Clause 58: Apartment Developments

CLAUSE 58.02 - URBAN CONTEXT	
TITLE & OBJECTIVE	**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.	**Objective met subject to condition** As discussed in the delegate report, there are serious deficiencies associated with the proposal as it relates to its urban context. Conditions have been recommended which will rectify this. As such the application is considered to meet the objective subject to condition.
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 of public and community infrastructure and services. **Standard D2** • An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	**Objective and standard met** There is clear support for high density residential development at this site. This is discussed at length in the delegate report.
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** • Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of	**Objective met subject to condition** As discussed in the delegate report, the proposal does not achieve a satisfactory diversity of dwellings. The overwhelming makeup of dwellings would be one bedroom apartments which would make up 61.8% of total apartments. 33% would be two bedroom and 4.2% would be three bedroom. This is not supported as it is not considered to reflect a satisfactory diversity of dwellings.

bedrooms.	It is recognised however that some one bedroom apartments would be removed as a consequence of the recommended conditions. These conditions would reduce the proportion of one bedroom apartments in comparison to two and three bedroom apartments albeit slightly. The proposal is considered acceptable as a result of this.
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, electricity and gas, if available. • Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. • In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	**Objective and standard met** The proposal is located within a highly established inner-city location. There is no evidence to suggest it would exceed existing capacity of the surrounding area.
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. **Standard D5** • Developments 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.	**Objective met subject to conditions** As discussed in the delegate report, there are deficiencies associated with the ground-floor façade as it relates to Bank Street. There are no issues of substance for upper levels of the podium. The recommended conditions would result in a scheme that satisfies this Clause.

• Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.	

CLAUSE 58.03 - SITE LAYOUT		
TITLE & OBJECTIVE	**COMPLIANCE**	**ASSESSMENT**
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 on adjoining lots is not unreasonably reduced. • Living areas and private open space should be located on the north side of the development, if practicable. • Developments should be designed so that solar access to north-facing windows is optimised. • Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.	**Objective met subject to condition** The overall massing and siting of the building is considered acceptable from an energy efficiency perspective with exception of the width of the tower and its impact on lots to its south. The proposal would satisfy the 30MJ/m^2 maximum cooling load as evidenced in the submitted SMP. The tower width would unreasonably impact solar and daylight access to the lots to its immediate south. This is by virtue of its expansive form that provides no clear sky breaks for a span of 57m. This is not acceptable. Conditions have been recommended to break up the width of the tower and introduce a 6.2m wide break in its form. This would greatly impact solar access to lots to its south. Subject to this condition, the proposal would satisfy this Clause.	
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	**Objective and standard met** 355 dwellings are proposed. This requires: - A minimum area of communal outdoor open space of 30 square metres - An additional 220sqm of communal open space that may be indoors or outdoors and consist of multiple separate areas 1586sqm of communal open space is provided alongside an additional 1047sqm of internal residential amenities. Each of these spaces are: - Accessible - Of useable dimensions - Centrally managed by the building owner - Provides passive surveillance opportunities	

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. • Any area of communal outdoor open space should be landscaped and include canopy cover and trees.	- Provides limited outlook with exception of the podium rooftop pool - Avoids overlooking to apartments - Would not result in any unreasonable noise impacts All communal outdoor open space would be landscaped, however they would not include canopy cover and trees noting they are located above ground. This is considered acceptable and a reasonable response to the site.
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.	**Objective and standard met** The communal open spaces are northern oriented and would receive sufficient solar access.
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.	**Objective and standard met** The layout of the development is not considered to raise any safety concerns.

• 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.	
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. – 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	**Objective met** The site is 3,354sqm in area. Standard D10 therefore requires: - 15% (503sqm) of the site as deep soil area - 520.8sqm of canopy cover - At least 2 Type B trees or 1 Type C tree The proposal would provide no deep soil area. It would provide some 1m depth planter boxes variously throughout the podium, however this would not amount to 15% of the subject site nor be considered 'deep soil' areas. The proposal would not achieve 520.8sqm of canopy cover. There would be no trees proposed that would satisfy the Type B or C tree requirements. The largest 'tree' proposed would be 5m tall which does not even satisfy the Type A requirements. The application does however retain all significant trees within Bank Street and provide for a generous landscaping provision for all outdoor communal areas across the site. This amounts to a substantial extent of landscaping. Whilst the application does not satisfy the numerical requirements of Standard D10, it is considered to provide for a sound landscaping response to the site and is within a highly dense inner-city location with good access to excellent parklands. The objective is therefore met.

