

Clause 58: Apartment Developments
6-8 Boundary Street, South Melbourne

CLAUSE 58.01 - URBAN CONTEXT REPORT AND DESIGN RESPONSE
<p>Operation</p> <p>The provisions of this clause contain:</p> <ul style="list-style-type: none"> 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. <p>Requirements</p> <p>A development:</p> <ul style="list-style-type: none"> Must meet all of the objectives of this clause. Should meet all of the standards of this clause. <p>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.</p> <p>For Clause 58.04-1 (Building setback):</p> <ul style="list-style-type: none"> 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>CLAUSE 58.01-1</p> <p>Application requirements</p> <p>An application must be accompanied by:</p> <ul style="list-style-type: none"> An urban context report. A design response. 	Submitted and satisfactory.	A Town Planning Report prepared by Glossop Town Planning Pty Ltd and Architectural plans prepared by 8SM / SVT Group.
<p>CLAUSE 58.01-2</p> <p>Urban context report</p> <p>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 Town Planning Report prepared by Glossop Town Planning Pty Ltd and Architectural plans prepared by 8SM / SVT Group.
<p>CLAUSE 58.01-3</p> <p>Design response</p> <ul style="list-style-type: none"> The design response must explain how the 	Submitted and satisfactory detail provided.	A satisfactory assessment of how the policy responds to the PPF, Clause 58, relevant housing, urban design and relevant policies had been provided.

<p>proposed design:</p> <ul style="list-style-type: none"> - Responds to any relevant planning provision that applies to the land. - Meets the objectives of Clause 58. - Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme. - Derives from and responds to the urban context report. <ul style="list-style-type: none"> • The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. • If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement. 		<p>The site is in the Design and Development Overlay Schedule 30 (DDO30) Montague Precinct.</p> <p>A discussion on the design response is outlined in Section 12 of the report.</p>
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CLAUSE 58.02 - URBAN CONTEXT		
TITLE & OBJECTIVE	COMPLIANCE WITH STANDARD?	ASSESSMENT
<p>CLAUSE 58.02-1 Urban context objectives</p> <ul style="list-style-type: none"> • 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. <p>Standard D1</p> <ul style="list-style-type: none"> • 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. 	<p>✓ Standard met</p>	<p>As discussed in Section 12 of the report, the proposal is generally considered responsive to the immediate site context and broadly reflects the design objectives of the DDO schedule that affects the subject site and immediate surrounds.</p>
<p>CLAUSE 58.02-2 Residential policy objectives</p> <ul style="list-style-type: none"> • 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. 	<p>✓ Standard met</p>	<p>The proposal is provided in accordance with the Planning Policy Framework as well as the Fishermans Bend Strategic Framework Plan.</p>

<p>Standard D2</p> <ul style="list-style-type: none"> An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. 		
<p>CLAUSE 58.02-3</p> <p>Dwelling diversity objective</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. <p>Standard D3</p> <ul style="list-style-type: none"> Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms. 	<p>Not applicable</p>	
<p>CLAUSE 58.02-4</p> <p>Infrastructure objectives</p> <ul style="list-style-type: none"> 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. <p>Standard D4</p> <ul style="list-style-type: none"> 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. 	<p>✓ Standard met</p>	<p>The development is to be connected to all 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 standard and objective are met.</p>
<p>CLAUSE 58.02-5</p> <p>Integration with the street objective</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. To support development that activates street frontage. <p>Standard D5</p> <ul style="list-style-type: none"> Developments should be oriented to front existing and proposed streets. Along street frontage, development should: <ul style="list-style-type: none"> Incorporate pedestrian entries, windows, balconies or other active spaces. Limit blank walls. Limit high front fencing, unless consistent 	<p>✓ Standard met</p>	<p>Refer to discussion at <i>Section 12.3.1 Building Typologies and Building Height</i> and <i>Section 12.3.6 – Active Street Frontage</i> of the report.</p>

<p>with the existing urban context.</p> <ul style="list-style-type: none"> - Provide low and visually permeable front fences, where proposed. - Conceal car parking and internal waste collection areas from the street. <ul style="list-style-type: none"> • Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance. 		
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CLAUSE 58.03 - SITE LAYOUT		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.03-1 Energy efficiency objectives</p> <ul style="list-style-type: none"> • 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 <p>Standard D6 Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings 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. 	<p>✓ Standard met</p>	<p>A Sustainable Design Assessment has been provided which achieves a BESS rating of 64 per cent and achieves a NatHERS maximum cooling load of 28.5 MJ/M2 per annum (Apartment 4). Refer to discussion at <i>Section 21.1 responding to Local Policy</i> and <i>Section 12.7 Sustainable Design</i> of this report.</p>
<p>CLAUSE 58.03-2 Communal open space objective</p> <ul style="list-style-type: none"> • 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 	<p>Not applicable</p>	

