

## Clause 58 Apartment Development

### CLAUSE 58.01 - URBAN CONTEXT REPORT AND DESIGN RESPONSE

#### 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.

TITLE & OBJECTIVE	URBAN CONTEXT REPORT	COMMENTS
<p><b>CLAUSE 58.01-1</b>  <b>Application requirements</b>            An application must be accompanied by:</p> <ul style="list-style-type: none"> <li>• An urban context report.</li> <li>• A design response.</li> </ul>	Submitted and satisfactory.	The detailed urban context report and design response prepared by Bruce Henderson Architects is supplemented by a Town Planning Report prepared by Urbis and Urban Design Report prepared by Hansen Partnership.
<p><b>CLAUSE 58.01-2</b>  <b>Urban context report</b>            The urban context report may use a site plan, photographs or other techniques.</p>	Submitted and satisfactory.	A site plan, photographs, and written description has been provided in the architectural package prepared by Bruce Henderson Architects.
<p><b>CLAUSE 58.01-3</b>  <b>Design response</b>            The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> <li>• Responds to any relevant planning provision that applies to the land.</li> <li>• Meets the objectives of Clause 58.</li> <li>• Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme.</li> <li>• Derives from and responds to the urban context report.</li> </ul> <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of</p>	Submitted and satisfactory.	<p>A design response has been provided in the architectural package prepared by Bruce Henderson Architects.</p> <p>A Town Planning Report prepared by Urbis and Urban Design Report prepared by Hansen Partnership supplements the architectural package.</p>

<p>adjacent buildings.</p> <p>If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</p>		
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<b>CLAUSE 58.02 - URBAN CONTEXT</b>		
<b>TITLE &amp; OBJECTIVE</b>	<b>COMPLIANCE WITH STANDARD?</b>	<b>ASSESSMENT</b>
<p><b>CLAUSE 58.02-1</b></p> <p><b>Urban context objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>To ensure that development responds to the features of the site and the surrounding area.</li> </ul> <p><b>Standard D1</b></p> <ul style="list-style-type: none"> <li>The design response must be appropriate to the urban context and the site.</li> <li>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</li> </ul>	Yes	<p>Please refer to Section 11 of the main body of the report.</p> <p>It is considered that that the proposed development will sit comfortably within the existing, emerging and preferred future development of the area.</p> <p>The standard and objective are met.</p>
<p><b>CLAUSE 58.02-2</b></p> <p><b>Residential policy objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>To support higher density residential development where development can take advantage of public and community infrastructure and services.</li> </ul> <p><b>Standard D2</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	Yes	<p>The application and its design response accords with the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>Please refer to Section 11 of the main body of the report.</p> <p>The standard and objective are met.</p>
<p><b>CLAUSE 58.02-3</b></p> <p><b>Dwelling diversity objective</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul> <p><b>Standard D3</b></p> <ul style="list-style-type: none"> <li>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</li> </ul>	No	<p>Please refer to Section 11.1 of the report.</p> <p>The range of apartment size and types can meet the diverse needs of the area to ensure that housing stock matches changing demand by widening housing choice. It is further noted the layout facilitates amalgamating apartment types as required.</p> <p>The proposal meets the requirement for 20% of dwellings to be 3BR.</p> <p>The proposal also provides for affordable housing.</p> <p>The standard and objective are met.</p>
<b>CLAUSE 58.02-4</b>	Yes	The development is to be connected to all

