

61 Atherton Road, Oakleigh Vic 3166

Clause 58 (Apartment developments) assessment

APPENDIX 2

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June 2026



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TABLE OF CONTENTS

1	Urban Context	3
2	Site Layout	5
3	Amenity Impacts	10
4	On-site Amenity and Facilities	12
5	Detailed Design	14
6	Internal Amenity	16

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APPENDIX 2 – CLAUSE 58 ASSESSMENT

Clause & Objective	Standard	Assessment
Clause 58.02-1 – Urban Context objectives To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area.	Standard D1 The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site.	Complies The proposal is in an appropriate physical location for the use and development proposed, being: - Located within the Oakleigh Major Activity Centre (MAC), and within a nominated strategic development as part of the MAC. - Located on a large (1550sqm), corner, gateway site. - On land that has no interface with a sensitive land use zoning (such as GRZ or NRZ land). - On a site that is envisioned for a substantial level of change (including high rise development) in keeping with strategic documents. Overall, this design response must be regarded as appropriate having regard to contextual matters. Please refer to the enclosed town planning report for additional details.
Clause 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	Standard D2 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.	Complies The proposed development is an entirely appropriate response to the relevant planning policy objectives for the site. The proposal involves the construction of a new mixed-use apartment building, in a location where the Monash Planning Policy Framework (PPF) and land use controls applicable seek mixed-use apartment development. This makes for a more efficient use of the site than the existing condition of land, which is comprised of only a single storey commercial building.

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CLAUSE 58 ASSESSMENT

Bowden Town Planning

of public and community infrastructure and services.		A details discussion of contextual and policy matters is provided within the enclosed Town Planning report prepared by our office.
Clause 58.02-3 – Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Standard D3 To encourage a range of dwelling sizes and types in developments of ten or more dwellings. This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright	Complies The proposal is for one hundred and twenty-two (122) apartments, inclusive of one, two, and three bedroom dwellings as follows: - Fifteen (15) 1-bedroom dwellings. - Eighty-one (81) 2-bedroom dwellings. - Twenty-six (26) 3-bedroom dwellings. The enclosed plans demonstrate the diversity of dwelling typology and layout proposed (noting aspect such as living, open space and storage are also outlined on the relevant plans). It is submitted therefore that this design provides the diversity of dwelling typology and layout that the standard seeks.
Clause 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 Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Development should not unreasonably exceed the capacity of utility services and 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.	Complies The existing services and infrastructure are capable of meeting additional demand generated by the development. The site is in an urban location where services are readily available. Any requirement to upgrade the capacity of existing services could be addressed during the construction phase. The subject site is located within an established area, and the development will have access to existing services and infrastructure.
	Standard D5	Complies

Clause 58.02-5 – Integration with the street objective To integrate the layout of development with the street. To support development that activates street frontage.	Development should be oriented to front existing and proposed streets. Along street frontage, development should: ○ Incorporate pedestrian entries, windows, balconies or other active spaces. ○ Limit blank walls. ○ Limit high front fencing, unless consistent with the existing urban context. ○ Provide low and visually permeable front fences, where proposed. ○ Conceal car parking and internal waste collection areas from the street. Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.	The proposal provides a high-quality pedestrian interface to both streets. As is explained in detail within the submitted town planning report, this proposal effectively addresses activates both frontages to the public realm. The use of defined entries (main pedestrian entry to the residential aspect from Atkinson Street, and retail from Atherton Road), articulated podium, defined pedestrian paths, and design elements ensure the development is integrated with the public realm. Entry doors to the retail and residential foyer spaces are accessible and visible. This highly resolved design response, produced by an expert Architectural practice, demonstrates a high level of regard to both street interfaces, enhancing connectivity and passive surveillance to both streets.
Clause 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 Buildings should be: ○ Oriented to make appropriate use of solar energy. ○ Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in Table D1.	Complies The siting and design of the proposal has been formulated to maximise solar energy. There are no residentially zoned / used sites adjacent which would warrant a higher level of caution under this standard. Moreover, the nearest residentially zone land is to the north/northeast; and therefore no loss in energy efficiency would be had at the September equinox for example (per the enclosed shadow diagrams). The proposal orients habitable rooms, balconies and communal open space areas to receive the maximum allowable amount of solar access – having regard to site constraints and orientation factors. North facing aspects are capitalized upon where possible. NatHERS / Melbourne Climate zone considerations are assessed within the attached Sustainability Management Plan prepared by Waterman, and considered to be compliant.