<p>integrated with the layout of the development and enhances resident amenity.</p> <p>Standard D7</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> – Accessible to all residents. – A useable size, shape and dimension. – Capable of efficient management. – Located to: <ul style="list-style-type: none"> – Provide passive surveillance opportunities, where appropriate. – Provide outlook for as many dwellings as practicable. – Avoid overlooking into habitable rooms and private open space of new dwellings. – Minimise noise impacts to new and existing dwellings. • Any area of communal outdoor open space should be landscaped and include canopy cover and trees. 		
<p>CLAUSE 58.03-3</p> <p>Solar access to communal outdoor open space objective</p> <ul style="list-style-type: none"> • To allow solar access into communal outdoor open space. <p>Standard D8</p> <ul style="list-style-type: none"> • 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. 	<p>Not applicable</p>	
<p>CLAUSE 58.03-4</p> <p>Safety objective</p> <ul style="list-style-type: none"> • To ensure the layout of development provides for the safety and security of residents and property. <p>Standard D9</p> <ul style="list-style-type: none"> • Entrances to dwellings should not be obscured or 	<p>✓ Standard met</p>	<p>The building entrance is clearly located directly off Boundary Street and will be secured for resident access only. Similarly, the rear car and bicycle entrance is secured for resident access only.</p> <p>A 2.1 metre semi-transparent front fence is provided to the ground floor apartment to provide a defensible space, separating the</p>

<p>isolated from the street and internal accessways.</p> <ul style="list-style-type: none"> 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. 		<p>private open space of this dwelling from the public realm.</p>
<p>CLAUSE 58.03-5</p> <p>Landscaping objectives</p> <ul style="list-style-type: none"> 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. <p>Standard D10</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2. Provide canopy cover through canopy trees that are: <ul style="list-style-type: none"> Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3. Consistent with the canopy diameter and height at maturity specified in Table D4. Located in communal outdoor open space or common areas or street frontages. Comprise smaller trees, shrubs and ground cover, including flowering native species. Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption. Be supported by irrigation systems which utilise alternative water sources such as rainwater, 	<p>✓ Standard met</p>	<p>As the Application Site has an area of less than 750 square metres the deep soil and minimum tree provision standards do not apply.</p> <p>The street tree to the front of the Application Site is sought to be removed and replaced due to it having a poor amenity value courtesy of having been lopped to avoid powerline interference. At present it is Council's preference to retain street tree assets until such time as any amendments to street tree profiles are confirmed.</p> <p>The ground floor apartment is provided with a garden bed adjacent to its terrace and garden area within the lightwell to encourage landscaping. Each upper floor balcony has an adjacent 1.5-metre-deep planter box to enable future residents to provide landscaping.</p> <p>The roof terrace accommodates a garden area to the perimeter of the rooftop terrace. Further details of landscaping including associated infrastructure, maintenance and management would be required to the satisfaction of Council. It is recommended that this forms a condition of any approval.</p>