<p><b>Infrastructure objectives</b></p> <ul style="list-style-type: none"> <li>To ensure development is provided with appropriate utility services and infrastructure.</li> <li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure including reticulated services and roads.</li> </ul> <p><b>Standard D4</b></p> <ul style="list-style-type: none"> <li>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</li> <li>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li> <li>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</li> </ul>		<p>reticulated services as appropriate and is readily available as a result of the existing infrastructure.</p> <p>All upgrades required will be the responsibility of the developer.</p> <p>The plans do not detail third pipe connection and stormwater design</p> <p>The standard and objective require detail conditions to comply.</p>
<p><b>CLAUSE 58.02-5</b></p> <p><b>Integration with the street objective</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> </ul> <p><b>Standard D5</b></p> <ul style="list-style-type: none"> <li>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</li> <li>Development should be oriented to front existing and proposed streets.</li> <li>High fencing in front of dwellings should be avoided if practicable.</li> <li>Development next to existing public open space should be laid out to complement the open space.</li> </ul>	Yes	<p>Please refer to Section 11 of the report.</p> <p>The development proposes new streets and laneways generally in accordance with the requirements of CCZI and the Fishermans Bend Strategic Framework Plan, as well as providing additional pedestrian links in the form of arcades to enhance permeability through the site.</p> <p>The standard and objective are met subject to detail conditions for street design, construction and vesting in Council.</p>

<b>CLAUSE 58.03 - SITE LAYOUT</b>		
<b>TITLE &amp; OBJECTIVE</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p><b>CLAUSE 58.03-1</b></p> <p><b>Energy efficiency objectives</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings and buildings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> <li>To ensure dwellings achieve adequate thermal efficiency</li> </ul> <p><b>Standard D6</b></p> <p>Buildings should be:</p> <ul style="list-style-type: none"> <li>Oriented to make appropriate use of solar</li> </ul>	Yes	<p>The site is in the NatHERS climate zone 21 Melbourne that specifies a maximum cooling load 30 MJ/M2 per annum.</p> <p>Building fabric is to be in accordance with the requirements of the National Construction Code, with the apartments to achieve an average of 7.0 Stars NatHERS, and not less than 5.5 Star NatHERS rating as per the Green Star Energy requirements which exceed the BCA. Cooling energy in apartments shall be limited to <math>\leq 30 \text{ MJ/m}^2</math>.</p> <p>THE SMP notes investigations will be undertaken on the feasibility of increasing</p>

<p>energy.</p> <ul style="list-style-type: none"> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> <li>• Living areas and private open space should be located on the north side of the development, if practicable.</li> <li>• Developments should be designed so that solar access to north-facing windows is optimised.</li> <li>• Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.</li> </ul>		<p>this level of performance. A 20% improvement on BCA energy requirements will be required as a minimum for all other building classes, noting that the net zero approach may generate a high-performance outcome.</p> <p>Detail conditions are required to meet the standard and objective.</p>
<p><b>CLAUSE 58.03-2</b></p> <p><b>Communal open space objective</b></p> <ul style="list-style-type: none"> <li>• To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</li> </ul> <p><b>Standard D7</b></p> <ul style="list-style-type: none"> <li>• Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.</li> </ul>	<p>Yes</p>	<p>At ground level, in addition to the new street, the development includes:</p> <ul style="list-style-type: none"> <li>• An east-west laneway providing pedestrian access from Fennell Street through to the western linear Park.</li> <li>• A north-south pedestrian arcade connecting Bertie Street to the north, providing a through link should the heritage site to the north be redeveloped in future.</li> <li>• Two east-west pedestrian arcades connecting the north-south arcade to the western linear park.</li> <li>• A linear park along the western site boundary.</li> <li>• A linear park along the northern site boundary to Ingles Street.</li> <li>• Part of the future Metro Park (505sqm).</li> </ul> <p>On the podium rooftop of Stages 2 and 4, a mix of communal indoor and outdoor facilities are provided, including:</p> <ul style="list-style-type: none"> <li>• A swimming pool</li> <li>• Gymnasium</li> <li>• Resident lounge</li> <li>• Communal kitchen</li> <li>• Communal garden</li> <li>• Outdoor dining, lounge and exercise space.</li> </ul> <p>The schedule of accommodation notes the following communal open space areas:</p> <ul style="list-style-type: none"> <li>• Tower 1: 1965sqm</li> <li>• Tower 2: 2858sqm</li> <li>• Tower03/04: 4049sqm</li> </ul> <p>The standard and objective can be met subject to detail conditions for design including Water Sensitive Urban Design, construction, management and vesting of open space as applicable.</p>

