

## ASSESSMENT AGAINST CLAUSE 58 OF THE PORT PHILLIP PLANNING SCHEME

Title & Objective/s & Standard/s	Assessment
<p><b>Clause 58.01</b> <b>Urban context report and design response</b></p>	<p><b>Achieved</b></p> <p>An application must be accompanied by:</p> <ul style="list-style-type: none"> <li>• An urban context report, and</li> <li>• A design response.</li> </ul> <p>The required documentation has been prepared by MA Architects and submitted with the application.</p>

### Clause 58.02 URBAN CONTEXT

Title & Objective/s & Standard/s	Assessment
<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>	<p><b>Standard and objective met</b></p> <p>For the reasons already discussed in the body of the report, the proposed design is considered to be responsive to the unique context of the site and surrounds, but with some modifications to be undertaken to the west to improve the interface to that side.</p>
<p><b>Clause 58.02-2</b> <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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> </ul>	<p><b>Standard and objective met subject to conditions</b></p> <p>The site is well located to benefit from public and community infrastructure and services and is suitable for some form of higher density residential/ mixed use development. Council's Strategic Planning officer has confirmed the</p>

<ul style="list-style-type: none"> <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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> </ul>	<p>suitability of the site for the residential development proposed in the application.</p> <p>The required written statement has been provided.</p>
<p><b>58.02-3 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>	<p><b>Standard and objective met</b></p> <p>The proposal is for 53 apartment dwellings comprising:</p> <ul style="list-style-type: none"> <li>10 x one bedroom</li> <li>37 x two bedroom dwellings, and</li> <li>6 x three bedroom dwellings.</li> </ul> <p>The layout / configuration of the dwellings is varied with 16 different layouts proposed.</p> <p>It is considered that the standard and objective would be met. The development would cater for a range of households, including some families.</p>
<p><b>58.02-4 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.</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,</li> </ul>	<p><b>Standard and objective met</b></p> <p>The site benefits from access to services and infrastructure. It is considered that the proposal would not unreasonably overload the capacity of the available infrastructure.</p>

<p>developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	
<p><b>58.02-5 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>	<p><b>Standard and objective met</b></p> <p>The development potential of the site is constrained by the proposed retention of the existing Telstra Exchange building which is proposed to continue operation. The application proposes insertion of a commercial use at ground level, and a clearly defined pedestrian and vehicular access point which would enhance integration of the site with the street.</p>

### 58.03 SITE LAYOUT

Title & Objective/s & Standard/s	Assessment
<p><b>58.03-1 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 energy.</li> <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</li> </ul>	<p><b>Standard and objective met with conditions</b></p> <p>The site width is greater than its depth and hence inevitably, some apartments would be positioned to the south side of the site. However, none of the dwellings would have a wholly southern orientation and all dwellings have been designed so that they would have direct access to natural ventilation and daylight. The central southern apartments would benefit from orientation towards the rain garden and void space above it, and apartments to the very south-east corner would benefit from good solar access given the eastern setback and placement of the communal garden. For Level 3-Level 5, five apartments would face north. Above that from Level 6 to Level 9, four apartments would face north. The Penthouse apartment on Level 10 would enjoy maximum northern orientation.</p> <p>Subject to removal of a level as discussed in section 11.4 of the report, the development would not unreasonably impact on the daylight access of the adjoining Park Towers development.</p>

NatHERS annual cooling load specified in the following table.

Table D1 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/M <sup>2</sup> per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

*Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).*

The SMP submitted with the application refers to the project being able to achieve a minimum 4-star Green Star ranking but as noted by Council's Sustainable Design officer. The SMP notes achievement of an average 7.3 NatHERS rating with a maximum cooling load of 23.1MJ/M<sup>2</sup>.

Council's ESD advisor has identified some areas where energy efficiency of the building could be improved including ceiling fans, active transport, car park ventilation, lighting power density and appliances. If a permit were to issue, these things would be recommended for further consideration, and Green Star certification encouraged.

**Refer recommended condition 1g) h) and r)**

**58.03-2 Communal open space objective**

- To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.

**Standard D7**

- 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.

Communal open space should:

- Be 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.
- Be designed to protect any natural features on the site.
- Maximise landscaping opportunities.
- Be accessible, useable and capable of efficient management.

