CLAUSE 58: APARTMENT DEVELOPMENTS

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage apartment development that provides reasonable standards of amenity for existing and new residents.

To encourage apartment development that is responsive to the site and the surrounding area.

Application

Provisions in this clause apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, if:

- The apartment development is five or more storeys, excluding a basement, and is in the General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone, or
- The apartment development is in the Commercial 1 Zone, Commercial 3 Zone, Special Use Zone, Comprehensive Development Zone, Capital City Zone, Docklands Zone, Priority Development Zone or Activity Centre Zone.

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the objective. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

For Clause 58.04-1 (Building setback):

- If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.
- If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies.

CLAUSE 58.01 URBAN CONTEXT REPORT AND DESIGN RESPONSE	
58.01-1 **Application requirements**	An application must be accompanied by: – An urban context report. – A design response.

Assessment	An extensive and detailed Urban Context and Design Response is contained within the architectural plans prepared by Cera Stribley and the town planning report Squareback planning.	✓ **Submitted and satisfactory.**
58.01-2 **Urban Context Report**	The urban context report may use a site plan, photographs or other techniques.	
Assessment	An extensive and detailed Urban Context and Design Response is contained within the architectural plans prepared by Cera Stribley and the town planning report Squareback planning.	✓ **Submitted and satisfactory.**
58.01-3 **Design response**	The design response must explain how the proposed design: – 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. 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.	
Assessment	An extensive and detailed Urban Context and Design Response is contained within the architectural plans prepared by Cera Stribley and the town planning report Squareback planning.	✓ **Submitted and satisfactory.**

CLAUSE 58.02 URBAN CONTEXT	
58.02-1 **Urban context objectives**	**To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.** **To ensure that development responds to the features of the site and the surrounding area.**
Standard D1	The design response must be appropriate to the urban context and the site. The proposed design response must respect the existing or preferred urban context and respond to the features of the site.
Decision Guidelines	– Any relevant urban design objective, policy or statement set out in the scheme. – The urban context report. – The design response.

Assessment	The proposed amended plans result in a building that is visually subservient to the landmark buildings the 'Biltmore' (152 Bridport Street) as sought at Clause 11.03-1L-04. A design response to the recognised predominant one and two storey scale of Victorian buildings is to set back higher from the principle street to minimise its visibility. This is achieved through the deletion of one level to the building and subsequent building height reduction where the height of the proposed building is lower than that of the parapet on the front elevation of the Biltmore building. Increased setbacks, further restrain visual bulk impacts to ensure that the building respects and does not detract from the heritage significance of the adjoining heritage building and the heritage streetscape. The proposed built form, including removal of level 5, reduces dominancy on the abutting Biltmore Coffee Palace and the retained heritage façade and shops fronting Bridport St, which is considered appropriate and a suitable sympathetic response to the immediate urban context.	✓ **Objective met** ✓ **Standard met**

58.02-2 **Residential policy objectives**	**To ensure that residential development is provided in accordance with any policy for housing in the SFFP and the LPPF, including the MSS and local planning policies.** **To support higher density residential development where development can take advantage of pubic 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.	
Decision Guidelines	– The Municipal Planning Strategy and the Planning Policy Framework. – The design response.	
Assessment	The application and its design response accords with the Municipal Planning Strategy and the Planning Policy Framework where housing growth is directed to designated locations that have the greatest capacity for change, and that offer highest accessibility to public transport, shops, and social infrastructure while maintaining the heritage, neighbourhood character and amenity values of established residential areas that have limited potential for housing growth. Please refer to Sections 11.1 to 11.5 inclusive of the main body of the report	✓ **Objective met** ✓ **Standard met**

58.02-3 **Dwelling diversity objective**	**To encourage a range of dwellings sizes and types in developments of ten or more dwellings.**	
Standard D3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms	
Assessment	**N/A**	**N/A**

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. Connection to a reticulated gas service is optional. – 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	
Decision Guidelines	– The capacity of the existing infrastructure. – In the absence of reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017*. – If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.	
Assessment	The development is required to be connected to all reticulated services as appropriate and is readily available as a result of the existing infrastructure. All upgrades required will be the responsibility of the developer.	✓ **Objective met** ✓ **Standard met**