		Please refer to Section 11 of the report for further discussion.
<p><b>CLAUSE 58.03-3</b>  <b>Solar access to communal outdoor open space objective</b></p> <ul style="list-style-type: none"> <li>To allow solar access into communal outdoor open space.</li> </ul> <p><b>Standard D8</b></p> <ul style="list-style-type: none"> <li>The communal outdoor open space should be located on the north side of a building, if appropriate.</li> <li>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</li> </ul>	Yes	<p>No less than 125sqm of the primary communal outdoor open space receives a minimum of 2 hours sunlight between 9am and 3pm on 12 June.</p> <p>It is likely that the communal open space associated with Tower 1 may not meet the minimum area requirements.</p> <p>Insufficient detail is available to confirm.</p>
<p><b>CLAUSE 58.03-4</b>  <b>Safety objective</b></p> <ul style="list-style-type: none"> <li>To ensure the layout of development provides for the safety and security of residents and property.</li> </ul> <p><b>Standard D9</b></p> <ul style="list-style-type: none"> <li>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</li> <li>Planting which creates unsafe spaces along streets and accessways should be avoided.</li> <li>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</li> <li>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</li> </ul>	Yes	<p>Please refer to Section 11 of the report for further discussion.</p> <p>The layout of the proposed development provides clear and identifiable entries for each use and building to facilitate the safety and security of the property.</p> <p>The new laneways / arcades are generally flanked by retail and commercial uses that activates the new pedestrian links through passive surveillance.</p> <p>Appropriate lighting and will provide a further layer of safety for pedestrians moving through the site.</p> <p>The standard and objective can be met subject to detail conditions for design, access and management.</p>
<p><b>CLAUSE 58.03-5</b>  <b>Landscaping objectives</b></p> <ul style="list-style-type: none"> <li>To encourage development that respects the landscape character of the area.</li> <li>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>To provide appropriate landscaping.</li> <li>To encourage the retention of mature vegetation on the site.</li> <li>To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</li> </ul> <p><b>Standard D10</b></p> <ul style="list-style-type: none"> <li>Be responsive to the site context.</li> </ul>	Yes	<p>Landscape plans have been prepared by Craig Eldridge. with landscaping integrated into the design of the development.</p> <p>Landscaping is proposed throughout the site, including along the sites two street frontages along Bertie Street and Ingles Street.</p> <p>Further details of landscaping including associated infrastructure, maintenance and managements will be required.</p> <p>Wind and the planting of canopy trees within the site must be considered collaboratively between the design teams.</p> <p>Please refer to Section 11 of the report for further discussion.</p> <p>The standard and objective can be met subject to detail conditions for design including Water Sensitive Urban Design, construction, management and vesting of open space as applicable.</p>

