

Clause 58 Assessment

Better Apartments Design Standards

429 Albert Street, Brunswick

22 June 2026

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Better Apartments Design Standards

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58.01 URBAN CONTEXT REPORT AND DESIGN RESPONSE

58.01-1 Application requirements

Requirements	Complies / Does Not Comply / Variation required
<p>An application must be accompanied by:</p> <ul style="list-style-type: none"> An urban context report A Design Response 	<p>✓ Complies</p> <p>The application is accompanied by an Urban Context Report prepared by Jackson Clemments Burrows and a Landscape and Urban Design Town Planning Report prepared by Lat Studios.</p>

58.01-2 Urban context report

Requirements	Complies / Does Not Comply / Variation required
<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"> Site shape, size, orientation and easements. Levels and contours of the site and the difference in levels between the site and surrounding properties. The location and height of existing buildings on the site and surrounding properties. The use of surrounding buildings. The location of private open space of surrounding properties and the location of trees, fences and other landscape elements. Solar access to the site and to surrounding properties. Views to and from the site. Street frontage features such as poles, street trees and kerb crossovers. The location of local shops, public transport services and public open spaces within walking distance. Movement systems through and around the site. Any other notable feature or characteristic of the site. <p>An assessment of the characteristics of the area including:</p> <ul style="list-style-type: none"> Any environmental features such as vegetation, topography and significant views. The pattern of subdivision. Street design and landscape. The pattern of development. 	<p>✓ Complies</p> <p>The application is accompanied by an Urban Context Report prepared by Jackson Clemments Burrows and a Landscape and Urban Design Town Planning Report prepared by Lat Studios.</p> <p>ADVERTISED PLAN</p>

Requirements	Complies / Does Not Comply / Variation required
<ul style="list-style-type: none"> - Building form, scale and rhythm. - Connection to the public realm. - Architectural style, building details and materials. - Off-site noise sources. - The relevant NatHERS climate zones (as identified in Clause 58.03-1). - Social and economic activity - Any other notable or cultural characteristics of the area 	

58.01-3 Design response

Requirements	Complies / Does Not Comply / Variation required
<p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> - Responds to any relevant planning provision that applies to the land. - Meets the objectives of Clause 58. - Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme. - Selects materials and finishes for the external walls. - Derives from and responds to the urban context report. <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</p>	<p>✓ Complies</p> <p>The application is accompanied by a Town Planning and Urban Context Report prepared by our office.</p> <p>ADVERTISED PLAN</p>

58.02 URBAN CONTEXT

58.02-1 Urban context objectives

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

Standard D1	Complies / Does Not Comply / Variation required
The design response must be appropriate to the urban context and the site.	The application is accompanied by an Urban Context Report prepared by Jackson Clemments Burrows and a Landscape and Urban Design Town Planning Report prepared by Lat Studios.
The proposed design must respect the existing or preferred urban context and respond to the features of the site.	

Standard D1	Complies / Does Not Comply / Variation required

58.02-2 Residential policy objectives

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

Standard D2	Complies / Does Not Comply / Variation required
An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	<p>✓ Complies</p> <p>The application is accompanied by a Town Planning and Urban Context Report which provides an assessment against the applicable statutory framework.</p>

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58.02-3 Dwelling diversity objective

