

28 September 2023

Department of Transport and Planning  
Attn: Julia Smith

**By online portal**

Dear Julia,

**PLANNING PERMIT APPLICATION – PA1900753-2  
RESPONSE TO REQUEST FOR FURTHER INFORMATION  
139-149 BOUNDARY ROAD, NORTH MELBOURNE**

We continue to act for *BEG Developments Pty Ltd*, in relation to the above matter and amendment sought to Planning Permit PA1900753 ('Planning Permit') which follows the project's detailed design phase and review from various consultants and the appointed builder.

We write in response to the Department's correspondence dated 7 July 2023, requesting further information pursuant to section 54 of the *Planning and Environment Act 1987 (Vic)* and the responses provided by Melbourne City Council ('Council') on the 16 August 2023.

This response seeks to address and clarify matters raised in yours and Council's correspondence and is accompanied by updated application material for the proposed amendment. To assist your consideration, please find herewith the following documentation in support of the amendment application:

- Updated architectural plan package prepared by *CHT Architects*;
- Updated 'Façade Strategy Report' report prepared by *CHT Architects* (Revision A, July 2023);
- Updated 'Loading Management Plan' prepared by *Onemilegrid* (19 September 2023);
- Updated 'Transport Impact Assessment' prepared by *Onemilegrid* (19 September 2023);
- Response to Council Comments prepared by *Onemilegrid* (19 September 2023); and
- Summary of changes prepared by *CHT Architects* (14 September 2023).

We request that this information replace corresponding information lodged with the amendment application and request that it form the basis of the Department's decision making and inform endorsed material in accordance with the proposed amended Planning Permit.

Additionally, we provide the following responses to the Department's request for additional information in numeric order and following this a response to comments received from Council:

**Information required as part of the application**

- 1. Please provide details about how the plans or reports meet the requirements of each condition sought to be discharged.**

**Appendix A** to this letter contains a table annotating a response how each of the conditional requirements of the Planning Permit have been addressed in the updated architectural plans and previously submitted consultant reports.

**2. Please provide a more comprehensive list of the proposed amendments with written justification and ensure all changes are clouded on the drawings.**

**Appendix B** to this letter contains a detailed statement of changes prepared by *CHT Architects* informing the changes that have occurred as part of the amended plans originally submitted, and the additional changes as now requested by the Department. In addressing and clarifying the particular items raised in the Department's correspondence we provide the following responses:

- a) The increase in the street wall and podium height has arisen following the detailed design phase of the project and necessary inputs and coordination from various consultants, engineers and the appointed builder informing the development's ultimate construction. This has resulted in floor level changes across the building, with the overall height of the building notably reducing with the roof level now at 47.45RL rather than current approved 47.54RL.

In relation to the podium there is a +0.16m difference between the proposed/approved plans which is a negligible height increase that does not add to the visual bulk or shadow impact, particularly when considering the upper level form and its height reduction.

- b) Similar to item 2a) above, the Gross Floor Area ('GFA') has slightly changed following the detailed design phase of the project and confirmation of how the building is actually to be constructed. The previously referenced 980sqm increase in GFA was erroneous, with this notably including a separate 592sqm 'communal' area in the upper ground floor calculation which does not form part of building's overall GFA.

The GFA figure has since been recalculated and confirmed with a slight increase of 275sqm occurring from the current decision plans. This increase is considered a negligible outcome and is primarily associated with the reconfiguration of the building's basement and slight detailed design adjustments to the upper levels which have resulted in the cumulative 32,157.5sqm GFA across the site.

- c) The setbacks remain generally consistent with the existing approved plans, noting that there was some points of difference from where the setback was taken at the building edge. The setback dimensions have been updated to reflect the existing approval and extent previously provided, which follows further structural engineer and builder input and where there are minor differences these are considered negligible.
- d) As outlined in item 2b) there was an error in the calculation of the 'communal' area on the upper ground floor. The calculated area previously included the pedestrian laneway and trafficable areas, with the useable communal garden area now updated. The previous western access point has been removed following the detailed design phase and ability to be constructed, with stairs previously reducing the size of the space.
- e) Existing street trees were erroneously removed from the site plan and ground floor plan in responding to Condition 1h) of the Planning Permit, these have been reinstated in the updated architectural plans.

**3. A Clause 58 Assessment detailing how the revised proposal compares with the approved scheme through the submission of a Clause 58 compliance table.**

An updated Clause 58 assessment is provided at **Appendix C** to this letter.

We note that the Planning Permit continues to be afforded the benefit of transitional provisions pursuant to Clause 32.04-6 of the Mixed Use Zone, and thus the requirements of Clause 58 as they apply prior to the gazettal of Amendment VC136 continue to apply. When comparing the proposed changes to the existing approval we make the following observation in relation to Clause 58:

- Apartment Type 6 and 6-M no longer require variation to Standard D19 requirements with their balcony sizes increased from the previous 9.2sqm to now 9.6sqm, thus satisfying the minimum 9.5sqm requirement (noting AC unit on balcony) and increasing the extent of compliance across the development from previously 257 (93.2% of the total 271) dwellings to now 267 (98.5% of the total 271), with variation to Standard D19 continuing to the four (4) townhouses remaining, which have conservatively been included as part of the overall assessment although are not 'apartments' and therefore Clause 58 does not apply.
- Apartment Types 01, 02 and 03 no longer require variation to their bedroom size due to the internal redesign, with their bedrooms now measuring 3 x 3.4 metres. Accordingly, all bedrooms and living rooms across the development now satisfy the functional layout requirements of Standard D24.
- The amount of communal open space across the development continues to exceed Standard D8 requirements, in particular the central courtyard area at the building's upper ground floor level contains 760sqm of communal open space with an additional 201.5sqm on the building's roof terrace.
- Continues to exceed the accessibility requirements of Standard D17, with 56.5% (156 of the 276 dwellings) designed to be accessible, thus in excess of the 50% required by Standard D17.
- Continues to exceed the cross-ventilation requirements of Standard D27, with 44.6% (123 of the 276 dwellings) designed to be naturally cross-ventilated, thus in excess of the 40% required by Standard D27.

Accordingly, the updates proposed to the apartments through this amendment, continue to comply with Clause 58 requirements, and indeed have improved the extent of compliance from the earlier approval with all apartment balconies now satisfying Standard D19 of Clause 58.

- 4. Please amend the submitted BADS Assessment plans to include details of dwellings compliant with Standard D18 (Accessibility Standard). This should include notation describing the bathrooms which are compliant with either Design Option A or B and plans must include relevant door dimensions.**

Door dimensions and nomination of the bathroom type for all apartment types designed to be 'accessible' in accordance with Standard D17 requirements (noting transitional provisions) have been included in the updated apartment layout plans at Drawing Nos. TP2.22 – TP2.34. Notably, 156 of the total 276 dwellings (56.5%) are designed as 'accessible' thus exceeding the minimum 50% requirement.