<p>stormwater and recycled water.</p> <ul style="list-style-type: none"> 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. <p>Table D2 Canopy cover and deep soil requirements</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> <th>Deep soil</th> </tr> </thead> <tbody> <tr> <td>1000 square metres</td> <td>5% of site area Include at least 1 Type A tree</td> <td>5% of site area or 12 square metres whichever is the greater</td> </tr> <tr> <td>1001 - 1500 square metres</td> <td>50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree</td> <td>7.5% of site area</td> </tr> <tr> <td>1501 - 2500 square metres</td> <td>150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree</td> <td>10% of site area</td> </tr> <tr> <td>2500 square metres or more</td> <td>350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree</td> <td>15% of site area</td> </tr> </tbody> </table> <p>Table D3 Soil requirements for trees</p> <table border="1"> <thead> <tr> <th rowspan="2">Tree type</th> <th>Tree in deep soil</th> <th>Tree in planter</th> <th rowspan="2">Depth of planter soil</th> </tr> <tr> <th>Area of deep soil</th> <th>Volume of planter soil</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>12 square metres (min. plan dimension 2.5 metres)</td> <td>12 cubic metres (min. plan dimension of 2.5 metres)</td> <td>0.8 metre</td> </tr> <tr> <td>B</td> <td>49 square metres (min. plan dimension 4.5 metres)</td> <td>28 cubic metres (min. plan dimension of 4.5 metres)</td> <td>1 metre</td> </tr> <tr> <td>C</td> <td>121 square metres (min. plan dimension 6.5 metres)</td> <td>64 cubic metres (min. plan dimension of 6.5 metres)</td> <td>1.5 metre</td> </tr> </tbody> </table> <p><i>Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%.</i></p> <p>Table D4 Tree type</p> <table border="1"> <thead> <tr> <th>Tree type</th> <th>Minimum canopy diameter at maturity</th> <th>Minimum height at maturity</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>4 metres</td> <td>6 metres</td> </tr> <tr> <td>B</td> <td>8 metres</td> <td>8 metres</td> </tr> <tr> <td>C</td> <td>12 metres</td> <td>12 metres</td> </tr> </tbody> </table>	Site area	Canopy cover	Deep soil	1000 square metres	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater	1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area	1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area	2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area	Tree type	Tree in deep soil	Tree in planter	Depth of planter soil	Area of deep soil	Volume of planter soil	A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre	B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre	C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre	Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	A	4 metres	6 metres	B	8 metres	8 metres	C	12 metres	12 metres		
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<p>CLAUSE 58.03-6</p> <p>Access objective</p> <ul style="list-style-type: none"> 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. <p>Standard D11</p> <ul style="list-style-type: none"> 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 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. 	<p>✓ Standard met</p>	<p>The CCZ1 nominated Boundary Street as a street where 'no crossovers are permitted' Vehicular access is proposed off the rear laneway.</p> <p>Refer to <i>Section 12.4.2 Design Standards for Access and Car Parking</i> for further discussion.</p>																																													

<p>CLAUSE 58.03-7</p> <p>Parking location objectives</p> <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. <p>Standard D12</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> Be reasonably close and convenient to dwellings. Be secure. Be well ventilated if enclosed. 	<p>✓ Standard met</p>	<p>Car parking facilities are securely provided to the rear of the site and will provide convenient access for future residents. Refer to <i>Section 12.4.1 Car Parking</i> and <i>12.4.2 Design Standards for Access and Car Parking</i> for further discussion.</p>
<p>CLAUSE 58.03-8</p> <p>Integrated water and stormwater management objectives</p> <ul style="list-style-type: none"> 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. <p>Standard D13</p> <ul style="list-style-type: none"> 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. <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999). Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	<p>✓ Standard met subject to conditions</p>	<p>Refer to discussion at <i>Section 12.1 Responding to Local Policy</i> and <i>Section 12.7 Sustainable Design</i> of this report.</p>

<p>CLAUSE 58.04 - AMENITY IMPACTS</p>		
<p>TITLE & OBJECTIVE</p>	<p>COMPLIANCE</p>	<p>ASSESSMENT</p>
<p>CLAUSE 58.04-1</p> <p>Building setback objectives</p> <ul style="list-style-type: none"> To ensure the setback of a building from a boundary appropriately responds to the existing 	<p>* Standard not met but variation accepted</p>	<p>Refer to discussion at <i>Section 12.3.3 Street Wall Height and Street Wall Setbacks</i> and <i>Section 12.3.4 Side and rear Setbacks</i> of this report.</p>

<p>urban context or contributes to the preferred future development of the area.</p> <ul style="list-style-type: none"> 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. <p>Standard D14</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 		
<p>CLAUSE 58.04-2 Internal views objective</p> <p>To limit views into the private open space and habitable room windows of dwellings within a development.</p> <p>Standard D15</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>✓ Standard met</p>	<p>No upper level dwelling will overlook more than 50 per cent of a lower level dwelling. Within the light court, all bedroom windows are proposed to be clear glass, with the corridor areas proposed to have obscure glazing to prevent internal overlooking.</p>
<p>CLAUSE 58.04-3 Noise impacts objectives</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources. <p>Standard D16</p> <ul style="list-style-type: none"> 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, 	<p>✓ Standard met</p>	<p>The Application Site is not within a noise sensitive area and acoustic insulation is proposed to the southern wall and ceiling of the car stacker to prevent noise intrusion. The rooftop services proposed will not impact on the amenity of any neighbouring properties.</p> <p>Mechanical plant would also be subject to EPA guidelines limiting any adverse noise impacts of the equipment.</p>