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.	
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. • Developments must provide for access for service, emergency and delivery vehicles.	**Objective and standard met** The proposal satisfies Standard D11 as: - One crossover is proposed to Bank Street whilst the current crossover would be demolished. - Car parking is consolidated to one entrance via Little Bank Street at the rear of the site. - Pedestrian and cyclist access is clearly delineated from vehicle access - The relocated crossover to Bank Street will have no impact on pedestrian safety. It would however result in two additional on-street parking spaces which is considered positive. - The proposal would be accessible to emergency 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.	**Objective and standard met** The proposed parking area is convenient for building entry, secure, and would be well ventilated.
CLAUSE 58.03-8 **Integrated water and stormwater management objectives**	**Objective and standard met** The proposal has submitted a SMP which includes MUSIC modelling. The modelling demonstrates that the proposal would

• 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.	achieve best practice environmental management guidelines for stormwater management. Rainwater tanks are however not shown on plans. This will be addressed via conditions noting that a revised SMP will be requested as part of any permit to be issued.

CLAUSE 58.04 - AMENITY IMPACTS		
TITLE & OBJECTIVE	**COMPLIANCE**	**ASSESSMENT**
CLAUSE 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. • 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	**Objective met subject to conditions** Building setbacks are generally addressed through the DDO26 for this specific site. Refer to delegate report for more detailed discussion of building setbacks. Ultimately, conditions are recommended to moderate the proposed built-form to bring it more into alignment with the DDO26 and provide better off-site outcomes.	

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. – 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.	
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.	**Objective and standard met** There are no unreasonable internal views present across the development.
CLAUSE 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** • Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings. • The layout of new dwellings and buildings should minimise noise transmission within the site. • Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. • 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	**Objective and standard met** The submitted acoustic report has reviewed the environmental noises surrounding the site. It has found that environmental noise is not a barrier to achieving the noise requirements of Standard D16. The report has recommended specific glazing and façade construction materials to achieve the noise requirements of Standard D16. Council's acoustic consultant has reviewed this report and raises no concerns. As such, the proposal is considered to satisfy both standard and objective of Clause 58.04-3. The acoustic report will be enforced via condition should any permit be granted. **Refer recommended Condition 29**.

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 as an 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.	
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 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.	**Objective and standard met** Standard D17 requires that the proposal ensures it does not create unsafe wind conditions whilst also achieving comfortable wind conditions on site. A wind assessment has been submitted with the application. It confirms that the proposal does not cause any unsafe wind conditions on any public land or private open space and communal open space. It also confirms that it achieves comfortable wind conditions on public land. It observes two instances of unsafe window conditions at the north-western corner of Bank Street and Wells Street. These are unsafe under existing conditions but marginally improved as a result of the proposal despite these being located greater than 30m away from the site (half the greatest building height measured outwards on horizontal plane from ground floor building façade). As such, these unsafe wind conditions do not actually result in non-compliance with the requirements of Standard D17 noting they are far enough away from the site.

CLAUSE 58.05 - ON-SITE AMENITY AND FACILITIES		
TITLE & OBJECTIVE	**COMPLIANCE**	**ASSESSMENT**

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:
  - 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.

Objective and standard met

Refer below table.

52% of apartments are accessible and in accordance with Table D7.

Apartment Type	Instances	Accessible?
A	47	Yes – Type B
B	32	Yes – Type B
C	6	Yes – Type B
D	2	No
1A	32	Yes – Type B
1B	49	Yes – Type B
1C	15	Yes – Type B
1D	5	Yes – Type B
1E	15	No
1F	20	No
2A	28	No
2B	32	No
2C	32	No
2D	13	No
2E	2	No
2F	6	No
2G	2	No
2H	2	No
3A	2	No
3B	13	No

Total accessible – 186/355 (52%)

CLAUSE 58.05-2

Objective met subject to condition

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** Entries to dwellings and buildings should: • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry. The layout and design of buildings should: • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: - Include at least one source of natural light and natural ventilation. - Avoid obstruction from building services. - Maintain clear sight lines.	Dwelling entrances are visible and easily identifiable. Access to dwellings are from internal corridors which have multiple sources of natural light and ventilation and maintain clear sightlines. As discussed in the delegate report, the main pedestrian entrance to the building is problematic. It is recessed 7m from the street and overhung by the podium above which is constructed to the front boundary. This arrangement is not considered to be highly visible or easily identifiable. It is recommended to require a zero metre setback to the street for the ground-floor frontage in conjunction with the DDO26. It is recognised that this would also achieve the requirements of Standard D19 if this is implemented. As such, the proposal is considered acceptable by virtue of the recommended conditions.
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 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, or • 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 least1.5 square metres.	**Objective and standard met** Refer below. All apartments are provided with Standard D20 compliant private open space.

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.	