<p><b>CLAUSE 58.03-6</b> <b>Access objective</b></p> <ul style="list-style-type: none"> <li>To ensure the number and design of vehicle crossovers respects the urban context.</li> </ul> <p><b>Standard D11</b> The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>33 per cent of the street frontage, or</li> <li>if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>Yes</p>	<p>Vehicle access to the site has been limited to the new 22m road running north-south through the site, as well as from the existing common property road, providing access from Fennell Street. This minimised additional crossovers and will support the vision for Ingles and Fennell Street to become a strategic cycling corridor.</p> <p>Please refer to Section 11 of this report for further discussion.</p> <p>The standard and objective can be met subject to detail conditions for design.</p>
<p><b>CLAUSE 58.03-7</b> <b>Parking location objectives</b></p> <ul style="list-style-type: none"> <li>To provide convenient parking for resident and visitor vehicles.</li> <li>To protect residents from vehicular noise within developments.</li> </ul> <p><b>Standard D12</b> Car parking facilities should:</p> <ul style="list-style-type: none"> <li>Be reasonably close and convenient to dwellings.</li> <li>Be secure. Be well ventilated if enclosed.</li> </ul>	<p>Yes</p>	<p>The proposal provides convenient access to car parking for residents to the proposed development in the Podium Levels of the development through lift wells and stair wells in each building.</p> <p>Apartment dwellings generally sleeve the floors with car parking.</p> <p>Please refer to Section 11 of the report.</p>
<p><b>CLAUSE 58.03-8</b> <b>Integrated water and stormwater management objectives</b></p> <ul style="list-style-type: none"> <li>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> <li>To facilitate stormwater collection, utilisation and infiltration within the development.</li> <li>To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</li> </ul> <p><b>Standard D13</b></p> <ul style="list-style-type: none"> <li>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</li> <li>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</li> </ul> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> <li>Designed to meet the current best practice</li> </ul>	<p>Yes</p>	<p>Each of the four main buildings at the development will contain a minimum rainwater tank, nominally 20,000L in size. The development also provides for green landscaping and porous surfaces for reducing run off. Rainwater will be used for landscaping irrigation, vehicle wash down and cleaning. Provision will be considered for toilet flushing, pool top up and heat rejection plant using rainwater, where applicable.</p> <p>Current SMP does not provide any details of a viable stormwater strategy, neither does it meet the third pipe and rainwater tank requirements.</p> <p>Note that the SMP mentions a possibly using a proprietary stormwater treatment system, this is not acceptable. As per Melbourne Water guidelines, there are currently no proprietary systems recognized to have effective nitrogen and phosphorous removal. The use of a proprietary product is problematic as it would require product specific</p>

<p>performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999).</p> <ul style="list-style-type: none"> <li>Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</li> </ul>		<p>maintenance. Therefore it is not possible to conclude that the proprietary product would result in meeting the stormwater quality objectives required.</p> <p>Officers consider the objectives of this clause is not met and will be met subject to the inclusion of a condition to require a revised SMP, ensure implementation of the revised SMP and to require amendment to the SMP to show:</p> <ul style="list-style-type: none"> <li>Rainwater tank capacity to meet the FBURA tank sizing requirement of 0.5m<sup>3</sup> per 10m<sup>2</sup> of roof catchment.</li> <li>The rainwater tank to be connected to all toilets throughout the development.</li> </ul>
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<b>CLAUSE 58.04 - AMENITY IMPACTS</b>		
<b>TITLE &amp; OBJECTIVE</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p><b>CLAUSE 58.04-1</b> <b>Building setback objectives</b></p> <ul style="list-style-type: none"> <li>To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>To allow adequate daylight into new dwellings.</li> <li>To limit views into habitable room windows and private open space of new and existing dwellings.</li> <li>To provide a reasonable outlook from new dwellings.</li> <li>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</li> </ul> <p><b>Standard D14</b></p> <p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> <li>Ensure adequate daylight into new habitable room windows. Avoid direct views into habitable room windows and private open space of new and existing dwellings.</li> <li>Developments should avoid relying on screening to reduce views.</li> <li>Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.</li> <li>Ensure the dwellings are designed to meet the objectives of Clause 58.</li> </ul>	<p>No</p>	<p>For Clause 58.04-1 (Building setback):</p> <p>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.</p> <p>See Section 11 of the report.</p> <p>The setbacks generally comply with the relevant Overlay provisions. Areas of non-compliance can be remedied by conditions.</p>
<p><b>CLAUSE 58.04-2</b> <b>Internal views objective</b></p>	<p>Yes</p>	<p>The proposal is designed to protect the private open spaces (balconies) and</p>