58.02-5 **Integration with the street objective**	**To integrate the layout of development with the street.** **To support development that activates street frontage.**	
Standard D5	Development should be oriented to front existing and proposed streets. Along street frontage, development should: – Incorporate pedestrian entries, windows, balconies or other active spaces. – Limit blank walls. – Limit high front fencing, unless consistent with the existing urban context. – Provide low and visually permeable front fences, where proposed. – Conceal car parking and internal waste collection areas from the street. Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.	
Decision Guidelines	– Any relevant urban design objective, policy or statement set out in this scheme. – The design response.	
Assessment	There is no change proposed to the orientation of the existing commercial buildings to Bridport Street. Car parking facilities are accessed via the rear crossover to two basement levels and open space on the levels above provide activation and engagement with the public realm.	✓ **Objective met** ✓ **Standard met**

CLAUSE 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	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 Table D1.	
Decision Guidelines	– The design response. – The size, orientation and layout of the site. – The existing amount of solar access to abutting properties. – The availability of solar access to north-facing windows on the site. – The annual cooling load for each dwelling.	
Assessment	The site is in the NatHERS climate zone 21 Melbourne that specifies a maximum cooling load of 30 MJ/M2 per annum. As outlined in the Sustainable Management Plan prepared by GIW Environmental Solutions, Revision D, dated 8 November 2022 (Revision B)., individual apartments have cooling loads of less than 30 MJ/m2 and all dwellings currently achieve a 7.4 Star average.	✓ **Objective met** ✓ **Standard met**

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. Any area of communal outdoor open space should be landscaped and include canopy cover and trees.	
Decision Guidelines	– Any relevant urban design objective, policy or statement set out in this scheme. – The design response. – The availability of and access to public open space.	
Assessment	No communal open space is required.	N/A

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.	
Decision Guidelines	– The design response. – The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive	
Assessment	No communal open space is proposed.	N/A

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.	
Decision Guidelines	– The design response.	
Assessment	The residential lobby is not obscured, and the layout will not create any unsafe enclaves or passages. Owing to the sites layout, visibility and surveillance of car parks and internal accessways will be provided.	✓ **Objective met** ✓ **Standard met**

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 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.

Decision Guidelines	– Any relevant neighbourhood character, landscaping or environmental policy, objective, strategy or statement set out in this planning scheme. – The design response. – The health of any trees to be removed. – The suitability of the proposed location, deep soil area and planter volume for canopy trees. – The suitability of the proposed landscaping in communal outdoor open space. – The type and quantity of canopy cover, including any alternatives to trees. – The soil type and drainage patterns of the site. – The ongoing management of landscaping, including any irrigation systems.	
Assessment	A subject site of less than 1000 square metres is required to provide 5 percent of the site area as canopy cover with deep soil (or 12 square metres whichever is the lesser). No deep soil areas are proposed, however the landscaping plan by Myles Baldwin Design, Issue A, dated 14 September 2023 detail large planters and pots through out the private open space in the development that accommodate a variation in plantings that would be capable of maintenance One type A tree, a Betula nigra (*Tropical Birch)* that is expected to have a minimum height of 12 metres is provided at ground floor with a minimum planter soil depth of 1.1 metres, according with the requirements of the canopy cover requirements of the standard. Given that the development typology and immediate context of the commercially zoned neighbourhood activity centre, does not lend itself to a treed outcome, the varaiton to the standard is acceptabl.	✓ **Objective met** ✗ **Standard not met**

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.	
Decision Guidelines	– The design response. – The impact on the street. – The impact on the safety of pedestrians or cyclists. – The reduction of on-street car parking spaces. – The effect on any significant vegetation on the site and road reserve.	
Assessment	Three (3) existing crossovers to the rear are proposed to be removed and replaced with one (1) to the northwest corner of the site. The removal of two (2) surplus crossovers results in the net gain of two on street car parking spaces.	✓ **Objective met** ✓ **Standard met**

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.	
Decision Guidelines	The design response.	
Assessment	Parking is delineated by its uses across two basement levels and save for the non-sensitive use of the gym in Basement 1 associated with dwelling G01, no amenity impacts are expected to be generated. The dwelling lifts are proximate to the car spaces and provide access to all floors. The plans provide for mechanical ventilation with carbon monoxide sensors for monitoring.	✓ **Objective met** ✓ **Standard met**

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.