<p>communal areas and other dwellings.</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> – Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. – Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm <p>Table D5 Noise influence area</p> <table border="1"> <thead> <tr> <th>Noise source</th> <th>Noise influence area</th> </tr> </thead> <tbody> <tr> <td>Zone interface</td> <td></td> </tr> <tr> <td>Industry</td> <td>300 metres from the Industrial 1, 2 and 3 zone boundary</td> </tr> <tr> <td>Roads</td> <td></td> </tr> <tr> <td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td> <td>300 metres from the nearest trafficable lane</td> </tr> <tr> <td>Railways</td> <td></td> </tr> <tr> <td>Railway servicing passengers in Victoria</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight outside Metropolitan Melbourne</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight in Metropolitan Melbourne</td> <td>135 metres from the centre of the nearest track</td> </tr> </tbody> </table> <p><i>Note: The noise influence area should be measured from the closest part of the building to the noise source.</i></p> <ul style="list-style-type: none"> • 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. 	Noise source	Noise influence area	Zone interface		Industry	300 metres from the Industrial 1, 2 and 3 zone boundary	Roads		Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane	Railways		Railway servicing passengers in Victoria	80 metres from the centre of the nearest track	Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track	Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track		
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<p>Clause 58.04-4</p> <p>Wind impacts objective</p> <ul style="list-style-type: none"> • To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land. <p>Standard D32</p> <ul style="list-style-type: none"> • Development of five or more storeys, excluding a basement should: <ul style="list-style-type: none"> – not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; – and achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land <p>within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.</p> • Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements. • Wind mitigation elements, such as awnings and screens should be located within the site boundary, 	<p>Not applicable</p>																			

unless consistent with the existing urban context or preferred future development of the area.		
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CLAUSE 58.05 - ON-SITE AMENITY AND FACILITIES																							
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT																					
<p>CLAUSE 58.05-1</p> <p>Accessibility objective</p> <ul style="list-style-type: none"> To ensure the design of dwellings meets the needs of people with limited mobility. <p>Standard D17</p> <ul style="list-style-type: none"> At least 50 per cent of dwellings should have: <ul style="list-style-type: none"> A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. A main bedroom with access to an adaptable bathroom. At least 50 per cent of dwellings should have: <ul style="list-style-type: none"> At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7. <p>Table D7 Bathroom design</p> <table border="1"> <thead> <tr> <th></th> <th>Design option A</th> <th>Design option B</th> </tr> </thead> <tbody> <tr> <td>Door opening</td> <td>A clear 850mm wide door opening.</td> <td>A clear 820mm wide door opening located opposite the shower.</td> </tr> <tr> <td>Door design</td> <td>Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. </td> <td>Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges. </td> </tr> <tr> <td>Circulation area</td> <td>A clear circulation area that is: <ul style="list-style-type: none"> A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap. </td> <td>A clear circulation area that is: <ul style="list-style-type: none"> A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin. The circulation area can include a shower area. </td> </tr> <tr> <td>Path to circulation area</td> <td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td> <td>Not applicable.</td> </tr> <tr> <td>Shower</td> <td>A hobless (step-free) shower.</td> <td>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</td> </tr> <tr> <td>Toilet</td> <td>A toilet located in the corner of the room.</td> <td>A toilet located closest to the door opening and clear of the circulation area.</td> </tr> </tbody> </table>		Design option A	Design option B	Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.	Door design	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges. 	Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin. The circulation area can include a shower area.	Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.	Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.	Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.	<p>* Standard not met</p>	<p>The plans do not confirm the width of the bathroom door opening and a minimum 1.2m x 1.2m clear circulation area.</p> <p>An annotation should be included to confirm that inward opening doors have readily removable hinges and all showers are step free, the latter is not readily clear from the plans. All apartments have otherwise been appropriately designed subject to minor points of clarification and would meet the needs of people with limited mobility.</p>
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<p>CLAUSE 58.05-2</p> <p>58.05-2 Building entry and circulation objectives</p> <ul style="list-style-type: none"> To provide each dwelling and building with its own sense of identity. To ensure the internal layout of buildings provide for the 	<p>* Standard not met</p>	<p>The building entrance whilst recessed, is clearly visible from Boundary Street and identifiable as the primary entrance. It is further noted that the ground floor plans detail two different locations of access stairs from the</p>																					