Apartment Type	Instances	Compliant private open space?
A (1 bed)	47	Yes – 9.2sqm and 1.8m width
B	32	Yes – 8sqm and 1.8m width
C	6	Yes – 11.9sqm and 1.8m width
D	2	Yes – 9.5sqm and 1.8m width
1A (1 bed)	32	Yes – 8sqm and 2.55m width
1B	49	Yes – 8sqm and 1.8m width
1C	15	Yes – 8sqm and 1.8m width
1D	5	Yes – 16.6sqm and 2.28m width
1E	15	Yes – 8.1sqm and 2.28m width
1F	20	Yes – 8.3sqm and 2.28m width
2A (2 bed)	28	Yes – 8.1sqm and 2.445m width
2B	32	Yes – 8.1sqm and 2.03m width
2C	32	Yes – 8sqm and 2.1m width
2D	13	Yes – 12sqm and 2.385m width
2E	2	Yes – 13.3sqm and 2.57m width
2F	6	Yes – 21.3sqm and 2m width
2G	2	Yes – 21.4sqm and 1.85m wide (north-facing)
2H	2	Yes – 21.2sqm and 1.8m width (north-facing)
3A (3 bed)	2	Yes – 21.5sqm and 1.8m width (north-facing)
3B	13	Yes – 12sqm and 2.4m (north-facing)

CLAUSE 58.05-4 **Storage objective** To provide adequate storage facilities for each dwelling. **Standard D21** • Each dwelling should have convenient access to useable and secure storage space. • The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.	**Objective met subject to conditions** Refer below table for calculations. A majority of apartments are provided with Standard D21 compliant storage. 121 apartments are provided with the correct minimum internal storage provision but insufficient overall storage. 99 storage cages are proposed. This leaves 22 apartments with insufficient storage and no storage cage assuming that all apartments with insufficient storage are provided with a storage cage. It is also noted that storage cages are not labelled for capacity and it is unclear how these will be allocated. The applicant suggests that this is an acceptable outcome as no basement was provided and apartments will not have a car space. Further the apartments are appropriate as there is an expected shorter tenure for residents. This is not an acceptable justification. A lack of storage is not justified by no basement and no parking being provided, nor is it

	justified by there supposedly being a shorter stay compared to traditional apartments. There is no part of this submission that provides any guarantee that these apartments will have a shorter stay than 'traditional' apartments nor has any mechanism been proposed to bring this into effect. It is recognised that several conditions are recommended in the delegate report that would reduce the number of apartments, parking spaces, and storage cages. As such, it is unclear what extent of non-compliance will exist after these changes are incorporated. Despite this, conditions will be placed on any permit recommendation to require that all apartments are provided with storage in accordance with Standard D21. **Refer recommended condition 1d)**

Apartment Type	Instances	Compliant storage?
A (1 bed)	47	Yes – 8.3m^3
B	32	No – 6.3m^3 – 8m^3 required
C	6	Yes – 8.1m^3
D	2	No – 5.3m^3 – 8m^3 required
1A (1 bed)	32	Yes – 10.2m^3
1B	49	Yes – 10.2m^3
1C	15	No – 6.4m^3 – 10m^3 required
1D	5	Yes – 11.1m^3
1E	15	Yes – 10m^3
1F	20	Yes – 10.1m^3
2A (2 bed)	28	Yes – 14.2m^3
2B	32	No – 9.7m^3 – 14m^3 required
2C	32	No – 9.7m^3 – 14m^3 required
2D	13	Yes – 14.2m^3
2E	2	Yes – 14.5m^3
2F	6	No – 12m^3 – 14m^3 required
2G	2	No – 12m^3 – 14m^3 required
2H	2	Yes – 14.6m^3
3A (3 bed)	2	Yes – 19.7m^3
3B	13	Yes – 18.9m^3

Total Apartments with Insufficient Storage – 121

Total number of storage cages – 99

Total number of apartments with insufficient storage and no storage cage - 22

CLAUSE 58.06 - DETAILED DESIGN		

TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
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.	**Objective and standard met** All communal areas clearly delineated from private areas. These areas are considered capable of efficient management.	
CLAUSE 58.06-2 **Site services objectives** • To ensure that site services are accessible and can be installed and maintained. • To ensure that site services and facilities are visually integrated into the building design or landscape. **Standard D23** • Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically. • Meters and utility services should be designed as an integrated component of the building or landscape. • 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.	**Objective and standard met** Adequate space is provided for site services, metres, utility, mailboxes, waste, and building management.	
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 which are: – Adequate in size, durable, waterproof and blend in with the development.	**Objective and standard met** Waste storage arrangements have been assessed as part of the delegate report. It notes that the proposed waste and loading facilities are appropriate. -	

– Adequately ventilated. – Located and designed for convenient access by residents and made easily accessible to people with limited mobility. • Adequate facilities for bin washing. These areas should be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: • 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.	
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.	**Objective and standard met** External walls and finishes are considered appropriate.