- 5. There are several discrepancies across the drawings where changes to each plan have been made yet plan revision numbers and dates have not been updated.**

Where necessary, each of the architectural plans have been updated with changes clouded and which have either arisen as a result of this original amendment application or now in response to the Department's requests. Refer to the accompanying statement of changes prepared by *CHT Architects* informing the changes proposed.

- 6. Please amend the drawings to include the following key dimensions/information which was previously shown on the decision plans referred to on the permit:**

Dimensions have been included on the floor plans as requested consistent with the earlier decision plans and additional material tags as requested on the elevations have also been included.

- 7. Please provide an amended Façade Strategy which show the amended material schedule. More specifically, page 6 of the strategy still refers to 'Dark Grey Brick Snaps' which is**

**proposed to be replaced. Further, the Façade Strategy should address all parts of Condition 7 if it submitted for endorsement. It is noted limited information on the ground floor is provided within the strategy, including appearance of services, security doors, lighting etc.**

Enclosed is an updated façade strategy prepared by *CHT Architects* which:

- Removes reference to the previous 'dark grey brick snaps' on Page 8 (formerly Page 6) to include reference to the revised 'dark grey concrete tone, reckless finish' consistent with the building elevations and schedule of materials and finishes within the architectural plans; and
- Provides new sheets 6 and 7 focusing on the building's ground floor with reference to the materials and lighting to ensure this is a contrasting, lighter and inviting space when compared to the upper levels and balance of material within the façade strategy report.

### **City of Melbourne Preliminary Comments**

In responding to Council's comments provided on 16 August 2023, we provide the following responses to outstanding items as follows:

- As outlined in our initial submission, the proposed change to a private waste collection has arisen following the detailed design phase of the project which includes having to satisfy conditions of Melbourne Water, at Conditions 58-63 of the Planning Permit. The requirements of Melbourne Water were included as conditions of the Planning Permit, rather than having to be dealt with through the previous assessments. However through the detailed design phase and informing how the development is actually to be constructed, this requires a response to Melbourne Water conditional requirements.

Condition 59 of the Planning Permit requires an apex to the basement ramp be provided to a height of RL5.6m. In having to ramp firstly up to this peak from the Alfred Street level at RL4.8m, before then ramping back down to the building's basement level at RL4.4m and accommodating clearances, a total ramp length of 50 metres is required to accommodate a Council waste collection vehicle. Accommodating a ramp of this length, ultimately requires a complete redesign of the development whilst significantly impacting on the site's developable area.

This analysis and extent of change required is informed in the accompanying response prepared by *Onemilegrid*. The ramp gradients and necessary clearances were carefully examined and tested and ultimately resulted in the need for waste collection to be privatised and use of a smaller mini-loader waste collection vehicle, which is significantly smaller than the Council waste collection vehicles and which can accommodate steeper ramp gradients and clearances to the building's basement requiring a total ramp length of approximately 27.5 metres in responding to Melbourne Water requirements,.

- Works previously shown outside of the site's title boundary, namely its Boundary Road frontage, have been removed from the architectural plans in responding to Condition 1h) requirements. This includes relocating visitor bicycle spaces along the northern and western laneway.
- Existing street trees along Boundary Road are again shown on the architectural plans. This was previously an error in the plan layering in responding to Condition 1h) requirements of the Planning Permit.
- The accompanying response prepared by *Onemilegrid* addresses each of Council's outstanding traffic, loading and waste items and is accompanied by an updated 'Traffic Impact Assessment' and 'Loading Management Plan' in responding to Council's comments where necessary.

We provide this response, supporting material and comments to assist in your consideration of the proposed amendments. If the Minister is not satisfied with the updated information provided, we respectfully request an extension to the current 4 October 2023 lapse date.

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

Yours faithfully,



**MATHEW WILSON**  
**Planning & Property Partners Pty Ltd**

Encl.

**Appendix A**  
Response to Conditional Requirements

Condition 1	Response
<i>(a) Deleted</i>	Condition deleted so no update required.
<i>(b) Deleted</i>	Condition deleted so no update required.
<i>(c) Allocation of 76 visitor bicycle spaces in the car parking schedule.</i>	Drawing No. TP0.01 has been updated with reference to 76 visitor bicycle spaces, with 36 provided on the lower ground floor (west) and 40 on the upper ground floor.
<i>(d) Screening to 'inward' facing windows of dwellings adjacent and opposite the lift core to reduce overlooking and provide appropriate privacy and outlook</i>	<p>There are no 'inward' facing windows to dwellings opposite the lift core, with their outlook unobstructed to the central, communal open space area.</p> <p>Solid divider screens between balconies with a southern aspect adjacent to the lift core have been provided on the floor plans and elevations to provide privacy for these dwellings.</p>
<i>(e) Delete</i>	Condition deleted so no update required.
<i>(f) Delete</i>	Condition deleted so no update required.
<i>(g) Details of material TM01 in the material schedule</i>	<p>As reflected in our earlier submission dated 26 May 2023, Material TM01 is no longer proposed with this previously associated with the western lobby entrance door with this now replaced by a glazed door, providing a more inviting and enhanced presentation to the new north-south laneway.</p> <p>Accordingly, as part of this application Condition 1g) is proposed to be deleted.</p>
<i>(h) Deletion of all works outside of the title boundary, except the accessways</i>	All works outside of the title boundary (namely Boundary Road frontage) previously shown have been removed from the plans.
<i>(i) The pedestrian connections along the north and west boundaries to be vested in Melbourne City Council, including the areas in square metres, dimensions and a notation that the land is unencumbered by buildings and works above and below ground.</i>	The pedestrian connections shown on the upper ground floor (Drawing No. TP2.04) along the Site's north and west boundaries, have been updated with clear dimensions and their total areas referenced in sqm. Clear notation is also provided to these spaces that they are to be unencumbered by buildings and works above/below ground.
<i>(j) All service areas within the basement accessed via common property</i>	All basement service areas are accessible via the common circulation areas of the building's respective basement levels.
<i>(k) Any south-facing dwellings with direct views (i.e. within a 9m distance and 45</i>	Drawing Nos. TP4.07 and TP4.08 have been included in the architectural plan set demonstrating