<p>To limit views into the private open space and habitable room windows of dwellings within a development.</p> <p><b>Standard D15</b></p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</p>		<p>habitable rooms of the uses within the development from overlooking.</p> <p>The standard and objective are met.</p>
<p><b>CLAUSE 58.04-3</b></p> <p><b>Noise impacts objectives</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external and internal noise sources.</li> </ul> <p><b>Standard D16</b></p> <p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources</p>	<p>Yes</p>	<p>The submitted Traffic Noise Assessment Report by Octave Acoustics confirms that the development will achieve compliance with the relevant guidelines subject to a number of treatment measures to mitigate external and internal noise concerns.</p> <p>This has not been integrated in the plans and will be required to be shown on plans.</p> <p>The standard and objective can be met subject to detail conditions.</p>

<b>CLAUSE 58.05 - ON-SITE AMENITY AND FACILITIES</b>		
<b>TITLE &amp; OBJECTIVE</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p><b>CLAUSE 58.05-1</b></p> <p><b>Accessibility objective</b></p> <p>To ensure the design of dwellings meets the needs of people with limited mobility.</p> <p><b>Standard D17</b></p> <p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> <li>A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> <li>A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</li> <li>A main bedroom with access to an adaptable bathroom.</li> <li>At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.</li> </ul>	<p>Yes</p>	<p>The architectural plans do not provide a sufficient level of detail or dimensions to facilitate an assessment.</p> <p>This will be required as a condition of any Incorporated Document.</p>
<p><b>CLAUSE 58.05-2</b></p> <p><b>58.05-2 Building entry and circulation objectives</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling and building with its</li> </ul>	<p>Yes</p>	<p>Considering the development typology, the buildings internal circulation design is considered to provide for the safe, functional and efficient movement of</p>



<p>own sense of identity.</p> <ul style="list-style-type: none"> <li>• To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</li> <li>• To ensure internal communal areas provide adequate access to daylight and natural ventilation.</li> </ul> <p><b>Standard D18</b>  <b>Building entry and circulation</b>  Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> <li>• Be visible and easily identifiable.</li> <li>• Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul> <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> <li>• Clearly distinguish entrances to residential and non-residential areas.</li> <li>• Provide windows to building entrances and lift areas. Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</li> <li>• Provide common areas and corridors that: <ul style="list-style-type: none"> <li>- Include at least one source of natural light and natural ventilation.</li> <li>- Avoid obstruction from building services.</li> <li>- Maintain clear sight lines.</li> </ul> </li> </ul>		<p>residents but could be improved as per the recommendations outlined at Section 11 of the report.</p> <p>Daylight access has been satisfactorily achieved given the site's orientation and other constraints.</p> <p>The standard and objective can be met subject to detail conditions for design.</p>
<p><b>CLAUSE 58.05-3</b>  <b>Private open space objective</b>  To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p><b>Standard D19</b>  A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>• An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or</li> <li>• An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or</li> <li>• A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or A roof-top area 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 balcony should provide an additional area of 1.5 square metres.</li> </ul>	<p>No</p>	<p><b>Tower 2:</b>  All balcony areas comply but dimensions are not detailed on the floor plans.</p> <p><b>Tower 3/4:</b>  All balcony areas comply but dimensions are not detailed on the floor plans.  Further information is required to ensure minimum dimensions are achieved.</p>
<p><b>CLAUSE 58.05-4</b>  <b>Storage objective</b></p>	<p>No</p>	<p>Insufficient detail is provided on the architectural plans.</p>