CLAUSE 58.07 - INTERNAL AMENITY		
TITLE & OBJECTIVE	**COMPLIANCE**	**ASSESSMENT**
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 and area specified in Table D11. • Provide an area in addition to the minimum internal room dimensions and area to accommodate a wardrobe. Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.	**Objective and standard met** Refer below calculation. All apartments satisfy the minimum requirements of Standard D26.	

Apartment Type	Instances	Compliant living room?	Compliant bedroom
A (1 bed)	47	Yes – 10sqm and 3.4m width	N/A - Studio
B	32	Yes – 10sqm and 3.35m width	N/A - Studio
C	6	Yes – 10sqm and 3.3m width	N/A - Studio
D	2	Yes – 10sqm and 4.2m width	N/A - Studio
1A (1 bed)	32	Yes – 10sqm and 3.475m width	Yes – 3x3.62m
1B	49	Yes – 10sqm and 3.3m width	Yes – 3x3.52m
1C	15	Yes – 10sqm and 3.4m width	Yes – 3x3.45m
1D	5	Yes – 10sqm and 3.8m width	Yes – 3x3.4m
1E	15	Yes – 10sqm and 3.3m width	Yes – 3.05x3.55m
1F	20	Yes – 10sqm and 3.3m width	Yes – 3x3.4m
2A (2 bed)	28	Yes – 12sqm and 3.6m width	Yes – 3x3.4m and 3x3m
2B	32	Yes – 12sqm and 4.05m width	Yes – 3.35x3.7m and 3.4x3.7m
2C	32	Yes – 12sqm and 3.6m width	Yes – 3x3.4m and 3x3m
2D	13	Yes – 12sqm and 3.85m width	Yes – 3x3.5m and 3x3.15m.
2E	2	Yes – 12sqm and 4.85m width	Yes – 3.05x3.7m and 3x3.1m
2F	6	Yes – 12sqm and 3.7m width	Yes – 3x3.4m and 3x3m
2G	2	Yes – 12sqm and 3.65m width	Yes – 3x3.4m and 3x3m
2H	2	Yes – 12sqm and 3.6m width	Yes – 3x3.4m and 3x3m
3A (3 bed)	2	Yes – 12sqm and 3.6m width	Yes – 3x3.4m, 3x3, and 3x3m.
3B	13	Yes – 12sqm and 3.85m width	Yes – 3.3x3.4m, 3x3.15m, and 3x3.15m.

CLAUSE 58.07-2	**Objective and standard met**

Room depth objective To allow adequate daylight into single aspect habitable rooms. **Standard D27** • Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. • The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: – The room combines the living area, dining area and kitchen. – The kitchen is located furthest from the window. – The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. • The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	Refer below. All apartments satisfy the room depth standard.

Apartment Type	Instances	Compliant room depth?
A (1 bed)	47	Yes
B	32	Yes
C	6	Yes
D	2	Yes
1A (1 bed)	32	Yes
1B	49	Yes
1C	15	Yes
1D	5	Yes
1E	15	Yes
1F	20	Yes
2A (2 bed)	28	Yes
2B	32	Yes
2C	32	Yes
2D	13	Yes
2E	2	Yes
2F	6	Yes
2G	2	Yes
2H	2	Yes
3A (3 bed)	2	Yes
3B	13	Yes

CLAUSE 58.07-3	**Objective and standard met**

Window objective To allow adequate daylight into new habitable room windows. **Standard D28** • Habitable rooms should have a window in an external wall of the building. • A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. • The secondary area should be: – A minimum width of 1.2 metres. – A maximum depth of 1.5 times the width, measured from the external surface of the window.	All habitable rooms have a window in an external wall of the building.
CLAUSE 58.07-4 **Natural ventilation objectives** • To encourage natural ventilation of dwellings. • To allow occupants to effectively manage natural ventilation of dwellings. **Standard D29** • The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. • At least 40 per cent of dwellings should provide effective cross ventilation that has: – A maximum breeze path through the dwelling of 18 metres. – A minimum breeze path through the dwelling of 5 metres. – Ventilation openings with approximately the same area. • The breeze path is measured between the ventilation openings on different orientations of the dwelling.	**Objective and standard met** Refer below. 40% of apartments comply with the natural ventilation requirements.

Apartment Type	Instances	Natural Ventilation Compliant?
A (1 bed)	47	No
B	32	No
C	6	No
D	2	No
1A (1 bed)	32	No
1B	49	No
1C	15	No
1D	5	No

1E	15	No
1F	20	Yes
2A (2 bed)	28	Yes
2B	32	Yes
2C	32	Yes
2D	13	Yes
2E	2	Yes
2F	6	No
2G	2	No
2H	2	No
3A (3 bed)	2	Yes
3B	13	Yes

Total natural ventilation compliant apartments – 142/355 (40%)