<p><i>degree arch) into the habitable room windows and secluded private open space of 50 and 62 Alfred Street screened with horizontal louvres that allow outward and upward views but limit downward views into the adjoining properties.</i></p>	<p>via a series of section drawings that no direct, unreasonable overlooking will occur into the secluded private open space areas or habitable windows of 50 and 62 Alfred Street within 9 metres, with the provided podium of the building and setback restricting direct downward views on a vertical 45 degree arch.</p> <p>The section drawings are taken on the 'worst case' scenario being directly adjacent to the sensitive areas as well as at a 45 degree angle at the rear boundaries of 50 &amp; 62 Alfred Street as they relate to the site to demonstrate no direct views will occur from south facing apartments balcony/habitable areas.</p>
<p><b>(l)</b> <i>Outward opening doors onto the public realm redesigned to comply with Melbourne City Council's Road Encroachment Guidelines.</i></p>	<p>All outward opening doors are contained within the site's title boundary and therefore do not disrupt or impact on the public realm areas bordering the site, or the additional areas proposed as part of the development.</p>
<p><b>(m)</b> <i>Any changes as required as a result of the Façade Strategy</i></p>	<p>The façades of the building are detailed in the accompanying façade strategy prepared by <i>CHT Architects</i> and reflected and referenced in the elevation plans.</p> <p>General notation has been provided on each of the architectural drawings to cross-reference the consistency with the submitted façade strategy report.</p>
<p><b>(n)</b> <i>Any changes required as a result of the amended Sustainability Management Plan</i></p>	<p>The requirements of Condition 1n) and those otherwise contained at Condition 30 of the Planning Permit have been shown/provided on the architectural plans where necessary.</p> <p>General notation has been provided on each of the architectural drawings to cross-reference the consistency with the approved Sustainability Management Plan.</p>
<p><b>(o)</b> <i>Any changes required as a result of the amended Landscape Plan, Landscape Maintenance Plan and Irrigation Performance Specification</i></p>	<p>The requirements of Condition 1o) and those otherwise contained at Condition 33 of the Planning Permit have been shown/provided on the architectural plans where necessary.</p> <p>General notation has been provided on each of the architectural drawings to cross-reference the consistency with the submitted Landscape Plan, Landscape Maintenance Plan and Irrigation Performance Standard.</p>



<b>(p)</b> Any changes required as a result of the amended Acoustic Report	General notation has been provided on each of the architectural drawings to cross-reference the consistency with the submitted Acoustic Report in accordance with Condition 37.
<b>(q)</b> Any changes required as a result of the amended Wind Impact Assessment.	Following the wind tunnelling assessment undertaken by <i>Vipac Engineers &amp; Scientists</i> and as demonstrated in their 'Pedestrian Level Winds – Wind Tunnel Test', no further changes are required to the design response in responding to Condition 42 and 1q) of the Planning Permit.
<b>(r)</b> Any changes required as a result of the amended Waste Management Plan	<p>As reflected in our earlier submission dated 26 May 2023, the revised basement layout and responding to Melbourne Water requirements at Condition 59 necessitated a reconsideration of waste management arrangement.</p> <p>Waste collection is now proposed to occur via a private collector, which follows correspondence with Council's waste department. Private collection is now required as a result of the building's response to Melbourne Water requirements, namely Condition 59 and the need for a ramp apex to a height of 5.6mAHD.</p> <p>The necessary ramping up and ramping down simply does not allow for Council's waste vehicles to access the building's basement and hence the need for the smaller, private, mini-loader.</p> <p>The proposed removal and amendments to sub-set conditions of Condition 43 are all as a result of this private collection now required.</p>
<b>(s)</b> Any changes required as a result of the Loading Management Plan	The plans have been updated to capture any relevant requirements of the 'Loading Management Plan' as prepared by <i>Onemilegrid</i> .
<b>(t)</b> Any changes required as a result of the amended Traffic Impact Assessment	The plans have been updated to capture any relevant requirements of the 'Traffic Impact Assessment' as prepared by <i>Onemilegrid</i> .
<b>(u)</b> Any changes required by the Road Safety Audit	The plans have been updated to capture any relevant requirements following the completion of the 'Road Safety Audit' as prepared by <i>Onemilegrid</i> .
<b>(v)</b> Deleted	Condition deleted so no update required.
<b>(w)</b> Any changes as required as a result of Department of Transport conditions	The requirements of the Department of Transport ('DOT') have been captured on the plans where

	<p>relevant, including the provision of a flashing light system to Alfred Street and provision of the Green Travel Plan as required by Condition 69.</p> <p>We note that the majority of DOT conditions are 'prior to occupation' conditions and thus will be dealt with at a later stage, but where relevant and necessary plans have been updated to capture relevant DOT conditions.</p>
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## **Appendix B**

Section 72 – Clause 58 Response

Clause 58 Assessment – Section 72 Amendment – September 2023

139-149 Boundary Road, North Melbourne

<p><b>Objectives and summary of standards</b></p> <ul style="list-style-type: none"> <li>• A development <u>must</u> meet all objectives</li> <li>• A development <u>should</u> meet all standards</li> </ul>	<p><b>Applicant's Assessment</b></p>
<p><b>Clause 58.01-1:</b></p> <p><b>Urban Context Report and Design Response</b></p> <p>An application must be accompanied by:</p> <ul style="list-style-type: none"> <li>• An urban context report.</li> <li>• A design response.</li> </ul>	<p><b>Complies</b></p> <p>The original application material namely the earlier town planning report and the accompanying architectural package prepared by <i>CHT Architects</i> provided a detailed urban context report and design response in accordance with this requirement.</p>
<p><b>Clause 58.01-2:</b></p> <p><b>Urban context report</b></p> <p>The urban context report may use a site plan, photographs or other techniques and must include:</p> <p>An accurate description of:</p> <ul style="list-style-type: none"> <li>• Site shape, size, orientation and easements.</li> <li>• Levels and contours of the site and the difference in levels between the site and surrounding properties.</li> <li>• The location and height of existing buildings on the site and surrounding properties.</li> <li>• The use of surrounding buildings.</li> <li>• The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.</li> <li>• Solar access to the site and to surrounding properties.</li> <li>• Views to and from the site.</li> <li>• Street frontage features such as poles, street trees and kerb crossovers.</li> <li>• The location of local shops, public transport services and public open spaces within walking distance.</li> <li>• Movement systems through and around the site.</li> <li>• Any other notable feature or characteristic of the site.</li> <li>• An assessment of the characteristics of the area including:</li> </ul> <p>Any environmental features such as vegetation, topography and significant views.</p> <ul style="list-style-type: none"> <li>• The pattern of subdivision.</li> <li>• Street design and landscape.</li> <li>• The pattern of development.</li> <li>• Building form, scale and rhythm.</li> <li>• Connection to the public realm.</li> <li>• Architectural style, building details and materials.</li> <li>• Off-site noise sources.</li> <li>• The relevant NatHERS climate zones (as identified in Clause 58.03-1).</li> </ul>	<p><b>Complies</b></p> <p>The original application material namely the earlier town planning report and the accompanying architectural package prepared by <i>CHT Architects</i> provided details of the site by way of a site plan, photographs, and written description in accordance with this requirement.</p>