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

Standard D3	Complies / Does Not Comply / Variation required																																																																																																																																																																
Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	<div>✓ Complies</div> <p>The proposal includes a total of 223 dwellings with a mix of 1, 2 and 3 bedroom dwellings.</p> <table><tr><th colspan="10">DEVELOPMENT SCHEDULE</th></tr><tr><th>Level</th><th>1B1B</th><th>1B1B+S</th><th>2B1B</th><th>2B1B+S</th><th>2B2B</th><th>2B2B+S</th><th>3B2B</th><th>3B2B+S</th><th>Totals</th></tr><tr><td>LEVEL B2 SFL</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>LEVEL B1 SFL</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>LEVEL 00 SFL</td><td>6</td><td>5</td><td>0</td><td>2</td><td>3</td><td>4</td><td>0</td><td>2</td><td>22</td></tr><tr><td>LEVEL 01 SFL</td><td>1</td><td>9</td><td>1</td><td>2</td><td>3</td><td>5</td><td>0</td><td>2</td><td>23</td></tr><tr><td>LEVEL 02 SFL</td><td>1</td><td>6</td><td>1</td><td>2</td><td>3</td><td>8</td><td>0</td><td>2</td><td>23</td></tr><tr><td>LEVEL 03 SFL</td><td>1</td><td>6</td><td>1</td><td>2</td><td>3</td><td>8</td><td>0</td><td>2</td><td>23</td></tr><tr><td>LEVEL 04 SFL</td><td>1</td><td>4</td><td>1</td><td>1</td><td>3</td><td>10</td><td>0</td><td>2</td><td>22</td></tr><tr><td>LEVEL 05 SFL</td><td>1</td><td>4</td><td>1</td><td>1</td><td>3</td><td>10</td><td>0</td><td>2</td><td>22</td></tr><tr><td>LEVEL 06 SFL</td><td>1</td><td>3</td><td>0</td><td>0</td><td>0</td><td>13</td><td>0</td><td>2</td><td>19</td></tr><tr><td>LEVEL 07 SFL</td><td>1</td><td>3</td><td>0</td><td>0</td><td>0</td><td>12</td><td>0</td><td>3</td><td>19</td></tr><tr><td>LEVEL 08 SFL</td><td>1</td><td>3</td><td>0</td><td>0</td><td>0</td><td>12</td><td>0</td><td>3</td><td>19</td></tr><tr><td>LEVEL 09 SFL</td><td>1</td><td>3</td><td>0</td><td>0</td><td>0</td><td>12</td><td>0</td><td>3</td><td>19</td></tr><tr><td>LEVEL 10 SFL</td><td>0</td><td>0</td><td>0</td><td>0</td><td>3</td><td>3</td><td>1</td><td>5</td><td>12</td></tr><tr><td></td><td>15</td><td>46</td><td>5</td><td>10</td><td>21</td><td>97</td><td>1</td><td>28</td><td>223</td></tr></table>	DEVELOPMENT SCHEDULE										Level	1B1B	1B1B+S	2B1B	2B1B+S	2B2B	2B2B+S	3B2B	3B2B+S	Totals	LEVEL B2 SFL	0	0	0	0	0	0	0	0	0	LEVEL B1 SFL	0	0	0	0	0	0	0	0	0	LEVEL 00 SFL	6	5	0	2	3	4	0	2	22	LEVEL 01 SFL	1	9	1	2	3	5	0	2	23	LEVEL 02 SFL	1	6	1	2	3	8	0	2	23	LEVEL 03 SFL	1	6	1	2	3	8	0	2	23	LEVEL 04 SFL	1	4	1	1	3	10	0	2	22	LEVEL 05 SFL	1	4	1	1	3	10	0	2	22	LEVEL 06 SFL	1	3	0	0	0	13	0	2	19	LEVEL 07 SFL	1	3	0	0	0	12	0	3	19	LEVEL 08 SFL	1	3	0	0	0	12	0	3	19	LEVEL 09 SFL	1	3	0	0	0	12	0	3	19	LEVEL 10 SFL	0	0	0	0	3	3	1	5	12		15	46	5	10	21	97	1	28	223
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58.02-4 Infrastructure objectives

- To ensure development is provided with appropriate utility services and infrastructure.
- To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standard D4	Complies / Does Not Comply / Variation required
Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available.	<p>✓ Can comply</p> <p>The site is located within an existing urban context. Any additional required services will be accommodated.</p>
Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	
In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	

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58.02-5 Integration with the street objective