<p>To provide adequate storage facilities for each dwelling</p> <p><b>Standard D20</b></p> <p>Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</p>		<p>Further information is required to ensure minimum volumes are achieved.</p> <p>The standard and objective can be met subject to detail conditions.</p>
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<b>CLAUSE 58.06 - DETAILED DESIGN</b>		
<b>TITLE &amp; OBJECTIVE</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p><b>CLAUSE 58.06-1</b></p> <p><b>Common property objectives</b></p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p> <p><b>Standard D21</b></p> <p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	Yes	<p>The communal spaces, car parking, access areas and site facilities are practical and management matters could be resolved by civil means.</p> <p>The standard and objective are met.</p>
<p><b>CLAUSE 58.06-2</b></p> <p><b>Site services objectives</b></p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p> <p><b>Standard D22</b></p> <p>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.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	No	<p>The floor plans do not show detail of any services such as booster cupboards etc. It is considered all services are able to be accommodated in a location that would minimise impact to activated frontages.</p> <p>The standard and objective can be met subject to detail conditions for design.</p>
<p><b>CLAUSE 58.06-3</b></p> <p><b>Waste and recycling objectives</b></p> <p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</p> <p><b>Standard D23</b></p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> <li>• Waste and recycling enclosures which are:</li> </ul>	Yes	<p>The proposal has been designed to ensure that waste and recycling facilities are accessible, adequate and attractive. Waste and recycling facilities have been designed to be managed to minimise impacts on residential amenity.</p> <p>A Waste Management Plan prepared by Leigh Design dated 28 August 2019 will be required to be amended to address omitted information - See Section 11 of the report.</p>

<ul style="list-style-type: none"> <li>- Adequate in size, durable, waterproof and blend in with the development.</li> <li>- Adequately ventilated.</li> <li>- Located and designed for convenient access by residents and made easily accessible to people with limited mobility.</li> <li>- Adequate facilities for bin washing. These areas should be adequately ventilated.</li> </ul>		
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<b>CLAUSE 58.07 - INTERNAL AMENITY</b>		
<b>TITLE &amp; OBJECTIVE</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p><b>CLAUSE 58.07-1</b>  <b>Functional layout objective</b>            To ensure dwellings provide functional areas that meet the needs of residents.</p> <p><b>Standard D24</b>            Bedrooms should:</p> <ul style="list-style-type: none"> <li>• Meet the minimum internal room dimensions specified in Table D7.</li> <li>• Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</li> </ul>	No	Insufficient information is provided to facilitate assessment as to whether the minimum internal dimensions are met.
<p><b>CLAUSE 58.07-2</b>  <b>Room depth objective</b>            To allow adequate daylight into single aspect habitable rooms.</p> <p><b>Standard D25</b>            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:</p> <ul style="list-style-type: none"> <li>• The room combines the living area, dining area and kitchen.</li> <li>• The kitchen is located furthest from the window.</li> <li>• 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.</li> </ul> <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>	No	Insufficient information is provided to facilitate assessment. Given the relatively slender and elliptical profile of the towers, it is likely that this standard can be met Apartments central to the curved façade do appear to have a narrow profile which may affect daylight within the depth of the rooms.
<p><b>CLAUSE 58.07-3</b>  <b>Windows objective</b>            To allow adequate daylight into new habitable room windows.</p> <p><b>Standard D26</b>            Habitable rooms should have a window in an external wall of the building.            A window may provide daylight to a bedroom from</p>	Yes	All habitable room windows feature a window located on an external wall.

<p>a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> <li>• A minimum width of 1.2 metres.</li> <li>• A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> </ul>		
<p><b>CLAUSE 58.07-4</b></p> <p><b>Natural ventilation objectives</b></p> <ul style="list-style-type: none"> <li>• To encourage natural ventilation of dwellings.</li> <li>• To allow occupants to effectively manage natural ventilation of dwellings.</li> </ul> <p><b>Standard D27</b></p> <p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> <li>• A maximum breeze path through the dwelling of 18m.</li> <li>• A minimum breeze path through the dwelling of 5m.</li> <li>• Ventilation openings with approximately the same area.</li> </ul> <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<p>No</p>	<p>Insufficient information is provided to facilitate assessment however given made of the apartments are single aspect it is unlikely that effective natural cross ventilation could be achieved for most apartments.</p>