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

<ul style="list-style-type: none"> <li>• <i>The design response.</i></li> </ul>	<p>an area extremely close to existing jobs, services and public transportation and clearly identified for change in State and local planning policy. The high quality architectural design ensures the development will provide a positive contribution to the surrounding area.</p> <p>This is entirely consistent with the directives of <i>Plan Melbourne</i> and State and Local Planning Policy Framework policies of the Planning Scheme on the basis that the proposal remains entirely respectful of nearby developments, approvals and aspirations within this evolving precinct.</p>
<p><b>Clause 58.02-3 – Dwelling Diversity Objective</b></p> <ul style="list-style-type: none"> <li>• To encourage a range of dwelling sizes and types in development of ten or more dwellings.</li> </ul> <p><b>Standard D3 (can be varied)</b></p> <p>Developments of 10 or more dwellings <u>should</u> provide a range of dwelling sizes and types including dwellings with a different number of bedrooms.</p> <p><i>There are no decision guidelines for this objective and standard.</i></p>	<p><b>Complies</b></p> <p>The proposal and approved development incorporates a variety of townhouses and apartments of one, two and three-bedroom options, that display a range of sizes, types and layouts.</p>
<p><b>Clause 58.02-4 – Infrastructure Objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure development is provided with appropriate utility services and infrastructure.</li> <li>• To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul> <p><b>Standard D4 (can be varied)</b></p> <ul style="list-style-type: none"> <li>• Development <u>should</u> be connected to reticulated services including reticulated sewerage, drainage, electricity and gas if available.</li> <li>• Developments <u>should</u> not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li> <li>• In areas where utility services or infrastructure have little or no space capacity, developments <u>should</u> provide for the upgrading or mitigation of the impact on services or infrastructure.</li> </ul> <p><b>Decision Guidelines</b></p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li>• <i>The capacity of the existing infrastructure.</i></li> <li>• <i>In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.</i></li> <li>• <i>If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.</i></li> </ul>	<p><b>Complies</b></p> <p>The proposal and approved development is able to be connected to all services required for the residential, commercial and public uses of the land.</p> <p>A total storage volume of 80KL rainwater tanks are to be provided, with rainwater collected from the building roof and podium level terraces and to be filtered and treated for re-use in toilet flushing and irrigation.</p> <p>The proposal will not result in unsustainable demands upon existing and planned infrastructure.</p>
<p><b>Clause 58.02-5 – Integration with the Street Objective</b></p> <ul style="list-style-type: none"> <li>• To integrate the layout of development with the street.</li> </ul> <p><b>Standard D5</b></p> <ul style="list-style-type: none"> <li>• Developments <u>should</u> provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</li> </ul>	<p><b>Complies</b></p> <p>The approved and proposed amended development is oriented to the existing primary Boundary Road frontage, and overall improves the appearance and pedestrianisation of the streetscape with a widened and enhanced public realm along this strategic front.</p>

<ul style="list-style-type: none"> <li>Development <u>should</u> be orientated to front existing and proposed streets.</li> <li>High fencing in front of dwellings <u>should</u> be avoided if practicable.</li> <li>Development next to existing public open space <u>should</u> be laid out to complement the open space.</li> </ul> <p><b>Decision Guidelines</b></p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>Any relevant urban design objective, policy or statement set out in this scheme.</li> <li>The design response.</li> </ul>	<p>The approved development and proposed changes are well integrated with the street including concentrated activity at ground floor level, through retail tenancies and apartments on the upper level.</p> <p>The approved development and proposed changes are orientated towards a future east-west and north-south laneway link as identified within the Structure Plan, connecting the eastern boundary road to the north-south link and its on connections to the southern Alfred Street through to Racecourse Road and beautifying this link for an enhanced urban design outcome when considering its future role and use.</p> <p>Passive surveillance to these areas and the public realm will be improved through the provision of balconies and windows orientated toward these spaces.</p> <p>The walkable areas, consisting of the pedestrian links, Boundary Road footpaths surrounding the street will be activated with retail tenancies, with internal communal spaces also provided and improving the pedestrian/cyclist permeability within and adjacent to the Site.</p>
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<p><b>Clause 58.03-1 – Energy Efficiency Objective</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings and buildings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> <li>To ensure dwellings achieve adequate thermal efficiency.</li> </ul> <p><b>Standard D6 (Can be varied)</b></p> <ul style="list-style-type: none"> <li>Buildings <u>should</u> be:             <ul style="list-style-type: none"> <li>Oriented to make appropriate use of solar energy.</li> <li>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul> </li> <li>Living areas and private open space <u>should</u> be located on the north side of the development, if practicable.</li> <li>Developments <u>should</u> be designed so that solar access to north-facing windows is optimised.</li> <li>Dwellings located in a climate zone identified in Table D1 <u>should</u> not exceed the maximum NatHERS annual cooling load specified in Table D1:</li> </ul> <table border="1" data-bbox="103 1668 954 1809"> <tr> <td colspan="2">Table D1 – Cooling Load</td> </tr> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M2 per annum</th> </tr> <tr> <td>Climate zone 62 Moorabbin</td> <td>21</td> </tr> </table> <p>Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</p> <p><b>Decision Guidelines</b></p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>The design response.</li> <li>The size, orientation and layout of the site.</li> </ul>	Table D1 – Cooling Load		NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum	Climate zone 62 Moorabbin	21	<p><b>Complies</b></p> <p>The Site is strategically located on a large site with the building designed in a 'U' shape to maximise receipt of natural northern light and create clear building separation within the Site.</p> <p>Balconies and windows are orientated to the existing and future public realm and the communal open space areas.</p> <p>As outlined in the 'Sustainable Management Plan &amp; Water Sensitive Urban Design Response' prepared by <i>Ark Resources Pty Ltd</i> the proposed development meets the minimum Green Star 5 Standard. With regards to energy efficiency the ESD Report states:</p> <p><i>'This report confirms that a combination of sustainable building management practices, design initiatives, fixtures, systems, appliances, materials and finishes will be integrated into the building in order to attain a 5 star Green Star Design &amp; As Built performance standard.</i></p> <p><i>The standard achieved is defined as Australian Excellence in terms of environmental design and is consistent with the City of Melbourne's Eco City goals for residents in relation to the reduction of operational greenhouse emissions &amp; water consumption.</i></p> <p><i>The development also meets the Best Practice standard for Urban Stormwater Quality and is therefore also consistent with the City of Melbourne's Water Sensitive Urban Design objectives.'</i></p>
Table D1 – Cooling Load							
NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum						
Climate zone 62 Moorabbin	21						