**Standard and objective met**

The proposal includes a 153m<sup>2</sup> communal terrace at Level 6. This would exceed the 135sqm area required under standard D7. This would be further extended as recommended in the body of the report. The terrace would include usable space for residents, with seating, pergolas, an edible garden area and landscaping including canopy trees in pots. Some apartments would look over this communal garden area. (It is noted that though it is not a communal garden, many apartments would look over the rain garden on level 3 also, meeting the intent of the standard.)

The offset of Apartment 6.05 and the Ficus planting proposed adjacent to it plus the screening to the service area, would provide an adequate buffer to the bedroom windows. If a permit condition is applied requiring the extension of the communal space as previously discussed in the report, further consideration would need to be given to providing adequate privacy to Apartment 6.05. **Refer recommended Condition 1w)**

Apartment 6.04 would have no windows directly facing the communal space.

The placement of the communal garden area is well considered and would complement the adjacent Park Towers reserve and playground.

**58.03-3 Solar access to communal outdoor open space objective**

- To allow solar access into communal outdoor open space.

**Standard and objective met**

The communal space would benefit from good sunlight access throughout the day.

<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> <li>•</li> </ul>	<p>Some shadowing would occur in the afternoon from the building itself however the standard would be met.</p>
<p><b>58.03-3 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>	<p><b>Standard and objective met</b></p> <p>The proposed layout of the development would not result in any unsafe spaces. See previous discussion in section 11.3 against Urban Design guidelines.</p> <p>The lobby would be visible from Bank Street.</p> <p>No spaces would likely be used as public thoroughfares.</p>
<p><b>58.03-5 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> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>• Be responsive to the site context.</li> </ul>	<p><b>Standard and objective met</b></p> <p>The site has a total area of 1532m<sup>2</sup>. Given the retention of the existing building on site, it would not be possible to meet the 10% deep soil area required by this standard. However, the proposal includes some landscaping on the roof deck area including some canopy tree planting in pots. This would be expanded with the proposed extension to the communal roof deck area. Parapet planting boxes are also proposed along the entire Bank Street façade at Level 6 and Level 10, with some smaller planter boxes at Level 3 to Level 5 and Level 7 to 9. Given the strong “built” character of the surrounding area the amount of landscaping proposed to be provided would be satisfactory.</p> <p>There is no significant vegetation on the site.</p>

- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site and integrate planting and water management.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.
- Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.
- Maximise deep soil areas for planting of canopy trees.

Development should provide for the retention or planting of trees, where these are part of the urban context.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Development should provide the deep soil areas and canopy trees specified in Table D2.

If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades

**Table D2 Deep soil areas and canopy trees**

Site area	Deep soil areas	Minimum tree provision
750 - 1000 square metres	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8 metres) per 30 square metres of deep soil
1001 - 1500 square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil
1501 - 2500 square metres	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil
>2500 square metres	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil

*Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.*

**58.03-6 Access objective**

- To ensure the number and design of vehicle crossovers respects the urban context.

**Standard D11**

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.
- No more than one single-width crossover should be provided for each dwelling fronting a street.
- The location of crossovers should maximise the retention of on-street car parking spaces.
- The number of access points to a road in a Road Zone should be minimised.
- Developments must provide for access for service, emergency and delivery vehicles.

**Standard and objective met**

Vehicular access is proposed via existing but widened crossovers. The site has a frontage of 70.44m and the extent of crossovers would equate to approximately 16% of the frontage.

**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.

**Standard and objective met with conditions**

The car parking would be located within Level 2 with no apartments proposed at this level. The Acoustic report submitted with the application states that the noise impact from the car parking area to the apartments would comply with relevant standards. Access would be provided from the car cabin area to the entry/lift lobby. Only apartment residents would be able to gain access to the car cabin area.