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

Standard D5	Complies / Does Not Comply / Variation required
<p>Development should be oriented to front existing and proposed streets.</p> <p>Along street frontage, development should:</p> <ul style="list-style-type: none"> - 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. <p>Conceal car parking and internal waste collection areas from the street.</p>	<p>✓ Complies</p> <p>The proposal includes a dedicated lobby and pedestrian pathway that is directly accessed from Albert Street. The ground floor dwellings have also been designed to front onto Albert Street</p>
<p>Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.</p>	<p>✓ Complies</p> <p>The proposal is designed to complement Clifton Park through the north-south pedestrian link, dwellings orientated, including direct access, from the park and balconies which are orientated towards the park.</p>

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58.03 SITE LAYOUT

58.03-1 Energy efficiency objectives

- To achieve and protect energy efficient dwellings and buildings.
- To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.
- To ensure dwellings achieve adequate thermal efficiency.

Standard D6	Complies / Does Not Comply / Variation required
<p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. 	<p>✓ Complies</p> <p>The proposal is supported by a Sustainability Management Plan prepared by NDY.</p> <p>Of note, the project is committed to achieving an average NatHERS rating of 7.5 star with no individual dwelling achieving lesser than 6.0 stars.</p> <p>The preliminary energy ratings indicate that dwellings do not exceed a cooling load of 30MJ/².</p>
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 specified maximum NatHERS annual cooling load specified in the following table.	

Table D1 Cooling load

NatHERS CLIMATE ZONE	NatHERS MAXIMUM COOLING LOAD MJ/M² PER ANNUM
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

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

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58.03-2 Communal open space objective

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

Standard D7	Complies / Does Not Comply / Variation required
A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.	<p>✓ Complies</p> <p>Based on a total of 223 apartments, the proposal must provide 30sqm plus an additional 220 sqm of communal open space.</p> <p>The proposal provides significant areas of communal open space at ground floor and a secondary area at Level 09.</p> <p>All communal areas are accessible to all residents. Those located at ground floor are publicly accessible.</p> <p>They are also adequate in size and capable of efficient management as illustrated in the accompanying documentation.</p> <p>These areas are not hidden and are surrounded by windows and balconies which will provide passive surveillance.</p>
If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.	
Each area of communal open space should be: <ul style="list-style-type: none"> - Accessible to all residents. - A useable size, shape and dimension. - Capable of efficient management. - Located to: <ul style="list-style-type: none"> - Provide passive surveillance opportunities, where appropriate. - Provide outlook for as many dwellings as practicable. - Avoid overlooking into habitable rooms and private open space of new dwellings. - Minimise noise impacts to new and existing dwellings and existing small dwellings. 	
Any area of communal outdoor open space should be landscaped and include canopy cover and trees.	

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58.03-3 Solar access to communal outdoor open space objective

- To allow solar access into communal outdoor open space.

Standard D8	Complies / Does Not Comply / Variation required
The communal outdoor open space should be located on the north side of a building, if appropriate.	<p>✓ Complies</p> <p>The communal open space is located on the western side of the development.</p> <p>This location has been elected as the most suitable given the proposed east-west link</p>
At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.	<p>✓ Complies</p> <p>As illustrated in the enclosed shadow diagrams within the architectural package, at least 125sqm of the ground floor communal area will receive at least 2 hours of sunlight in June between 1pm and 3pm..</p>

58.03-4 Safety objective

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

Standard D9	Complies / Does Not Comply / Variation required
Entrances to dwellings should not be obscured or isolated from the street and internal accessways.	<p>✓ Complies</p> <p>At ground floor level, entrances to dwellings are provided from the street and north-east pedestrian link.</p> <p>At the upper levels, entrances to dwellings are via internal corridors which is typical for a development of this nature.</p>
Planting which creates unsafe spaces along streets and accessways should be avoided.	<p>✓ Complies</p> <p>Planting is located in designated areas and will not impede on any accessways throughout the site.</p>
Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	<p>✓ Complies</p> <p>The vehicle accessway is located along the Albert Street frontage.</p>
Private spaces within developments should be protected from inappropriate use as public thoroughfares.	<p>✓ Complies</p> <p>Private and public areas are delineated through the north-south and east-west pedestrian link in addition to landscaping boundaries.</p>