<ul style="list-style-type: none"> <li>• The existing amount of solar access to abutting properties.</li> <li>• The availability of solar access to north-facing windows on the site.</li> <li>• The annual cooling load for each dwelling.</li> </ul>	
<p><b>Clause 58.03-2 – Communal Open Space Objective</b></p> <ul style="list-style-type: none"> <li>• To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</li> </ul> <p><b>Standard D7 (Can be varied)</b></p> <p>Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.</p> <p>Communal open space <u>should</u>:</p> <ul style="list-style-type: none"> <li>• Be located to: <ul style="list-style-type: none"> <li>▫ Provide passive surveillance opportunities, where appropriate.</li> <li>▫ Provide outlook for as many dwellings as practicable.</li> <li>▫ Avoid overlooking into habitable rooms and private open space of new dwellings.</li> <li>▫ Minimise noise impacts to new and existing dwellings.</li> </ul> </li> <li>• Be designed to protect any natural features on the site.</li> <li>• Maximise landscaping opportunities.</li> <li>• Be accessible, useable and capable of efficient management.</li> </ul> <p><b>Decision Guidelines</b></p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li>• Any relevant design objective, policy or statement set out in this scheme.</li> <li>• The design response.</li> <li>• The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.</li> <li>• The availability of and access to public open space.</li> </ul>	<p><b>Complies</b></p> <p>The proposed amendment provides a total of 760sqm of communal open space at upper ground floor centrally located with additional ground floor communal open space also provided along the Site's southern boundary.</p> <p>A 201.5sqm central communal rooftop terrace is also provided, thus collectively these spaces exceed Standard D7 requirements and providing a desirable balance, amenity and outlook for residents of the proposal with landscaping maximised in these areas.</p>
<p><b>Clause 58.03-3 – Solar access to communal outdoor open space objective</b></p> <ul style="list-style-type: none"> <li>• To allow solar access into communal outdoor open space.</li> </ul> <p><b>Standard D8 (Can be varied)</b></p> <ul style="list-style-type: none"> <li>• The communal outdoor open space <u>should</u> be located on the north side of a building, if appropriate.</li> <li>• At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space <u>should</u> receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</li> </ul> <p><b>Decision Guidelines</b></p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li>• The design response.</li> <li>• The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.</li> </ul>	<p><b>Complies</b></p> <p>The communal ground floor open space and central rooftop terrace are both located to the Site's north thus will receive excellent solar access on the 21 June given its height and orientation on the winter equinox, and in excess of the minimum 125sqm requirement.</p>
<p><b>Clause 58.03-4 – Safety Objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure the layout of development provides for the safety and security of residents and property.</li> </ul>	<p><b>Complies</b></p> <p>Pedestrian and vehicle accessways are clearly recognised, acknowledging the immediate hierarchy of the street network to ensure the</p>



<p><b>Standard D9 (Can be varied)</b></p> <ul style="list-style-type: none"> <li>Entrances to dwellings <u>should</u> not be obscured or isolated from the street and internal accessways.</li> <li>Planting which creates unsafe spaces along streets and accessways <u>should</u> be avoided.</li> <li>Developments <u>should</u> be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</li> <li>Private spaces within developments <u>should</u> be protected from inappropriate use as public thoroughfares.</li> </ul> <p><b>Decision Guidelines</b></p> <p>Before deciding on an application, the responsible authority must consider the design response.</p>	<p>safety of pedestrians and vehicles accessing the Site.</p> <p>Both the pedestrian and vehicle entrances as well as walkable areas within the Site will be adequately lit at night to ensure an appropriate level of safety, while providing a sense of place and identity to the Boundary Road frontage and its significance in the Arden/Macaulay Urban Renewal Precinct and other proposed connections in the Structure Plan and adjacent to the Site.</p> <p>Courtyard fencing is provided to private public open space areas at lower ground floor, to ensure the privacy and amenity of residents of these apartments/townhouses is maintained.</p>
<p><b>Clause 58.03-5 – Landscaping Objectives</b></p> <ul style="list-style-type: none"> <li>To encourage development that respects the landscape character of the area.</li> <li>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>To provide appropriate landscaping.</li> <li>To encourage the retention of mature vegetation on the site.</li> <li>To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</li> </ul> <p><b>Standard D10 (Can be varied)</b></p> <p>The landscape layout and design <u>should</u>:</p> <ul style="list-style-type: none"> <li>Be responsive to the site context.</li> <li>Protect any predominant landscape features of the area.</li> <li>Take into account the soil type and drainage patterns of the site and integrate planting and water management.</li> <li>Allow for intended vegetation growth and structural protection of buildings.</li> <li>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>Provide a safe, attractive and functional environment for residents.</li> <li>Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.</li> <li>Maximise deep soil areas for planting of canopy trees.</li> </ul> <p>Development <u>should</u> provide for the retention or planting of trees, where these are part of the urban context.</p> <p>Development <u>should</u> provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design <u>should</u> specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development <u>should</u> provide the deep soil areas and canopy trees specified in Table D2.</p>	<p><b>Complies</b></p> <p>The Site's land size area at approximately 4,529 square metres requires 15% of the site area to be allocated for deep soil area or approximately 679.35 square metres, with one (1) large tree to be planted or two (2) medium trees per 90 square metres.</p> <p>Given the anticipated change of the area as a recognised Major Urban Renewal Precinct, the approved development and amended proposal do not provide for the minimum dimension width for 'deep-root planting', however continues to provide excellent deep soil areas across the Site, with planting opportunities including canopy trees to the north, south and west; additional ground floor planter boxes; climbers and planter boxes on the upper levels of the façade. The landscaping overall provides a sustainable and pleasant environment for future residents of the proposal as detailed in the 'Landscape Plan' prepared by <i>Tract Landscape Architects</i>.</p> <p>Importantly, Standard D10 also states '<i>[i]f the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:</i></p> <ul style="list-style-type: none"> <li>* <i>Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</i></li> <li>* <i>Vegetated planters, green roofs or green facades.'</i></li> </ul> <p>Accordingly, with the discretion contained within Standard D10 and the extent of green landscaping provided across the Site, the approved development and proposed amendment continues to comply with the Standard and Objective.</p>