<p>safe, functional and efficient movement of residents.</p> <ul style="list-style-type: none"> To ensure internal communal areas provide adequate access to daylight and natural ventilation. <p>Standard D18</p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> Be visible and easily identifiable. Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> Clearly distinguish entrances to residential and non-residential areas. Provide windows to building entrances and lift areas. Provide visible, safe and attractive stairs from the entry level to encourage use by residents. Provide common areas and corridors that: <ul style="list-style-type: none"> Include at least one source of natural light and natural ventilation. Avoid obstruction from building services. Maintain clear sight lines. 		<p>car parking, waste and bicycle storage area. This would need to be reconciled via recommended conditions.</p> <p>The applicant would further need to be satisfied that the width of the access ramp and internal access ramp at 1.2m and 1,4m respectively would satisfy applicable Building Regulations. The ramped entry to the lift core however would need to introduce a landing area to provide a transition area and graded access to the ground floor apartment. provides an appropriate transitional space.</p> <p>It is considered these matters can be addressed via a recommended condition.</p>									
<p>CLAUSE 58.05-3</p> <p>Private open space objective</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p>Standard D19</p> <p>A dwelling should have private open space consisting of at least one of the following:</p> <ul style="list-style-type: none"> An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room, or An area on a roof of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room. <p>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.</p> <p>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.</p> <p>Table D8 Balcony size</p> <table border="1" data-bbox="309 1722 834 1798"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> </tbody> </table>	Dwelling type	Minimum area	Minimum dimension	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	<p>✓ standard met</p>	<p>Apartment 1 at ground level is provided with a 13 square metre terrace with minimum dimension of 2.4 metres. This is acceptable given this is an apartment and satisfies the balcony size area and dimension requirements.</p> <p>Apartments 2 and 3 are provided with 12 square metre balconies at a depth of 2.4 metres (exclusive of planter boxes) fronting Boundary Street and a smaller 5 square metre balcony fronting the rear laneway.</p> <p>Apartment 4 is also provided with a 12 square metre balcony at a depth of 2.4 metres (exclusive of planter box) fronting Boundary Street and a smaller 5 square metre balcony fronting the rear laneway. Apartment 4 also benefits from a 50 square metre roof terrace.</p> <p>Plant equipment on the rooftop would suggest that these balconies would not have to accommodate any heating or cooling units within this space.</p>
Dwelling type	Minimum area	Minimum dimension									
Studio or 1 bedroom dwelling	8 square metres	1.8 metres									
2 bedroom dwelling	8 square metres	2 metres									

Dwelling type	Minimum area	Minimum dimension
3 or more bedroom dwelling	12 square metres	2.4 metres

Table D9 Additional living area or bedroom area

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

CLAUSE 58.05-4
Storage objective
 To provide adequate storage facilities for each dwelling.
Standard D20

- 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.

Table D10 Storage

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

<p>✓ Standard met</p>	<p>The architectural plans do not expressly detail the location and volume of storage within the development. Based on size of each apartment and indicative locations of cupboards and storage areas it is considered this standard can be comfortably achieved.</p>
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CLAUSE 58.06 - DETAILED DESIGN		
TITLE & OBJECTIVE	COMPLIANCE	ASSESSMENT
<p>CLAUSE 58.06-1 Common property objectives</p> <ul style="list-style-type: none"> 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. <p>Standard D21</p> <ul style="list-style-type: none"> Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management. 	<p>✓ Standard met</p>	<p>The communal areas associated with the development are clearly distinguished and will be able to be easily maintained.</p>
<p>CLAUSE 58.06-2 Site services objectives</p> <ul style="list-style-type: none"> 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 	<p>✓ Standard met – subject to conditions</p>	<p>The proposed building layout indicates designated areas at ground level, and at roof level for the provision of services. This is considered to be an appropriate arrangement. It is noted that the location of the Fire Hydrant service cupboard would likely require</p>

<p>landscape.</p> <p>Standard D22</p> <ul style="list-style-type: none"> • 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. 		<p>trenching through the Tree Protection Zone of the street tree. This street tree is nominated for removal.</p> <p>The pedestrian access path features a designated space for mailboxes which is considered an acceptable arrangement.</p>
<p>CLAUSE 58.06-3</p> <p>Waste and recycling objectives</p> <ul style="list-style-type: none"> • 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. <p>Standard D23</p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> • Waste and recycling enclosures which are: <ul style="list-style-type: none"> – 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. <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> • Be designed to meet the better practice design 	<p>✓ Standard met</p>	<p>Refer to discussion at <i>Section 12.5 Waste Management</i> of this report.</p>