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58.03-5 Landscaping objectives

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

Standard D10	Complies / Does Not Comply / Variation required
Development should retain existing trees and canopy cover.	<p>X Variation Required</p> <p>The application is accompanied by a Landscape Concept Town Planning Report prepared by Lat Studios.</p> <p>Of note:</p> <ul style="list-style-type: none"> ▪ There is no existing vegetation on site. The existing building has been demolished. ▪ The proposal will provide canopy cover to 9.39% of the total site which is considered reasonable for a development of this scale. ▪ The proposal provides: <ul style="list-style-type: none"> ▪ 149.26sqm of deep soil planting area – entirely unobstructed by structure; and ▪ 311.96sqm of deep soil planting area – including areas underneath paths & hardscape not obstructed by the basement underneath. ▪ The proposal includes opportunities for landscaping including a variety of different types of plants and trees.
Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	
<p>Development should:</p> <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3. - Consistent with the canopy diameter and height at maturity specified in Table D4. - Located in communal outdoor open space or common areas or street frontages. - Comprise smaller trees, shrubs and ground cover, including flowering native species. - Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. - Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption. - Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. - Protect any predominant landscape features of the area. - Take into account the soil type and drainage patterns of the site. 	

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Standard D10	Complies / Does Not Comply / Variation required
<ul style="list-style-type: none"> - Provide a safe, attractive and functional environment for residents. - Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting. 	

Table D2 Canopy cover and deep soil requirements

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

Table D3 Soil requirements for trees

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

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

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Table D4 Tree type

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

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58.03-6 Access objective

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

Standard D11	Complies / Does Not Comply / Variation required
Vehicle crossovers should be minimised.	✓ Complies The proposal includes one vehicle crossing located on the west side of the site's frontage to Albert Street. Separate pedestrian and bike friendly entries and pathways are provided around the site. The site also provides access for emergency vehicles either through the basement or on-street.
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.	

58.03-7 Parking location objectives

- To provide convenient parking for resident and visitor vehicles.
- To protect residents from vehicular noise within developments.

Standard D12	Complies / Does Not Comply / Variation required
Car parking facilities should: <ul style="list-style-type: none"> - Be reasonably close and convenient to dwellings. - Be secure. - Be well ventilated if enclosed. 	✓ Complies Car parking is provided in the form of a basement and is secure fence with access only provided via a card reader.
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.	

58.03-8 Integrated water and stormwater management objectives

- To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.
- To facilitate stormwater collection, utilisation and infiltration within the development.
- To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard D13	Complies / Does Not Comply / Variation required
Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.	<p>✓ Complies The application is accompanied by a Stormwater Management Plan prepared by NDY.</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.5em;">ADVERTISED PLAN</p>
Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.	
<p>The stormwater management system should be:</p> <p>Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater – Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee 1999).</p> <p>Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</p>	

58.04 AMENITY IMPACTS

58.04-1 Building setback objectives

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

Standard D14	Complies / Does Not Comply / Variation required
The built form of the development must respect the existing or preferred urban context and respond to the features of the site.	<p>✓ Complies Refer Section 5.4 of our Town Planning and Urban Context Report.</p>
<p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> - Ensure adequate daylight into new habitable room windows. - Avoid direct views into habitable room windows and private open 	<p>✓ Complies Refer to Section 5 of our Town Planning and Urban Context Report regarding external amenity implications.</p>

Standard D14	Complies / Does Not Comply / Variation required
<p>space of new and existing dwellings and existing small dwellings. Developments should avoid relying on screening to reduce views.</p> <ul style="list-style-type: none"> - 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. 	

