proposed design.</p> <p>A comprehensive SMP is provided as part of the planning application and should be referred to for further details.</p>

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