CLAUSE 58 ASSESSMENT

Bowden Town Planning

Clause 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 A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space. Each area of communal open space should be: ○ Accessible to all residents. ○ A useable size, shape and dimension. ○ Capable of efficient management. ○ Located to: ○ Provide passive surveillance opportunities, where appropriate. ○ Provide outlook for as many dwellings as practicable. ○ Avoid overlooking into habitable rooms and private open space of new dwellings. ○ Minimise noise impacts to new and existing dwellings and existing small second dwellings. Any area of communal outdoor open space should be landscaped and include canopy cover and trees.	Complies The standard requires a minimum of 250sqm of communal open space given the number of dwellings provided. The proposal complies with the standard, by way of the 310sqm communal outdoor space provided at first floor level. The communal open space is: - Accessible to all residents within the dwellings. - Useable and sensible in terms of its layout, size and dimensions. - Located so as to provide for the reasonable recreational needs of residents, without comprising of the amenity of the dwellings. - Appropriately oriented to the north/west to capitalise on sunlight / daylight. - Supported by a detailed landscape design prepared by John Patrick Landscape Architects. A mixture of species are proposed to be provided. Please refer to the floor plans sheet TP101 (first floor plans) for further details.
Clause 58.03-3 – Solar access to communal outdoor open space objective To allow solar access into communal outdoor open space.	Standard D8 The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.	Complies The proposal complies with the standard. The large communal open space at first floor level has been purposefully located to the north / west of the building to maximise solar access, particularly at midday and the early afternoon when the sun is at its solar peak.

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		Secondly, the proposal will deliver more than 125 square metres of proposed communal open space with a minimum of 2 hours of sunlight on 21 June between 9am and 3pm (refer shadow diagrams), in compliance with Standard D8. This is a major advantage provided by the north / west orientation of communal open space.
Clause 58.03-4 – Safety objective To ensure the layout of development provides for the safety and security of residents and property.	Standard D9 Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.	Complies The proposal complies with the standard. The residential foyer entrance to the east of the proposed building (from Atkinson Street) will feature a high level of passive surveillance from the street, encouraging a sense of address and safety from the public realm. Private spaces are clearly delineated from public spaces. No planting is proposed along the street frontages that would result in an unsafe built form outcome. The development maximises lighting and surveillance adjacent to entries and within the basement car parks.
Clause 58.03-5 – Landscaping objectives To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.	Standard D10 Development should retain existing trees and canopy cover. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. Development should: - Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2. - Provide canopy cover through canopy trees that are: - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.	Complies with objective The site is currently devoid of vegetation and canopy trees worthy of protection. A permit is not required to remove the existing low-level vegetation. Offsite trees are appropriately retained and protected, in keeping with the recommendations of the consulting Arborist. The sites high site coverage means that there is little room for canopy coverage in the traditional sense, however the objective of the clause is met. Please refer to the enclosed landscape plan, prepared by John Patrick Landscape Architects, which demonstrates the proposed landscape layout in addition to deep soil. The communal open space area proposed provides:

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	• Consistent with the canopy diameter and height at maturity specified in Table D4. • Located in communal outdoor open space or common areas or street frontages. ○ Comprise smaller trees, shrubs and ground cover, including flowering native species. ○ Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. ○ Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption. ○ Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. ○ Protect any predominant landscape features of the area. ○ Take into account the soil type and drainage patterns of the site. ○ Provide a safe, attractive and functional environment for residents. ○ Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.	- A comprehensive, and sensibly designed landscape theme to give life to the communal open space area, and provide shade for residents. - Fifteen (15) trees, of varying species type. These include crepe myrtle, olive and water gum trees which are anticipated to reach a maximum height of 7m at maturity. - Lower level shrubs and groundcovers. - Raised planters to accommodate for soil depth requirements (refer TP04 of the enclosed landscape plan). Overall, the landscaping outcome is considered acceptable having regard to the strategic location within a Major Activity Centre described above, substantiated by the exemplary landscape plan proposed. This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright
Clause 58.03-6 – Access objective To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. To ensure the vehicle crossovers are designed and located to minimise visual impact.	Standard D11 Vehicle crossovers should be minimised. Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building. Pedestrian and cyclist access should be clearly delineated from vehicle access. The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.	Complies The proposal complies with the standard. One crossover is proposed to Atkinson Street, which is 6m in width along the 41m street frontage. Furthermore, the existing crossover to Atherton Road will be removed as part of the proposal, given it is no longer required. This is an appropriate outcome in acknowledgement of the commercial / activity centre location. The removal of the existing crossover and driveway along Atherton Road is a desirable outcome from a pedestrian safety perspective.