**Refer recommended condition 1p and 18**

<ul style="list-style-type: none"> <li>• Be well ventilated if enclosed.</li> <li>• 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.</li> </ul>	
<p><b>58.03-8 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 performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</li> <li>• Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</li> </ul>	<p><b>Standards and objectives met subject to conditions</b></p> <p>A 10,000 Litre water tank is proposed to be located at Level 2 car parking level and would be connected to toilets for flushing and used for irrigation purposes. A 50m<sup>2</sup> raingarden would be provided on Level 3. A STORM rating of 101% would be achieved.</p> <p>Documentation relating to water and stormwater management has been provided and assessed by Council's ESD advisor. If a permit were to issue, conditions would ensure that Council's stormwater objectives were achieved and the required additional information that has not been submitted with the application (Stormwater plan, maintenance manual and CSMP) was provided.</p> <p><b>Refer recommended condition 1h) and 15</b></p>

#### 58.04 AMENITY IMPACTS

Title & Objective/s & Standard/s	Assessment
<p><b>58.04-1 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> </ul>	<p><b>Standard and objectives not met</b></p> <p><u>Building setbacks</u></p> <p>A detailed assessment of the setbacks of the proposed building has been considered in the</p>

<ul style="list-style-type: none"> <li>• To allow adequate daylight into new dwellings. 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> <ul style="list-style-type: none"> <li>• The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</li> </ul> <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.</li> <li>• 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>Section 11.3 of the report in the table of assessment against Clause 22.06 of the Scheme. It is considered that the setbacks provided from the side and rear boundaries would respond to the context and potential future character of the area, however adjustment to the western elevation setbacks is recommended via condition.</p> <p><u>Daylight</u></p> <p>Daylight access to windows would be satisfactory for all apartments.</p> <p><u>Overlooking</u></p> <p>Overlooking has been assessed in section 11.3 in the table of assessment against Clause 22.06 of the Scheme.</p> <p>There are no existing habitable room windows within 9m of the proposed building.</p>
<p><b>58.04-2 Internal views objective</b></p> <ul style="list-style-type: none"> <li>• To limit views into the private open space and habitable room windows of dwellings within a development.</li> </ul> <p><b>Standard D15</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p><b>Standard and objective met</b></p> <p>There is no potential for unreasonable internal views within the development.</p> <p>Internal overlooking has been considered and direct views would be generally avoided between habitable rooms and balcony areas through suitable locations of screening devices and use of reeded glass. However, no detail appears to have been provided in relation to how downward views from apartments 4.1, 5.1, 6.07, 7.07, to the balcony of Apartment 3.10 below would be limited. If a permit is issued, this detail would need to be provided.</p> <p><b>Refer recommended condition 1x)</b></p>
<p><b>58.04-3 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>Standards and objectives met subject to condition</b></p> <p>An Acoustic report prepared by Marshall Day has been submitted with the application. The report notes that the proximity of the Light Rail to west</p>

**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 D3 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.

**Table D3 Noise influence area**

Noise source	Noise influence area
<b>Zone interface</b>	
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
<b>Roads</b>	

Noise source	Noise influence area
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
<b>Railways</b>	
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

*The noise influence area should be measured from the closest part of the building to the noise source.*

requires consideration of the standard. (It is less than 80m away).

The report states that the apartments would not be unreasonably affected by external noise sources including the light rail subject to glazing recommendations outlined in Section 8 of the Acoustic report.

The Acoustic report identifies that the detail of the specific mechanical services equipment is not yet available and would need to be determined to ensure that noise requirements are met, however the report notes that the noise requirements are expected to be achievable. Similarly, the Acoustic report notes that further detail would need to be provided to confirm that noise from centralised plant (such as car park fans and plant associated with the Telstra Exchange operation) would be capable of achieving relevant noise limits through selection of noise control treatments including screens, louvres, internally lined ductwork etc. Further, the report considers the car parking operation and notes that appropriately designed systems could be installed to ensure that night time noise limits and sleep disturbance criteria would be achieved for residential premises adjacent to the site.

The submitted Acoustic report also provides discussion of internal noise level considerations for future occupants of the apartments. The report notes that more detail would need to be provided at the detailed design stage to properly assess this. Conceptual acoustic treatment is recommended including steelwork being resiliently mounted to avoid vibration and noise, resilient mounts to prevent metal to metal contact at the limits of travel and slow start and stop features. More specific detail is provided in relation to recommended measures for the car lift and door specification.

If a permit is issued for the development, a revised Acoustic report that includes full detail of all plant etc. to be used and clearly defining all measures/construction techniques and the like to be employed will be required, to ensure that the anticipated compliance for both internal and external noise would be achieved. This would be reviewed thoroughly before endorsement.