58.04-2 Internal views objective

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

Standard D15	Complies / Does Not Comply / Variation required
Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.	<p>* Variation Required</p> <p>As shown across the floor plans within the accompanying architectural plans, there are some instances where there is internal overlooking between balconies.</p> <p>This is considered to be appropriate given the nature of the proposal whereby a screening option would affect the internal amenity of apartments in terms of access to daylight and restricted outlook.</p>

58.04-3 Noise impacts objectives

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

Standard D16	Complies / Does Not Comply / Variation required
<p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels:</p>	<p>✓ Complies</p> <p>The application is accompanied by an Acoustic Report prepared by Octave Acoustics.</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.5em;">ADVERTISED PLAN</p>
	N/A

Standard D16	Complies / Does Not Comply / Variation required
<ul style="list-style-type: none"> - Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. - Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. 	<p style="text-align: center; color: red; font-weight: bold; font-size: 2em;">ADVERTISED PLAN</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.	
Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.	

Table D5 Noise influence area

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

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

58.04-4 Wind impacts objective

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

Standard D17	Complies / Does Not Comply / Variation required
<p>Development of five or more storeys, excluding a basement should:</p> <ul style="list-style-type: none"> - 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 <p>within a distance of half the greatest length of the building, or half the total height of the</p>	<p>✓ Can Comply</p> <p>The application is accompanied by a Wind Impact Assessment prepared by Mel Consulting which concludes that the proposal are appropriate but are to be confirmed by a Wind Tunnel Model Study.</p>

Standard D17	Complies / Does Not Comply / Variation required
building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.	<p style="text-align: center; color: red; font-weight: bold; font-size: 24px;">ADVERTISED PLAN</p>
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.	

Table D6 Wind conditions

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	<p>Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than:</p> <ul style="list-style-type: none"> - 3 metres per second for sitting areas, - 4 metres per second for standing areas, - 5 metres per second for walking areas

58.05 ON-SITE AMENITY AND FACILITIES

58.05-1 Accessibility objective

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

Standard D18	Complies / Does Not Comply / Variation required
<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> - A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. - A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. - A main bedroom with access to an adaptable bathroom. - At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7. 	<p>X Variation Required As depicted on Drawing No. AR-4001:</p> <ul style="list-style-type: none"> ▪ all apartments contain an accessible bathroom. ▪ 73 out of 223 apartments do not comprise a clear 1.2m path. In these instances, the pathway intersects with the nominated living area zone. <p>These apartments continue to provide DDA access throughout noting that the path does not impede with any furniture within the living area zone.</p>

Standard D18	Complies / Does Not Comply / Variation required

Table D7 Bathroom design

	Design Option A	Design Option B
Door Opening	A clear 850mm wide door opening	A clear 820mm wide door opening located opposite the shower
Door design	Either: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • A minimum area of 1.2m x 1.2m • Located in front of the shower and the toilet • Clear of the toilet, basin and the door swing The circulation area for the toilet and shower can overlap	A clear circulation area that is: <ul style="list-style-type: none"> • A minimum width of 1m • The full length of the bathroom and a minimum length of 2.7m • Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not Applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room	A toilet located closest to the door opening and clear of the circulation area.

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58.05-2 Building entry and circulation objectives

- To provide each dwelling and building with its own sense of identity.

- To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.
- To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard D19	Complies / Does Not Comply / Variation required
<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> – Be visible and easily identifiable. – Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>✓ Complies</p> <p>All entries to dwellings are visible and easily identifiable whether it be at ground floor via direct access from the surrounding area or across the upper floor plates via the internal corridor.</p>
<p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> – Clearly distinguish entrances to residential and non-residential areas. – Provide windows to building entrances and lift areas. – Provide visible, safe and attractive stairs from the entry level to encourage use by residents. – Provide common areas and corridors that: <ul style="list-style-type: none"> ▪ Include at least one source of natural light and natural ventilation. ▪ Avoid obstruction from building services. ▪ Maintain clear sight lines. 	<p>✓ Complies</p> <p>Access to the building is provided via multiple interfaces including from Albert Street and from either pedestrian link at ground floor.</p> <p>These ground for entrances and design to include glazing to maximise passive surveillance at the ground floor within the proposal.</p> <p>All common areas and corridors have at least one source of natural ventilation, natural light and clear sight lines.</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.5em;">ADVERTISED PLAN</p>