Decision Guidelines	– Any relevant water and stormwater management objective, policy or statement set out in this scheme. – The design response. – Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design. – Whether stormwater discharge from the site will adversely affect water quality entering the drainage system. – The capacity of the drainage network to accommodate additional stormwater. – Whether the stormwater treatment areas can be effectively maintained. – Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.	
Assessment	As outlined in the Sustainable Management Plan prepared by GIW Environmental Solutions, Revision D, dated 8 November 2022 (Revision B)., a Melbourne STORM rating of 107% is achieved via rainwater collection off the roof areas and L2 and L5 terraces to be directed into a 17,000 litre rainwater tank connected to all WC's and landscape irrigation.	✓ **Objective met** ✗ **Standard not met**

	CLAUSE 58.04 AMENITY IMPACTS
58.04-1 **Building setback objectives**	**To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.** **To allow adequate daylight into new dwellings.** **To limit views into habitable room windows and private open 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 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.

Decision Guidelines	– The purpose of the zone and/or overlay that applies to the land. – Any relevant urban design objective, policy or statement set out in this scheme. – The urban context report. – The design response. – The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways. – The extent to which the proposed dwellings are provided with reasonable daylight access through the layout of rooms and the number, size, location and orientation of windows. – The impact of overlooking on the amenity of existing and proposed dwellings. – The existing extent of overlooking into existing dwellings and private open space. – Whether the development meets the objectives of Clause 58.	
Assessment	The development is no subject to any setback controls. The plans detail greater setbacks than those originally proposed. See report for discussion.	✓ **Objective met** ✓ **Standard met**

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.	
Decision Guidelines	The design response.	
Assessment	Potential for overlooking to the private open space of a dwelling directly below and within the same development are limited to the ground floor dwelling G01 and G02. Given the minor cantilever of the floors above and the and deep set fenestration and glazing, overlooking would be confined.	✓ **Objective met** ✓ **Standard met**

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 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.	
Decision Guidelines	- The design response. - Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified consultant submitted with the application. - Whether the impact of potential noise sources within a development have been mitigated through design, location and siting. - Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings. - Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.	
Assessment	The subject site: - is **not** within 300m of an industrial zone; and - is **not** located within 80 metres of the centre of the nearest railway track servicing passengers in Victoria. - is **not** located within 135 metres of the centre of the nearest railway track servicing freight in Metropolitan Melbourne. One noise sensitive room – the master bedroom to dwelling GO1 is located adjoining the food and drink premises and may be subject to higher levels of noise. This is considered acceptable as construction techniques and materials can address this in the building permit stage.	✓ **Objective met** ✓ **Standard met**

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.	
Decision Guidelines	– The urban context report. – The design response. – The safety, functionality and amenity of public, private and communal open space areas. – Whether it has been demonstrated by a suitably qualified specialist that the development will not generate unacceptable wind impacts within the site or on surrounding land.	
Assessment	A wind impact report has not been provided. There are no communal open spaces proposed. Given the locational context and reduced heights, wind impacts resulting from the development would be unlikely. Notwithstanding, the provision of a wind report will form a recommended condition of the permit and will be required to be submitted and approved by Council prior to the endorsement of any plans should a permit issue.	✓ **Objective met** ✓ **Standard, to be conditionally met.**

CLAUSE 58.05 ON-SITE AMENITY AND FACILITIES	
58.05-1 **Accessibility objective**	**To ensure the design of dwellings meets the needs of people with limited mobility.**
Standard 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.
Decision Guidelines	– The design response. – The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.

Assessment	GO1 Design option B – complies GO2 Design option A – complies 101 Design option B – complies 102 Design option A – complies 201 Design option A – complies 202 Design option – complies 302 Design option A – complies 301 Design option A – complies 401 Design option A – complies All dwellings comply with the standard.	✓ **Objective met** ✓ **Standard met**

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	
Decision Guidelines	– The design response. – The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.	
Assessment	The plans detail that the uses will be clearly delineated and dwelling entrances are located internal to the building.	✓ **Objective met** ✓ **Standard met**

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 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.	
Decision Guidelines	– The design response. – The useability and functionality of the private open space, including its size and accessibility. – The amenity of the private open space based on the orientation of the lot, noise exposure, the wind conditions and the sunlight it will receive. – The availability of and access to public or communal open space. – The useability and functionality of any additional living area or bedroom area, including its size and layout.	
Assessment	With the exception of dwelling 201, the minimum area and dimensions are provided to all dwellings. Dwelling 201 falls 200mm short of the minimum dimension due to a planter box, however this variation is acceptable give the area provided generously exceeds the standard.	✓ **Objective met** ✓ **Standard met**