**Refer recommended Condition 1p) and 18**

**58.05 ON-SITE AMENITY AND FACILITIES**

Title & Objective/s & Standard/s	Assessment
58.05-1 Accessibility objective	Standard and objective met

- To ensure the design of dwellings meets the needs of people with limited mobility.

**Standard D17**

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 D4.

**Table D4 Bathroom design**

	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"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards and has readily removable hinges.</li> </ul>
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum area of 1.2 metres by 1.2 metres.</li> <li>• Located in front of the shower and the toilet.</li> <li>• Clear of the toilet, basin and the door swing.</li> </ul> The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum width of 1 metre.</li> <li>• The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>• Clear of the toilet and basin.</li> </ul> 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.
	Design option A	Design option B
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

The plans show that 36 of the dwellings (68%) would meet these requirements.

**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 D18**

**Standard and objective met**

The building has been designed with a lobby that would have a direct interface to the street towards the western end of the Bank Street frontage. The lobby would be visible and easily identifiable from the street.

- 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.

**58.05-3 Private open space objective**

- To provide adequate private open space for the reasonable recreation and service needs of residents.

**Standard D19**

A dwelling should have private open space consisting of:

- 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
- 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
- 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.

Table D5 Balcony size

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
3 or more bedroom dwelling	12 square metres	2.4 metres

**Standard and objective met subject to condition**

The submitted plans provide details that the various apartments layouts have been designed to meet the Better Apartment Design Standards with respect to the area of balconies however, the plans do not identify all minimum dimensions. From scaling the plans, the balcony spaces would comply with the required minimum dimensions, however if a permit is issued this would need to be dimensioned on the plans. **Refer recommended Condition 1u)**

The Design Response plans show that the eighteen apartment types (A to R) within the building have private open space areas that would provide the following:

- Type A (2 Bed) 8sqm
- Type B (2 Bed) 8sqm
- Type C (1 Bed) 8sqm
- Type D (3 bed) 16sqm
- Type E (1 bed) 8sqm
- Type F (2 bed) 9.5sqm
- Type G (2 bed) 8sqm
- Type H (2 bed) 8sqm
- Type I (2 bed) 28sqm
- Type J (2 bed) 8sqm
- Type K (2 bed) 10sqm
- Type L (2 bed) 8sqm
- Type M (1 bed) 8sqm

	<ul style="list-style-type: none"> <li>• Type N (2 bed) 13sqm</li> <li>• Type O (3 bed) 14sqm</li> <li>• Type P (3 bed) 72sqm</li> <li>• Type Q (2 bed) 8sqm</li> <li>• Type R (2 bed) 10sqm</li> </ul> <p>Each balcony would be located with convenient access from a living room.</p> <p>No air conditioning units are shown on the balconies, but would be located in dedicated roof areas shown on the floor plans.</p>															
<p><b>58.05-4 Storage objective</b></p> <ul style="list-style-type: none"> <li>• To provide adequate storage facilities for each dwelling.</li> </ul> <p><b>Standard D20</b></p> <ul style="list-style-type: none"> <li>• Each dwelling should have convenient access to usable and secure storage space.</li> <li>• The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</li> </ul> <p><b>Table D6 Storage</b></p> <table border="1" data-bbox="209 1021 770 1189"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	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><b>Standard and objective met subject to condition</b></p> <p>The submitted Design Response includes detailed apartments layouts in respect to the requirements of the Better Apartment Design Standards. The plans detail that the apartments would provide the required internal storage in accordance with Standard D20 except for Type E. Type E (only 3 apartments) has 5.5m<sup>3</sup> of internal storage instead of the required 6m<sup>3</sup>. With respect to Apartment Type G and L, (only 5 apartments) the Total minimum storage volume requirements are not met however the internal minimum storage volume would be exceeded.</p> <p>If a permit is issued, a condition could be imposed to require these apartments to be modified to meet both the internal and total storage requirements. <b>Refer recommended condition 1t)</b></p>
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														

## 58.06 DETAILED DESIGN

Title & Objective/s & Standard/s	Assessment
<p><b>58.06-1 Common property objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>• To avoid future management difficulties in areas of common ownership.</li> </ul> <p><b>Standard D21</b></p> <ul style="list-style-type: none"> <li>• Developments should clearly delineate public, communal and private areas.</li> <li>• Common property, where provided, should be functional and capable of efficient management.</li> </ul>	<p><b>Standard and objective met</b></p> <p>The common property areas would include the main entry lobby, car parking, storage areas, site and communal open space. These spaces would be clearly delineated from private spaces and would be capable of efficient management, by an Owners Corporation (or similar body).</p>