58.05-3 Private open space objective

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

Standard D20	Complies / Does Not Comply / Variation required
<p>A dwelling should have private open space consisting of at least one of the following:</p> <ul style="list-style-type: none"> - An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room - A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. - An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room <p>An area on a roof of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.</p>	<p>X Variation Required</p> <p>As documented on Drawing No. AR-4001, each apartment comprises an area of secluded private open space in the form of a balcony and in accordance with the minimum requirements set out in Table D8 of this clause except for Apartment Type B4 (Qty: 10).</p> <p>In this regard, a variation of 0.3sqm is sought. Overall, these apartments continue to provide reasonable recreation and service needs to residents.</p>

Standard D20	Complies / Does Not Comply / Variation required
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.	- N/A The proposal does not reach 40 metres in overall height when measured from NGL.

Table D8 Balcony size

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

Table D9 Additional living area or bedroom area

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

58.05-4 Storage objective

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- To provide adequate storage facilities for each dwelling.

Standard D21	Complies / Does Not Comply / Variation required
Each dwelling should have convenient access to usable and secure storage space.	✓ Can comply As documented on Drawing No. AR-4001, all apartments comprise internal storage areas in accordance with Standard D10.
The total minimum storage space (including kitchen, bathroom and bedroom	

storage) should meet the requirements specified in Table D10.	Of note, external storage hasn't been allocated but there is substantial storage within the basement that is yet to be distributed.
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Table D10 Storage

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

58.06 DETAILED DESIGN

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58.06-1 Common property objectives

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

Standard D22	Complies / Does Not Comply / Variation required
Developments should clearly delineate public, communal and private areas.	✓ Complies Private and public areas are delineated through the north-south and east-west pedestrian link in addition to landscaping boundaries.
Common property, where provided, should be functional and capable of efficient management.	✓ Complies Common property areas across the development are adequate in size as reflected in the accompanying architectural plans.

58.06-2 Site services objectives

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

Standard D23	Complies / Does Not Comply / Variation required
Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.	✓ Complies The accompanying architectural plans include provision for site services. These services are illustrated on the ground floor plan.
Meters and utility services should be designed as an integrated component of the building or landscape.	✓ Complies Site services are incorporated into the building and where possible, surrounded by landscaping.
Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access	✓ Complies A designated mail room is provided at the ground floor within the lobby consistent with developments of this nature.

and integrated into the overall design of the development.

58.06-3 Waste and recycling objectives

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

Standard D24	Complies / Does Not Comply / Variation required
Developments should include dedicated areas for:	
<p>Waste and recycling enclosures which are:</p> <ul style="list-style-type: none"> – Adequate in size, durable, waterproof and blend in with the development. – Adequately ventilated. <p>Located and designed for convenient access by residents and made easily accessible to people with limited mobility.</p>	<p>✓ Complies</p> <p>The proposal is supported by a Waste Management Plan (WMP) prepared by Onemilegrid.</p> <p>As noted within the WMP, two separate bin rooms are proposed and deemed to be adequate in the context of the anticipated waste to be generated.</p> <p>Waste rooms are provided with waste chutes to provide convenient access to waste disposal.</p>
Adequate facilities for bin washing. These areas should be adequately ventilated.	<p>✓ Complies</p> <p>Each waste room has a designated area for bin washing.</p>
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.	<p>✓ Complies</p> <p>The WMP supports provision for a range of waste streams including garbage, recycling, organics and glass.</p>
Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.	<p>✗ Variation Required</p> <p>As noted within the WMP:</p> <ul style="list-style-type: none"> ▪ <i>Given the nature of the proposed development and dwellings (being multi-unit/multi-level), it is expected that green waste generation will be minimal or negligible, and therefore a separate green waste collection service is not expected to be required.</i> ▪ <i>Any maintenance and gardening undertaken on common property will be managed by a contractor appointed by the Owners Corporation. The appointed contractor will be responsible for the disposal of any green waste accumulated during the course of their duties.</i>
Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.	<p>✓ Complies</p> <p>The WMP includes swept path diagrams which confirm the collection of waste is possible without reversing.</p>
Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.	<p>✓ Complies</p> <p>As noted within the WMP:</p> <ul style="list-style-type: none"> ▪ <i>Provisions will be made within each apartment for separate small bins to ensure the separation of</i>

