TIME& PLACE

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ADVERTISED PLAN

25 Separation St, Northcote

CLAUSE 58 ASSESSMENT TABLE

Objectives	Standard	Assessment (Complies Y/Variation Required)
Clause 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** 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.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* The proposed architectural design of the development has been specifically considered with reference to the surrounding urban context, local policy, and surrounding existing developments. The development is considered to respond positively to the Northcote preferred urban context and has given thoughtful consideration to the site's unique characteristics. Furthermore, there was in total four design workshops with the OVGA, which resulted in the OVGA support. Finally, please refer to the Urban Context Report prepared by Wardle.
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.	**Standard D2** An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* An assessment of the proposal's consistency against

Objectives	Standard	Assessment (Complies Y/Variation Required)
To support higher density residential development where development can take advantage of public and community infrastructure and services.	and the Planning Policy Framework.	the Municipal Planning Strategy and Planning Policy Framework has been provided in the Town Planning report prepared by Time & Place. The proposal provides residential development that is consistent with the municipality's vision for the area and note that the site has been earmarked by various Clauses as being able to support high density residential developments, given the subject site's location within the Northcote Major Activity Centre. This assessment demonstrates a very high level of consistency with State and local planning policies.
58.02-3 - Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	**Standard D3** Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* The development provides a mixture of dwelling types ranging from studios, 1, 2, and 3 bedroom apartments. In addition, there are over 50 varying floor plans providing a high diversity of dwelling sizes and choice in layouts.
58.02-4 - Infrastructure objectives To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the	**Standard D4** Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Development should not unreasonably exceed the capacity of utility services and	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes*

Objectives	Standard	Assessment (Complies Y/Variation Required)
capacity of utility services and infrastructure.	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	The development will provide connection to all dwellings for sewerage, drainage, electricity and water, and is not considered to be excessive. In line with sustainability initiatives, the development will be gas-free. Furthermore, the development is designed to achieve a four-star Green Star rating.
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** Development should be oriented to front existing and proposed streets. 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. Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* The development has been appropriately designed so that it is highly activated along Separation Street and Breavington Way through the provision of retail tenancies, communal amenities, dwellings and entrances from both frontages to multiple residential lobbies. Both Separation Street and Breavington Way are to be significantly upgraded in terms of public realm offerings and landscaping, which will support the high level of activation along both street frontages. A single accessway along Separation St provides access to concealed residential car parking, a loading dock and waste collection area. The development's design has been carefully thought out to ensure that a high level of articulation is achieved on exposed facades, with blank spaces wholly minimised.

Objectives	Standard	Assessment (Complies Y/Variation Required)
		Significant urban design and landscaping input has resulted in the proposed development seamlessly stitching into the existing public carpark and All Nations Park. This has resulted in an extension of the landscape character of All Nations Park into Northcote Plaza.
Clause 58.03 – Site Layout		
Clause 58.03-1 – Energy efficiency objectives To achieve and protect energy dwellings and buildings. To ensure the orientation and layout of development reduces fossil fuel energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency.	**Standard D6** Buildings should be: – Oriented to make appropriate use of solar energy – Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. – Living areas and private open space should be located on the north side of the development, if practicable. – Developments should be designed so that solar access to north-facing windows is optimised. – Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in Table D1.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* Where possible, all dwellings have been oriented and designed so that solar access is maximised with minimal impacts to adjoining properties. Per the Sustainability Management Plan prepared by IGS, the development is compliant with the maximum annual cooling load.
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.	**Standard D7** 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	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes*

Objectives	Standard	Assessment (Complies Y/Variation Required)
To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.	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. – 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 and existing second small dwellings. – Any area of communal outdoor open space should be landscaped and include canopy cover and trees.	Overall, the development provides ~7,564sqm of communal open spaces as part of the residential amenity areas, comprising 1,980 sqm of internal and 5,584 sqm of external space. This communal space provision is substantially in excess of the 500 sqm (250 sqm for each stage) requirement of Standard D7. Refer breakdown below: <u>Stage 1</u> Internal ~1,423sqm External ~4,138sqm <u>Stage 2</u> Internal 557sqm External 1,446sqm
58.03-3 Solar access to communal outdoor open space objective To allow solar access into communal outdoor open space.	**Standard D8** 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	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* The shadow diagrams demonstrate that the communal

Objectives	Standard	Assessment (Complies Y/Variation Required)
	sunlight between 9am and 3pm on 21 June.	open space on the podium top easily satisfies this standard.
58.03-4 Safety objective To ensure the layout of development provides for the safety and security of residents and property.	**Standard D9** 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.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* All dwellings will be provided with a consolidated and safe entry point from their respective lobbies. The landscape plan prepared by Openwork has carefully considered planting along the street frontages to ensure safe spaces.
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** – Development should retain existing trees and canopy cover. – Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. – 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	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* The subject site (including piazza) is 13,900sqm. Of this 3,594sqm is deep soil available for planting, and for the roots of tress under suspended pavement. This represents 25% of the site which is over the 15% requirement for sites >2,500sqm (Table D2). 1,235sqm of tree canopy cover is provided on ground, with 1,727sqm to Level 3. A total of 2,962sqm, above the

Objectives	Standard	Assessment (Complies Y/Variation Required)
	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. – 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.	requirement for sites >2,500sqm (Table D2). 15 type C trees are provided (> the minimum of 1). 25 type B trees are provided (> the minimum of 2).