<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"> <li>• Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</li> <li>• Vegetated planters, green roofs or green facades.</li> </ul> <p><b>Decision Guidelines</b></p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>• Any relevant plan or policy for landscape character and environmental sustainability in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>• The design response.</li> <li>• The location and size of gardens and the predominant plant types in the area.</li> <li>• The health of any trees to be removed.</li> <li>• The suitability of the proposed location and soil volume for canopy trees.</li> <li>• The ongoing management of landscaping within the development.</li> <li>• The soil type and drainage patterns of the site</li> </ul>	
<p><b>Clause 58.03-6 – Access Objective</b></p> <ul style="list-style-type: none"> <li>• To ensure the number and design of vehicle crossovers respects the urban context.</li> </ul> <p><b>Standard D11 (Can be varied)</b></p> <p>The width of accessways or car spaces <u>should</u> not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <p>No more than one single-width crossover <u>should</u> be provided for each dwelling fronting a street.</p> <p>The location of crossovers <u>should</u> maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone <u>should</u> be minimised.</p> <p>Developments <u>must</u> provide for access for service, emergency and delivery vehicles.</p> <p><b>Decision Guidelines</b></p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>• The design response.</li> <li>• The impact on the streetscape.</li> <li>• The reduction of on-street car parking spaces.</li> <li>• The effect on any significant vegetation on the site and footpath.</li> </ul>	<p><b>Complies with Objective</b></p> <p>The approved and proposed accessway width to Alfred Street is approximately 6.1 metres wide accounting for approximately 55.45% of the total 11 metre frontage the Site has to Alfred Street. While this accessway width is greater than Standard D11 requirements, the Site's allotment and frontage to Alfred Street is an anomaly with variation to the Standard still considered appropriate as approved when accounting for:</p> <ul style="list-style-type: none"> <li>• The Site's existing crossover location and width to Alfred Street and the minor relocation of this.</li> <li>• The natural east-west fall of the Site, with Alfred Street being at the lowest access point of the Site enabling convenient access to the proposed basement levels rather than extensive ramping that would be required from Boundary Road.</li> <li>• The reinstatement of the existing crossover along the Boundary Road frontage, appreciating its RDZ1 status and future role as a prominent north-south link to existing and future services and infrastructure within the Arden Macaulay Urban Renewal Precinct and the beautification and enhancements.</li> </ul>
<p><b>Clause 58.03-7 – Parking Location Objective</b></p> <ul style="list-style-type: none"> <li>• To provide convenient parking for resident and visitor vehicles.</li> <li>• To protect residents from vehicular noise within developments.</li> </ul> <p><b>Standard D12 (Can be varied)</b></p>	<p><b>Complies</b></p> <p>On-site car parking is provided within two (2) dedicated basement levels and a lower ground floor in response to the Site's natural fall. Convenient access to each apartment provided</p>

<p>Car parking facilities <u>should</u>:</p> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings.</li> <li>• Be secure.</li> <li>• Be well ventilated if enclosed.</li> </ul> <p>Shared accessways or car parks of other dwellings <u>should</u> be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> <p><b>Decision Guideline</b></p> <ul style="list-style-type: none"> <li>• <i>Before deciding on an application, the responsible authority must consider the design response.</i></li> </ul>	<p>by lift and stair facilities and generous circulation areas.</p> <p>No habitable rooms are located near the car park or accessway.</p>
<p><b>Clause 58.03-8 – Integrated Water And Stormwater Management Objective</b></p> <ul style="list-style-type: none"> <li>• To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> <li>• To facilitate stormwater collection, utilisation and infiltration within the development.</li> <li>• 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.</li> </ul> <p><b>Standard D13 (Can be varied)</b></p> <p>Buildings <u>should</u> be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings <u>should</u> be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system <u>should</u> be:</p> <ul style="list-style-type: none"> <li>• Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</li> <li>• Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</li> </ul> <p><b>Decision Guidelines</b></p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li>• <i>Any relevant water and stormwater management objective, policy or statement set out in this scheme.</i></li> <li>• <i>The design response.</i></li> <li>• <i>Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.</i></li> <li>• <i>Whether discharge from the site to the stormwater will adversely affect water quality entering the drainage system.</i></li> <li>• <i>The capacity of the drainage network to accommodate additional stormwater.</i></li> <li>• <i>Whether the stormwater treatment areas can be effectively maintained.</i></li> </ul>	<p><b>Complies</b></p> <p>A total storage volume of 80KL rainwater tanks are to be provided, with rainwater collected from all building roofs, roof and podium level terraces and to be filtered and treated for re-use in toilet flushing and irrigation.</p> <p>As outlined in the ‘Sustainable Management Plan &amp; Water Sensitive Urban Design Response’ prepared by <i>Ark Resources Pty Ltd</i>, the proposed development satisfied relevant MUSIC modelling requirements of Melbourne Water, thus satisfying Best Practice Standards as referenced in Standard D13.</p> <p>Further information with regards to the proposal’s water use is contained in the accompanying ‘Sustainable Management Plan &amp; Water Sensitive Urban Design Response’ prepared by <i>Ark Resources Pty Ltd</i>.</p>
<p><b>Clause 58.04-1 – Building Setback Objective</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• To allow adequate daylight into new dwellings.</li> </ul>	<p><b>Complies</b></p> <p>The proposal generally maintains setbacks as approved by the Planning Permit as reflected in the earlier town planning submission.</p>

<ul style="list-style-type: none"> <li>To limit views into habitable room windows and private open space of new and existing dwellings.</li> <li>To provide a reasonable outlook from new dwellings.</li> <li>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</li> </ul> <p><b>Standard D14 (Can be varied)</b></p> <p>The built form of the development <u>must</u> respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings <u>should</u> be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> <li>Ensure adequate daylight into new habitable room windows.</li> <li>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.</li> <li>Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.</li> <li>Ensure the dwellings are designed to meet the objectives of Clause 58.</li> </ul> <p><b>Decision Guidelines</b></p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li><i>The purpose of the zone and/or overlay that applies to the land.</i></li> <li><i>Any relevant urban design objective, policy or statement set out in this scheme.</i></li> <li><i>The urban context report.</i></li> <li><i>The design response.</i></li> <li><i>The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways. The extent to which the proposed dwellings are provided with reasonable daylight access through the layout of rooms and the number, size, location and orientation of windows.</i></li> <li><i>The impact of overlooking on the amenity of existing and proposed dwellings.</i></li> <li><i>The existing extent of overlooking into existing dwellings and private open space.</i></li> <li><i>Whether the development meets the objectives of Clause 58.</i></li> </ul>	
<p><b>Clause 58.04-2 – Internal Views Objective</b></p> <ul style="list-style-type: none"> <li>To limit views into the private open space and habitable room windows of dwellings within a development.</li> </ul> <p><b>Standard D15 (Can be varied)</b></p> <p>Windows and balconies <u>should</u> be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</p> <p><b>Decision Guidelines</b></p> <ul style="list-style-type: none"> <li><i>Before deciding on an application, the responsible authority must consider the design response.</i></li> </ul>	<p><b>Complies</b></p> <p>The proposal has been designed to avoid any unreasonable overlooking to private open space areas of dwellings within the development with adequate separation of the wings provided and positioning of balconies/windows at the internal bends of the building ensuring that no unreasonable internal views will occur.</p>
<p><b>Clause 58.04-3 – Noise Impacts Objective</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external and internal noise sources.</li> </ul>	<p><b>Complies</b></p> <p>The proposed development includes services provided in the core of the building, with a main services room located in the lower ground floor.</p>