<p>options specified in <i>Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019)</i>.</p> <ul style="list-style-type: none"> Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 		
<p>CLAUSE 58.06-4</p> <p>External walls and materials objective</p> <ul style="list-style-type: none"> 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. <p>Standard D24</p> <ul style="list-style-type: none"> External walls should be finished with materials that: <ul style="list-style-type: none"> Do not easily deteriorate or stain. Weather well over time. Are resilient to the wear and tear from their intended use. External wall design should facilitate safe and convenient access for maintenance. 	<p>✓ Standard met</p>	<p>Refer to discussion at <i>Section 12.1 Response to Local Policy</i> and <i>Section 12.3.1 Building Typologies and Building Height</i>.</p>

<p style="text-align: center;">CLAUSE 58.07 - INTERNAL AMENITY</p>		
<p>TITLE & OBJECTIVE</p>	<p>COMPLIANCE</p>	<p>ASSESSMENT</p>
<p>CLAUSE 58.07-1</p> <p>Functional layout objective</p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p> <p>Standard D25</p> <p>Bedrooms should:</p> <ul style="list-style-type: none"> 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. <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.</p>	<p>✓ Standard met</p>	<p>The architectural plans demonstrate that the minimum internal room dimensions of this standard are achieved for the bedroom and living area.</p>

<p>Table D11 Bedroom dimensions</p> <table border="1"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> <td>10.2 sqm</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> <td>9 sqm</td> </tr> </tbody> </table> <p>Table D12 Living area dimensions</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Minimum area	Main bedroom	3 metres	3.4 metres	10.2 sqm	All other bedrooms	3 metres	3 metres	9 sqm	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm		
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<p>CLAUSE 58.07-2</p> <p>Room depth objective</p> <p>To allow adequate daylight into single aspect habitable rooms.</p> <p>Standard D26</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> – 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. 	<p>✓ objective met</p>	<p>The architectural plans demonstrate that all single aspect habitable rooms do not exceed a room depth of 2.5 times the ceiling height, or in the case of combined living/dining/kitchen areas, a maximum of 9 metres (with the kitchen located to the rear).</p> <p>In the case of Apartment 1 the combined living/dining/kitchen area is provided in a 'L' shape. Daylight modelling has been undertaken as part of the Sustainable Design Assessment which confirms the acceptability of this arrangement.</p>																					
<p>CLAUSE 58.07-3</p> <p>Window objective</p> <p>To allow adequate daylight into new habitable room windows.</p> <p>Standard D27</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> – A minimum width of 1.2 metres. – A maximum depth of 1.5 times the width, measured from the external surface of the window. 	<p>✓ objective met</p>	<p>The applicant notes that, <i>each habitable room window is provided with a window to an external wall.</i></p> <p><i>For bedrooms two and three within each dwelling this is to a lightwell with dimensions of 3.8 metres by 2.71 metres at upper levels and narrowing slightly at the ground level.</i></p> <p><i>The use of a lightwell to provide daylight to bedrooms is an accepted planning outcome with all bedroom windows provided as full height clear glazing.</i></p> <p><i>The building height is four storeys/ 14.8 metres with the area of the lightwell being 10.3 square metres.</i></p> <p><i>The Moreland Apartment Design Code is frequently utilised as a guide with respect to the acceptability of lightwells and suggests that a four storey/ 12 metre building height should have a lightwell of 3 metres by 3 metres. The proposed development is slightly higher at 14.8 metres and one dimension is slightly less at 2.71 metres, however the overall size and dimensions of the lightwell and the</i></p>																					

		<p><i>appropriate use of full height clear glazing to each window ensures that acceptable levels of daylight are received to the bedrooms.</i></p> <p><i>Daylight modelling has been undertaken as part of the Sustainable Design Assessment and confirms that acceptable levels of daylight will be received into each bedroom.</i></p> <p>The proposed design response has been reviewed by Council's Urban designers and ESD Officer who consider this design response to be generally acceptable.</p>
<p>CLAUSE 58.07-4</p> <p>Natural ventilation objectives</p> <ul style="list-style-type: none"> • To encourage natural ventilation of dwellings. • To allow occupants to effectively manage natural ventilation of dwellings. <p>Standard D28</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> – A maximum breeze path through the dwelling of 18 metres. – A minimum breeze path through the dwelling of 5 metres. – Ventilation openings with approximately the same area. • The breeze path is measured between the ventilation openings on different orientations of the dwelling. 	<p>✓ Standard met</p>	<p>All four apartments have a breeze path of between 5 and 18 metres between their respective front and rear interfaces and the light court.</p>