CLAUSE 58 ASSESSMENT

Bowden Town Planning

	Developments must provide for access for service, emergency and delivery vehicles.	
Clause 58.03-7 – Parking location objectives To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.	Standard D12 Car parking facilities should: ○ Be reasonably close and convenient to dwellings. ○ Be secure. ○ Be well ventilated if enclosed. Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	Complies The proposal complies with the standard. The design response proposes secure, discrete and well-designed car parking within basement levels that do not conflict with the residential uses proposed within the floors above.
Clause 58.03-8 – Integrated water and stormwater management objectives To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	Standard D13 Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: ○ Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). ○ Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	Complies The proposal complies with the standard. Please refer to the enclosed Sustainability Management Plan (SMP) prepared by Waterman for a detailed consideration of these matters. Best practice is achieved. This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Clause 55.04-1 – 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 The built form of the development must respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to: ○ Ensure adequate daylight into new habitable room windows. ○ Avoid direct views into habitable room windows and private open space of new and existing dwellings and existing small second dwellings. Developments should avoid relying on screening to reduce views. ○ Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. ○ Ensure the dwellings are designed to meet the objectives of Clause 58.	Complies The proposal has been carefully, indeed skilfully designed by Peddle Thorp Architects to respond to the site context and evolving nature of the Oakleigh MAC. This is assessed in detail within the enclosed town planning report prepared by our office. Furthermore, the setbacks, layout and detailing of the design have been carefully crafted with both internal and external amenity principles in mind. Refer to the enclosed town planning report for details. This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright
Clause 58.04-2 – Internal views objective To limit views into the private open space and habitable room windows of dwellings within a development.	Standard D15 Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.	Complies The proposal complies with the standard. Windows have been designed to prevent direct internal views in all instances.
Clause 58.04-3 – Noise impacts objectives To contain noise sources in developments that may affect	Standard D16 Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.	Complies The design will provide acoustic insulation for habitable rooms that may be affected by noise from businesses, street activity, vehicular traffic and rail activities.

existing dwellings or small second dwellings. To protect residents from external and internal noise sources.	The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels: - Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. - Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements. Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.	Please refer to the enclosed Acoustic report, prepared by Acoustic Logic, for a detailed consideration of noise / acoustic matters. The assessment is supportive of the proposal, subject to glazing, wall construction, and mechanical plant recommendations (refer to Sections 7 and 8). We maintain that the layout of the design, with basement level parking and no residences at the ground level, results in a design that ensures the amenity of residences is protected, and acceptable from a noise perspective. This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright
Clause 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 Development of five or more storeys, excluding a basement should: - not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and - achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land	Complies The proposal complies with the standard. The development will not generate unacceptable wind impacts to the site or surrounding context. A wind impact assessment has been prepared by Vipac Engineers, and forms part of this application. The assessment concludes that: <i>Wind conditions in the ground level footpath areas and access ways would be expected to be within the walking comfort criterion.</i>

	within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements. Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.	○ The main entrances would be expected to be within the standing comfort criterion. ○ Most of the terraces and balconies would be expected to be within the recommended walking comfort criterion. The balconies at the building corners might have some high wind conditions depending on the balustrade heights and partitions between the units. ○ Wind gusts are expected to be within the recommended safety criterion. We rely on the findings of the expert consulting engineers in respect to wind matters.
Clause 58.05-1 – Accessibility objective To ensure the design of dwellings meets the needs of people with limited mobility.	Standard D18 At least 50 per cent of dwellings should have: ○ Suspended solids 80% reduction in mean annual load. ○ Total phosphorus and Total Nitrogen 45% reduction in mean annual load. ○ Litter 70% reduction of mean annual load. ○ A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. ○ A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. ○ A main bedroom with access to an adaptable bathroom. ○ At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.	Complies The proposal complies with the standard. The proposed number of accessible apartments is 50% (61 in total), meeting the minimum sought by the standard. Please refer to the TP000 of the plans prepared by Peddle Thorp Architects in addition to the enclosed floor and accessibility plans.
Clause 58.05-2 – Building entry and circulation objectives	Standard D19 Entries to dwellings and buildings should:	Complies

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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.	○ Be visible and easily identifiable. ○ Provide shelter, a sense of personal address and a transitional space around the entry. The layout and design of buildings should: ○ Clearly distinguish entrances to residential and non-residential areas. ○ Provide windows to building entrances and lift areas. ○ Provide visible, safe and attractive stairs from the entry level to encourage use by residents. ○ Provide common areas and corridors that: - Include at least one source of natural light and natural ventilation. - Avoid obstruction from building services. - Maintain clear sight lines.	The proposed development provides each apartment with its own internal sense of identity via entries. Furthermore, the architecturally designed entrance to the building is of the highest quality, and will ensure safe ingress and egress for residents and pedestrians. The architectural podium and glazing at the street level activates the public realm. Please refer to the enclosed town planning report for a consideration of detailed design matters.
Clause 58.05-3 – Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.	Standard D20 A dwelling should have private open space consisting of at least one of the following: ○ An area at ground level of at least 25 square metres with a minimum dimension of 3 metres and convenient access from a living room. ○ A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. ○ An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. ○ An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres. If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply	Complies The proposal complies. Each apartment is provided with a balcony that is conveniently accessible from a living room. Balconies are compliant with the minimums under the standard, in terms of their total area and dimensions. This includes the south and east-facing balconies within the lower levels. Furthermore, private balconies are supplemented by the large communal open space at the first-floor level. ADVERTISED PLAN