<p><b>Standard D16 (Can be varied)</b></p> <p>Noise sources, such as mechanical plants <u>should</u> not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings <u>should</u> minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) <u>should</u> be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings <u>should</u> be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D3 <u>should</u> be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> <li>• Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</li> <li>• Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.</li> </ul> <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p> <p><b>Decision Guidelines</b></p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li>• <i>The design response.</i></li> <li>• <i>Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified consultant submitted with the application.</i></li> <li>• <i>Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.</i></li> <li>• <i>Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.</i></li> <li>• <i>Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.</i></li> </ul>	<p>Feature glazing and insulation has been equipped and will provide noise attenuation from any on or off-site noise sources as detailed in the updated 'Acoustic Report' prepared by <i>Acoustic Logic Pty Ltd</i> and in response to requirements of DDO26.</p>						
<p><b>58.05-1 Accessibility objective</b></p> <ul style="list-style-type: none"> <li>• To ensure the design of dwellings meets the needs of people with limited mobility.</li> </ul> <p><b>Standard D17</b></p> <p>At least 50 per cent of dwellings <u>should</u> have:</p> <ul style="list-style-type: none"> <li>• A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> <li>• 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.</li> <li>• A main bedroom with access to an adaptable bathroom.</li> <li>• At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.</li> </ul> <table border="1" data-bbox="103 2011 954 2072"> <thead> <tr> <th colspan="2" data-bbox="103 2011 391 2038">Table D4 - Bathroom Design</th> </tr> </thead> <tbody> <tr> <td data-bbox="103 2038 391 2072"></td> <td data-bbox="391 2038 954 2072"></td> </tr> <tr> <td data-bbox="103 2072 391 2101">Design Option A</td> <td data-bbox="391 2072 954 2101">Design Option B</td> </tr> </tbody> </table>	Table D4 - Bathroom Design				Design Option A	Design Option B	<p><b>Complies</b></p> <p>156 of the 276 apartments/townhouses (56.5%) of the apartments are designed to be 'accessible' thus exceeding the Standard and Objective of clause 58.05-1.</p>
Table D4 - Bathroom Design							
Design Option A	Design Option B						

Door Opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door Design	Either: * A slide door, or * A door that opens outwards, or * A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: * A slide door, or * A door that opens outwards, or * A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: * A minimum area of 1.2 metres by 1.2 metres. * Located in front of the shower and the toilet. * Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: * A minimum width of 1 metre. * The full length of the bathroom and a minimum length of 2.7 metres. * Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

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

**58.05-2 Building entry and circulation objective**

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

**Standard D18 (can be varied)**

Entries to dwellings and residential buildings should:

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

The layout and design of buildings should:

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

**Complies**

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

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



<ul style="list-style-type: none"> <li>• Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</li> <li>• Provide common areas and corridors that:             <ul style="list-style-type: none"> <li>▫ Include at least one source of natural light and natural ventilation.</li> <li>▫ Avoid obstruction from building services.</li> <li>▫ Maintain clear sight lines.</li> </ul> </li> </ul> <p><b>Decision Guidelines</b></p> <p><i>Before deciding on an application, the responsible authority must consider</i></p> <ul style="list-style-type: none"> <li>• The design response.</li> <li>• The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.</li> </ul>	<p>public east-west link for residents to the internal lobby areas.</p> <p>The primary vehicle entrance way is provided via Alfred Street, separate from the identified renewal street and the enhanced pedestrian entrances and public realm along this frontage.</p> <p>The residential entrances are further afforded with a generous lobby area and mailroom for the added convenience of future residents.</p> <p>Corridors of the building upper levels maintain a minimum width of 1600mm and contain a minimum of two sources of natural light and ventilation.</p>															
<p><b>Clause 58.05-3 – Private Open Space Objective</b></p> <ul style="list-style-type: none"> <li>• To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul> <p><b>Standard D19 (can be varied)</b></p> <p>A dwelling <u>should</u> have private open space consisting of:</p> <ul style="list-style-type: none"> <li>• An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or</li> <li>• An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or</li> <li>• A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or</li> <li>• A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.</li> </ul> <p>If a cooling or heating unit is located on a balcony, the balcony <u>should</u> provide an additional area of 1.5 square metres.</p> <table border="1" data-bbox="103 1355 949 1579"> <thead> <tr> <th colspan="3">Table D5 Balcony Size</th> </tr> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table> <p><b>Decision Guidelines</b></p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li>• the design response.</li> <li>• The useability and functionality of the private open space, including its size and accessibility.</li> <li>• The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.</li> <li>• The availability of and access to public or communal open space.</li> </ul>	Table D5 Balcony Size			Dwelling Type	Minimum Area	Minimum Dimension	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 or more bedroom dwelling	12 square metres	2.4 metres	<p><b>Complies with Objective</b></p> <p>Each dwelling is provided with a balcony or courtyard area with convenient access from a living room, which range in size from 9.3 to 21.1 square metres, depending on the size of the apartment, and complying with the minimum dimension sizes.</p> <p>A minor variation is sought to the size and dimensions of the courtyard areas associated with the ground floor townhouses and apartments (Apartment Type 01 – 04), which are required to provide 25sqm of private open space with a minimum dimension of 3 metres.</p> <p>Variation to this requirement continues to be appropriate when considering:</p> <ul style="list-style-type: none"> <li>• The townhouses containing a secondary balcony at their upper ground floor, totalling 16.5 - 18sqm;</li> <li>• Across the Site the generous communal open space areas provided, at ground floor and on the rooftop terrace in excess of Standard D7 requirements; and</li> <li>• The reasonable recreation and service needs of residents given the minor variation sought to the Standard.</li> </ul> <p>Given the excellent amenity of these apartments and additional resident communal spaces as outlined above, minor variation to the Standard for these apartments is also considered appropriate, noting that these apartments generally exceed the minimum requirement for a 'balcony' style apartment.</p> <p>Accordingly, when considering the size of these areas and the excellent communal amenity features of the design response a minor variation to this requirement is appropriate.</p> <p>The ability for the balance of apartments (267 apartments, being 98.5%) to comply with Standard D19 requirements, highlights the</p>
Table D5 Balcony Size																
Dwelling Type	Minimum Area	Minimum Dimension														
Studio or 1 bedroom dwelling	8 square metres	1.8 metres														
2 bedroom dwelling	8 square metres	2 metres														
3 or more bedroom dwelling	12 square metres	2.4 metres														