Objectives	Standard	Assessment (Complies Y/Variation Required)
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** Vehicle crossovers should be minimised. 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. Pedestrian and cyclist access should be clearly delineated from vehicle access. The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees. Developments must provide for access for service, emergency and delivery vehicles.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* A single crossover to Breavington Way provides a basement providing for retail car parking. A second crossover to Breavington Way provides a consolidated access to a concealed loading dock for the supermarket. A single crossover to Separation St provides a consolidated access to residential car parking for both Stages. The proposed development provides safe and easy access 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** Car parking facilities should: – Be reasonably close and convenient to dwellings. – Be secure. – Be 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	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* Car parking facilities are accessible via communal lift shafts within the development. The car parking is accessible and convenient from dwellings and are secured appropriately. There are no habitable room windows located within 1.5 metres of accessways or car parks.

Objectives	Standard	Assessment (Complies Y/Variation Required)
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** Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: - 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.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* Per the Sustainability Management Plan and Stormwater Management Report, the proposal will result in Best Practice urban stormwater objectives through Clause 53.18. The development will utilise an ~80kL rainwater harvesting system which will be used for podium level toilet flushing and landscaping irrigation.
Clause 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	**Standard D14** 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.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard** *Yes* The subject site features only one direct abuttal to the north, which is a retail interface. An equitable built form response has been provided both within the

Objectives	Standard	Assessment (Complies Y/Variation Required)
space of new and existing dwellings. To provide a reasonable outlook from new dwellings and existing small second dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.	– Avoid direct views into habitable room windows and private open space of new and existing dwellings and existing small second 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.	podium and the setting back of towers. The development will be provided with adequate daylight and is appropriately set back from adjoining properties to maintain visual privacy and create a reasonable visual outlook from the proposed dwellings. The development has been carefully designed to respond sensitively to the existing urban context of the site, and any future developments to surrounding properties. Given that there is only one direct abuttal to the north and an equitable built form response has been provided, all units have been provided with appropriate levels of daylight and outlook.
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** 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.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* The apartments comply entirely with respect to preventing internal views between dwellings.
58.04-3 Noise impact objectives To contain noise sources in developments that may affect existing dwellings or small second dwellings. To protect residents from external and internal noise sources.	**Standard D16** Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings. The layout of new dwellings and buildings should minimise	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* In response to Standard D16 requirements, an Acoustic

Objectives	Standard	Assessment (Complies Y/Variation Required)
	noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non- residential uses, car parking, communal areas and other dwellings. New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table 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. 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.	Assessment Report has been prepared by Acoustic Logic. The report notes that the Standards D16 (Clause 56.04-3) is not applicable, noting the development is **not**: Within 300m of an industrial zone. Within 300m of a freeway or road carrying an AADT >40,000. Located within 80m of the centre to the nearest railway track. Accordingly internal noise criteria has been based on Australian Standards (AS2107:2016). The report indicates that, provided specific glazing, external wall and roof construction requirements within the report are met, the development can meet the required noise reductions to comply with internal traffic noise level criteria.
58.04-4 Wind impacts objective To ensure the built form, design and layout of development does not generate unacceptable wind	**Standard D17** Development of five or more storeys, excluding a basement should:	**Does the proposal meet the objective?** *Yes*

Objectives	Standard	Assessment (Complies Y/Variation Required)
impacts within the site or on surrounding land	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.	**Does the proposal meet the standard?** *Yes* A Pedestrian Wind Assessment has been prepared by RWDI to determine any detrimental impacts on surrounding wind conditions. The report indicates that generally, expected comfort criteria for Walking, Standing, Sitting and Pedestrian Safety are all met. To rooftop areas and select private balconies which are directly exposed to strong winds may require appropriate mitigation, provided that the recommendations within the report being met, comfort criteria is achievable.
Clause 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 D17** At least 50 per cent of dwellings should have: – A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. – A clear path with a minimum width of 1.2 metres that connect the dwelling entrance	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* Against Standard D1, the proposal demonstrates:

Objectives	Standard	Assessment (Complies Y/Variation Required)
	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 or either Design A or Design B specified in Table D4.	- ~84% compliance for Stage 1. - ~45% compliance for Stage 2. Please refer to the Clause 58 table prepared by Wardle.
58.05-2 Building entry and circulation objectives To provide each dwelling and building with its own sense of identity.	**Standard D19** 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. – 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.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* All pedestrian entries to the proposed development are easily accessible and clearly visible from Separation St and Breavington Way. Each dwelling has their own individual entry, accessed via common corridors to each floor. Common corridors within the tower are provided with at least one source of natural light and ventilation.
58.05-3 Private open space objective To provide adequate private open space for the reasonable	**Standard D20** A dwelling should have private open space consisting of at least one of the following:	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?**

Objectives	Standard	Assessment (Complies Y/Variation Required)
recreation and service needs of residents.	– 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. 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. 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.	All dwellings proposed meet the Standard. Please refer to the Clause 58 table prepared by Wardle.
58.05-4 Storage objective To provide adequate storage facilities for each dwelling.	**Standard D21** Each dwelling should have convenient access to useable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes*

Objectives	Standard	Assessment (Complies Y/Variation Required)
	requirements specified in Table D10.	All apartments comply with the total storage requirements, with the majority providing this internal to the apartments. Where additional storage volume is required, supplementary external storage cages are provided within the podium back of house areas. Please refer to the Clause 58 table prepared by Wardle.
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** Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* The proposal is considered to appropriately delineate areas of private, communal, and public spaces through sensitive treatments. Each of the common property spaces will be highly functional and useable, including resident amenities and lounges, and dwell spaces within the residential lobbies. Each of the spaces are consolidated to ensure management is easy and effective by the body corporate.
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** Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically. Meters and utility services should be designed as an integrated component of the building or landscape.	**Does the proposal meet the objective?** Yes **Does the proposal meet the standard?** Yes The site has adequately planned for site services to be housed within accessible locations on the ground floor, primarily to both Separation St and

Objectives	Standard	Assessment (Complies Y/Variation Required)
	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.	Breavington Way. Mailboxes will be housed within a dedicated area to the residential lobbies as identified on the floor plans. These will be appropriately located for resident use while also maintaining water protection and durability. Mechanical plant and remaining services are contained on the roof levels, with plant screening provided around the stipulated area.

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
	
	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.
	
	– 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
		Does the proposal meet the objective?
		
		Yes
		
		Does the proposal meet the standard
		
		Yes
		
		Waste storage areas have been provided in back of house areas in the podium at level 1, which will be serviced via a waste bin chute to each level. Waste will be separated into respective streams including general waste, comingled recycling, glass and food organics in line with Sustainability Victoria requirements. Further information regarding the waste and recycling measures to be employed on site can be found within the Waste Management Plan prepared by Traffix Group.

Objectives	Standard	Assessment (Complies Y/Variation Required)
	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.	
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** 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. External wall design should facilitate safe and convenient access for maintenance.	**Does the proposal meet the objective?** Yes **Does the proposal meet the standard?** Yes The external schedule of materials and finishes, contained within the Architectural set of plans prepared by Wardle, demonstrate that the materials chosen for use by the development will be hardy, resilient and weatherproof. A mixture of materials will be used including glazing, brick, glass balustrading, textured concrete and profiled metal cladding. Maintenance will be readily accessible when required.
Clause 58.07 – Internal Amenity		
58.07-1 Functional layout objective To ensure dwellings provide functional areas that meet the needs of residents.	**Standard D26** 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. Living areas (excluding dining and kitchen areas) should meet the minimum internal room	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* All dwellings comply with functional bedroom and living area requirements.

Objectives	Standard	Assessment (Complies Y/Variation Required)
	dimensions specified in Table D12.	
58.07-2 Room depth objective To allow adequate daylight into single aspect habitable rooms.	**Standard D27** 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.	**Does the proposal meet the objective?** *Yes* **Does the proposal meet the standard?** *Yes* Appreciating that all dwellings' living rooms combine the living, dining, and kitchen areas, all single aspect dwellings comply with the 9 metre depth requirements of Standard D27.
58.07-3 Windows objective To allow adequate daylight into new habitable room windows.	**Standard D28** 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: A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window.	**Does the proposal meet the objective?** Yes **Does the proposal meet the standard?** Yes All habitable rooms within the development's proposed dwellings are provided with a window to an external wall of the building.

Objectives	Standard	Assessment (Complies Y/Variation Required)
58.07-4 Natural ventilation objectives To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	**Standard D29** The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent 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.	**Does the proposal meet the objective?** Yes **Does the proposal meet the standard?** Yes 44% compliance. Each of the proposed dwellings have been designed to ensure that, at their external wall interfaces, ventilation has been maximised where possible through the use of operable windows and sliding doors. As required, each of the dwelling windows occupy approximately the same openable area, ensuring occupants can appropriately maintain natural ventilation of their dwellings. Please refer to the Clause 58 table prepared by Wardle.