CLAUSE 58 ASSESSMENT

Bowden Town Planning

	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.	
Clause 58.05-4 – Storage objective To provide adequate storage facilities for each dwelling.	Standard D21 Each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.	Complies The proposal complies with the standard. All of the apartments will be provided with storage facilities within the apartments wherever feasible, and noting that storage provision is made within the basement levels. Please refer to the “Better Apartment Design Standards Legend” within the architectural plans prepared by Peddle Thorp. This includes a detailed breakdown of the storage provision based upon apartment type. The required storage areas are shown to be met for every dwelling.
Clause 58.06-1 – Common property objectives To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Standard D22 Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	Complies The proposal complies with the standard. Private and communal spaces are appropriately delineated. Common property areas will be readily managed by an owner's corporation, noting these are confined to the foyer, and hallway, car park, and communal open spaces.
Clause 58.06-2 – Site services objectives To ensure that site services are accessible and can be installed and maintained.	Standard D23 Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically. Meters and utility services should be designed as an integrated component of the building or landscape.	Complies The proposal complies with the standard. Appropriate provision is made within the building for site services and facilities. Mailboxes and other site facilities will be appropriately designed and located for efficient access and identification.

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To ensure that site services and facilities are visually integrated into the building design or landscape.	Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.	Mailboxes conveniently located in the Foyer, next to the residential entry lobby.
Clause 58.06-3 – Waste and recycling objectives To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.	Standard D24 Developments should include dedicated areas for: ○ Waste and recycling enclosures ○ Adequate facilities for bin washing. These areas should be adequately ventilated. ○ Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. ○ Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. ○ Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. ○ Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: ○ Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019). ○ 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 The proposal complies with the standard. Please refer to the enclosed Waste Management Plan, prepared by Traffix Group, which outlines the proposed waste management methodology of the proposal and its suitability for the site and mixed-use function. This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

CLAUSE 58 ASSESSMENT

Bowden Town Planning

Clause 58.06-4 – External walls and materials objective To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area. To ensure external walls endure and retain their attractiveness.	Standard D25 External walls should be finished with materials that: - Do not easily deteriorate or stain. - Weather well over time. - Are resilient to the wear and tear from their intended use External wall design should facilitate safe and convenient access for maintenance.	Complies The proposal complies with the standard. Selected materials are high quality and resilient, comprising of extensive glazing, steel panelling, concrete render, and concrete panelling. Please refer to the enclosed town planning report and design response plans for a consideration of detailed design matters.
Clause 58.07-1 – Functional layout objective To ensure dwellings provide functional areas that meet the needs of residents.	Standard D26 Bedrooms should: - Meet the minimum internal room dimensions specified in Table D11 - Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.	Complies The proposal complies with the standard. All bedrooms within the development comply with or exceed the minimum dimension requirements. Equally, all living rooms within the development comply with or exceed the minimum dimension and area requirements. Again, please refer to the “Better Apartment Design Standards Legend” within the architectural plans prepared by Peddle Thorp (plans TP900 - TP921). These plans include the required BADS notations (breeze paths, room dimensions, ventilation etc) based upon the unit type. This design has been formulated with a high level of regard to internal amenity for future occupants.
Clause 58.07-2 – Room depth objective To allow adequate daylight into single aspect habitable rooms.	Standard D27 Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:	Complies The proposal complies with the standard. All habitable rooms in the design comply, refer to the plans for further details. The design response has given particular regard to capitalising on opportunities for external facing windows within generous habitable rooms.

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	- 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.	ADVERTISED PLAN
Clause 58.07-3 – Windows objective To allow adequate daylight into new habitable room windows.	Standard D28 Habitable rooms should have a window in an external wall of the building. A window may provide daylight to the bedroom from a sheltering secondary area within the bedroom where the window is clear to the sky. The secondary area should be: - A minimum width of 1.2 metres - A maximum depth of 1.5 times the width, measured from the external surface of the window.	Complies The proposal complies. Habitable rooms are provided with an external window wherever possible in the design response.
Clause 58.07-4 – Natural ventilation objective To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	Standard D29 The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: - A maximum breeze path through the dwelling of 18 metres. - A minimum breeze path through the dwelling of 5 metres.	Complies The proposal complies with the standard. The layout of the development maximises opportunities for natural ventilation to all apartments. The proposed number of cross ventilated apartments is 43% (52 in total), meeting the minimum sought by the standard. Please refer to the TP000 of the plans prepared by Peddle Thorp Architects, in addition to the B.A.D.S legend plans (TP900 – TP921).

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	○ Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	
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