	<p>excellent internal amenity of the proposed apartments.</p>																		
<p><b>Clause 58.05-4 – Storage Objective</b></p> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling</li> </ul> <p><b>Standard D20 (can be varied)</b></p> <ul style="list-style-type: none"> <li>Each dwelling should have convenient access to usable and secure storage space.</li> <li>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</li> </ul> <table border="1" data-bbox="103 577 954 869"> <thead> <tr> <th colspan="3">Table D6 - Storage</th> </tr> <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 or more 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> <p><b>Decision Guidelines</b></p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>the design response.</li> <li>The useability, functionality and location of storage facilities provided for the dwelling.</li> </ul>	Table D6 - Storage			Dwelling Type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 or more bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	<p><b>Complies</b></p> <p>Each dwelling is provided with storage that meets or exceeds with the requirements of Table D6. This includes storage provided both within the dwelling and lockable storage located in the basement level as detailed at Drawing Nos. TP2.20 – TP2.36 of the architectural package prepared by <i>CHT Architects</i>.</p> <p>The basement storage areas are easily accessible for future residents via the lift or stairs.</p>
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<p><b>Clause 58.06-1 – Common Property Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future management difficulties in areas of common ownership.</li> </ul> <p><b>Standard D21 (can be varied)</b></p> <ul style="list-style-type: none"> <li>Developments should clearly delineate public, communal and private areas.</li> <li>Common property, where provided, should be functional and capable of efficient management.</li> </ul> <p><b>Decision Guidelines</b></p> <ul style="list-style-type: none"> <li>There are no decision guidelines for this objective and standard.</li> </ul>	<p><b>Complies</b></p> <p>The common property areas include the residential and vehicle entrances; associated services, including the residential lobbies, circulation areas, stair and lift facilities; basement and car parking area; communal landscaped areas; gymnasium; communal wellness, arcade and dining areas. These area are practical for future occupants and are able to be appropriately managed in the future through the Owners Corporation.</p>																		
<p><b>Clause 58.06-2 – Site Services Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that site services can be installed and easily maintained.</li> <li>To ensure that site facilities are accessible, adequate and attractive.</li> </ul> <p><b>Standard D22 (can be varied)</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</li> <li>Mailboxes should be provided and located for convenient access as required by Australia Post.</li> </ul>	<p><b>Complies</b></p> <p>The approved development and proposed amendment complies with these requirements, enabling appropriate access to building services for required maintenance works.</p> <p>The mail rooms are located on the ground floor, forming part of the building lobby areas, for easy access by residents and Australia Post.</p>																		



<p><b>Decision Guidelines</b></p> <ul style="list-style-type: none"> <li>• Before deciding on an application, the responsible authority must consider the design response.</li> </ul>	
<p><b>Clause 58.06-3 – Waste and Recycling Objective</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings are designed to encourage waste recycling.</li> <li>• To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>• To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul> <p><b>Standard D23 (Can be varied)</b></p> <p>Developments <u>should</u> include dedicated areas for:</p> <ul style="list-style-type: none"> <li>• Waste and recycling enclosures which are: <ul style="list-style-type: none"> <li>▫ Adequate in size, durable, waterproof and blend in with the development.</li> <li>▫ Adequately ventilated.</li> <li>▫ Located and designed for convenient access by residents and made easily accessible to people with limited mobility.</li> </ul> </li> <li>• Adequate facilities for bin washing. These areas should be adequately ventilated.</li> <li>• 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.</li> <li>• Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</li> <li>• Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</li> <li>• Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.</li> </ul> <p>Waste and recycling management facilities <u>should</u> be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> <li>• Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.</li> <li>• Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</li> </ul> <p><b>Decision Guidelines</b></p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>• The design response.</li> <li>• Any relevant waste and recycling objective, policy or statement set out in this scheme.</li> </ul>	<p><b>Complies</b></p> <p>The bin storage area is appropriate for the residential and commercial operations of the Site as detailed in the 'Waste Management Plan' prepared by <i>One Mile Grid</i>.</p>
<p><b>Clause 58.07-1- Functional Layout Objective</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul> <p><b>Standard D24 (Can be varied)</b></p> <p>Bedrooms <u>should</u>:</p>	<p><b>Complies</b></p> <p>As detailed in Drawing No TP2.20 – TP2.31 all of the bedrooms for each respective apartment and all of the living areas, including townhouse dwellings, have been designed to meet the minimum requirements contained in Tables D7 and D8. This now also includes apartments G01,</p>

- 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.

G02 and G02, which previously maintained approval for a 200mm variation to the Standard. Accordingly, all apartments now comply with the functional layout requirements of Standard D24.

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

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

Table D8 Living Area Dimension		
Bedroom Type	Minimum Width	Minimum Area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

**Decision Guidelines**

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

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

**Clause 58.07-2 – Room Depth Objectives**

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

**Standard D25 (Can be varied)**

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

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

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

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

**Decision Guideline**

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

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.
- Any overhang above habitable room windows that limits daylight access.

**Complies**

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

<p><b>Clause 58.07-3 – Windows Objectives</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows</li> </ul> <p><b>Standard D26 (Can be varied)</b></p> <p>Habitable rooms <u>should</u> have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area <u>should</u> be:</p> <ul style="list-style-type: none"> <li>A minimum width of 1.2 metres.</li> <li>A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> </ul> <p><b>Decision Guideline</b></p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li>The design response.</li> <li>The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.</li> <li>The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.</li> </ul>	<p><b>Complies</b></p> <p>All habitable rooms have a window with an external wall of the building, with Apartment Type 18 containing the 'snorkel bedroom designed in accordance with Standard D26 requirements, maintaining a minimum width of 1.2 metres and a maximum depth of 1.5 metres (1.8 metre depth achievable).</p> <p>Accordingly, both the Standard and Objective of Clause 58.07-3 are satisfied in the design response.</p>
<p><b>Clause 58.07-4 – Natural Ventilation Objectives</b></p> <ul style="list-style-type: none"> <li>To encourage natural ventilation of dwellings.</li> <li>To allow occupants to effectively manage natural ventilation of dwellings.</li> </ul> <p><b>Standard D27 (Can be varied)</b></p> <p>The design and layout of dwellings <u>should</u> maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings <u>should</u> provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> <li>A maximum breeze path through the dwelling of 18 metres.</li> <li>A minimum breeze path through the dwelling of 5 metres.</li> <li>Ventilation openings with approximately the same area.</li> </ul> <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p><b>Decision Guideline</b></p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li>The design response.</li> <li>The size, orientation, slope and wind exposure of the site.</li> <li>The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.</li> <li>Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.</li> </ul>	<p><b>Complies</b></p> <p>123 of the 276 apartments (44.6%) are effectively cross ventilated, satisfying the requirements of Standard D27.</p>