	<i>garbage, organic (food) waste, recycling and glass at the time of disposal. Residents will be responsible for disposing of waste into the appropriate waste chutes or bins located within the waste chute rooms on each level, or within the appropriate bins located within the bin storage rooms.</i>
Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:	✓ Complies The proposal is accompanied by a WMP.
Be designed to meet the better practice design options specified in <i>Waste Management and Recycling in Multi-unit Developments</i> (Sustainability Victoria, 2019)	✓ Complies The accompanying WMP is designed having regard to best practice management.
Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.	✓ Complies As noted within the WMP: <ul style="list-style-type: none"> ▪ <i>The Owners Corporation shall ensure compliance to all relevant OH&S regulations and legislation, including the following: ➤ Worksafe Victoria Guidelines for Non-Hazardous Waste and Recyclable Materials.</i>

58.06-4 External walls and materials objective

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

Standard D25	Complies / Does Not Comply / Variation required
External walls should be finished with materials that: <ul style="list-style-type: none"> - Do not easily deteriorate or stain. - Weather well over time. - Are resilient to the wear and tear from their intended use. 	✓ Complies External walls are finished with a variety of material and finishes which are designed to: <ul style="list-style-type: none"> - Not easily deteriorate or stain. - Weather well over time. - Be resilient to wear and tear.
External wall design should facilitate safe and convenient access for maintenance.	✓ Complies External walls are designed to be easily accessible if required for any maintenance.

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58.07 INTERNAL AMENITY

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58.07-1 Functional layout objective

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

Standard D26	Complies / Does Not Comply / Variation required
Bedrooms should: <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table D11. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. 	✓ Complies As documented on Drawing No. AR-4001, all bedrooms across the development are designed to meet Standard D26.
Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.	✓ Complies As documented on Drawing No. AR-4001, all living room areas across the development are designed to meet Standard D26.

Table D11- Bedroom dimensions

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

Table D12 - Living area dimensions

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

58.07-2 Room Depth Objective

- To allow adequate daylight into single aspect habitable rooms.

Standard D27	Complies / Does Not Comply / Variation required
Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.	✓ Complies As documented on Drawing No. AR-4001, the room depth of all apartments is no greater than 2.5 times the ceiling height. Where the room depth is greater, it is noted that these are open plan areas, the kitchen is the further from the window and the ceiling height is approximately 2.7 metres.
The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. 	

<ul style="list-style-type: none"> - 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. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>	
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58.07-3 Windows objective

- To allow adequate daylight into new habitable room windows.

Standard D28	Complies / Does Not Comply / Variation required
Habitable rooms should have a window in an external wall of the building.	✓ Complies All habitable rooms have at least one window to an external wall of the building, clear to the sky.
A window may provide daylight to a bedroom from a smaller secondary area within the bedroom, where the window is clear to the sky.	- N/A There are no bedrooms within the proposal which have light from a smaller secondary area.
The secondary area should be: <ul style="list-style-type: none"> - A minimum width of 1.2 metres. - A maximum depth of 1.5 times the width, measured from the external surface of the window. 	N/A

58.07-4 Natural ventilation objectives

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

Standard D29	Complies / Does Not Comply / Variation required
The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.	✓ Complies As documented on Drawing No. AR-4001, 61% of the proposed apartments will be naturally ventilated.
At least 40% of dwellings should provide effective cross ventilation that has: <ul style="list-style-type: none"> - A maximum breeze path through the dwelling of 18 metres. - A minimum breeze path through the dwelling of 5 metres. - Ventilation openings with approximately the same area. 	

Standard D29	Complies / Does Not Comply / Variation required
The breeze path is measured between the ventilation openings on different orientations of the dwelling.	

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