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.**	
Decision Guidelines	– The design response. – The useability, functionality and location of storage facilities provided for the dwelling.	
Assessment	All dwelling meets the minimum requirements for storage internal to a dwelling with the balance provided externally in the basement stores. Common property will be easily managed	✓ **Objective met** ✓ **Standard met**

CLAUSE 58.06 DETAILED DESIGN		
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	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.	
Assessment	The development will provide sufficient space for the required facilities and services in the various areas set aside for plant and equipment. Services cupboards are sited to the Bridport interface, with the majority of services location within the basements. The detail of a mail room are yet to be provided and is recommended to be addressed by way of condition, noting sufficient space is provided in the lobby.	✓ **Objective met** ✓ **Standard met**

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	The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Mailboxes should be provided and located for convenient access as required by Australia Post.	
Decision Guidelines	– Any relevant urban design objective, policy or statement set out in this scheme. – The design response.	
Assessment	All site services are readily accessible for efficient maintenance.	✓ **Objective met** ✓ **Standard met**

58.06-3 **Waste and recycling objectives**	**To ensure dwellings are designed to encourage waste recycling.** **To ensure that waste and recycling facilities are accessible, adequate and attractive.** **To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.**

Standard D24	Developments should include dedicated areas for: – Waste and recycling enclosures which are: ▪ Adequate in size, durable, waterproof and blend in with the development. ▪ Adequately ventilated. ▪ Located and designed for convenient access by residents and made easily accessible to people with limited mobility. – Adequate facilities for bin washing. These areas should be adequately ventilated. – Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. – Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. – Adequate circulation to allow waste and recycling collection 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.	
Decision Guidelines	– The design response. – Any relevant waste and recycling objective, policy or statement set out in this scheme.	
Assessment	Waste collection for the development is proposed to occur within basement 01 via a private contractor using a 6.4m long mini rear loading waste vehicle. Swept paths have been provided that demonstrate that adequate floor to ceiling heights have been provided to allow for sufficient lifting clearance/ Separate waste storage is provided for the residential and commercial uses. Items recommended as permit conditions are: • Bin wash down areas and • pollution prevention • Provision of an electronic waste (e-waste) recycling bin / skip • Size of bins to be scaled.	✓ **Objective met** ✓ **Standard met**

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.	
Decision Guidelines	– Any relevant building design and urban design objective, policy or statement set out in this scheme. – The urban context report. – The design response.	
Assessment	This material is robust and will minimise effects of weathering.	✓ **Objective met** ✓ **Standard met**

CLAUSE 58.07 INTERNAL AMENITY		
58.07-1 **Functional layout objective**	**To ensure dwellings provide functional areas that meet the needs of residents.**	
Standard D26	Bedrooms should: – Meet the minimum internal room dimensions specified in Table D11. – Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.	
Decision Guidelines	– The design response. – The useability, functionality and amenity of habitable rooms.	
Assessment	All dwellings provide the minimum dimensions for bedrooms and living areas as required of the standard.	✓ **Objective met** ✓ **Standard met**

58.07-2 **Room depth objective**	**To allow adequate daylight into single aspect habitable rooms.**

Standard D27	Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: – The room combines the living area, dining area and kitchen. – The kitchen is located furthest from the window. – The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	
Decision Guidelines	– The design response. – The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. – The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms. – Any overhang above habitable room windows that limits daylight access.	
Assessment	All ceiling heights are a minimum of at least 2.7 metres and are either dual-aspect or have a depth not exceeding 9m. Non-habitable spaces like wardrobes are located furthest from windows.	✓ **Objective met** ✓ **Standard met**

58.07-3 **Windows objective**	**To allow adequate daylight into new habitable room windows.**	
Standard D28	Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: – A minimum width of 1.2 metres. – A maximum depth of 1.5 times the width, measured from the external surface of the window.	
Decision Guidelines	– The design response. – The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. – The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.	
Assessment	All habitable rooms within the development will comprise a window in an external wall of the building to allow daylight access to all habitable rooms.	✓ **Objective met** ✓ **Standard met**

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.	
Decision Guidelines	– The design response. – The size, orientation, slope and wind exposure of the site. – The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation. – Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.	
Assessment	7 of the 9 dwellings (G01 and G02 do not comply with the standard) detail compliance with the standard, exceeding the min requirement. Although some openings sizes may differ, the layout has been carefully plotted to maximise ventilation.	✓ **Objective met** ✓ **Standard met**