<p><b>58.06-2 Site services objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure that site services can be installed and easily maintained.</li> <li>• To ensure that site facilities are accessible, adequate and attractive.</li> </ul> <p><b>Standard D22</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</li> <li>• Mailboxes should be provided and located for convenient access as required by Australia Post.</li> </ul>	<p><b>Standard and objective met subject to condition</b></p> <p>The proposed layout makes appears to make provision for all relevant services, including mail boxes, fire service water tanks, a fire pump room, bin areas, water meters, bike maintenance, switchboards, plant and air conditioning units.</p> <p>Should a permit be issued, it would be necessary for the plant areas to be suitably screened to provide an attractive external appearance for benefit of future occupants and adjoining residents in the Park Towers building. <b>Refer to recommended Condition 1s)</b></p>
<p><b>58.06-3 Waste and recycling objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings are designed to encourage waste recycling.</li> <li>• To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>• To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul> <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: <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> </ul> </li> <li>• Adequate facilities for bin washing. These areas should be adequately ventilated.</li> <li>• 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.</li> <li>• Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</li> </ul>	<p><b>Standard and objectives met subject to condition</b></p> <p>Provision has been made for a waste room at the ground level for residents and a Waste Management Plan has been submitted. As previously outlined in the report, Council's Waste Officer has raised concern with the proposed lack of a waste chute in the building and seek more explanation of house waste and recycling could be better collected from each level noting the likelihood that residents would not be happy to take materials down a lift and hence are less likely to recycle.</p> <p>This is a relevant practical issue that would require further analysis should approval be granted to the development. A condition would require further detail be provided in a revised Waste Management Plan.</p> <p><b>Refer to recommended Condition 6</b></p>

<ul style="list-style-type: none"> <li>• Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</li> <li>• Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.</li> </ul> <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"> <li>• Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.</li> <li>• Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</li> </ul>	
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### 58.07 INTERNAL AMENITY

Title & Objective/s & Standard/s	Assessment																		
<p><b>58.07-1 Functional layout objective</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul> <p><b>Standard D24</b></p> <p>Bedrooms should:</p> <p>Meet the minimum internal room dimensions specified in Table D7.</p> <p>Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</p> <p><b>Table D7 Bedroom dimensions</b></p> <table border="1" data-bbox="209 1451 774 1541"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.</p> <p><b>Table D8 Living area dimensions</b></p> <table border="1" data-bbox="209 1639 774 1729"> <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	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	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	<p><b>Standard and objective met</b></p> <p>The submitted Design Response includes detailed apartments layouts in respect to the requirements of the Better Apartment Design Standards. The plans detail that all apartments types would provide the minimum dimensions for bedrooms in accordance with standard D24.</p>
Bedroom type	Minimum width	Minimum depth																	
Main bedroom	3 metres	3.4 metres																	
All other bedrooms	3 metres	3 metres																	
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																	
<p><b>58.07-2 Room depth objective</b></p> <ul style="list-style-type: none"> <li>• To allow adequate daylight into single aspect habitable rooms.</li> </ul> <p><b>Standard D25</b></p> <ul style="list-style-type: none"> <li>• Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</li> </ul>	<p><b>Standard and objective met</b></p> <p>The submitted Design Response includes detailed apartments layouts in respect to the requirements of the Better Apartment Design Standards. The plans detail that the apartments types would provide the required room depth in accordance with standard D25.</p>																		

<ul style="list-style-type: none"> <li>• 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"> <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.</li> </ul> </li> <li>• 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.</li> </ul>	
<p><b>58.07-3 Windows objective</b></p> <ul style="list-style-type: none"> <li>• To allow adequate daylight into new habitable room windows.</li> </ul> <p><b>Standard D26</b></p> <ul style="list-style-type: none"> <li>• Habitable rooms should have a window in an external wall of the building.</li> <li>• A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</li> <li>• The secondary area should be: <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> </li> </ul>	<p><b>Standard and objective met</b></p> <p>All habitable rooms would have at least one window in the external wall of the building. No bedrooms would have a snorkel design.</p>
<p><b>58.07-4 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> <ul style="list-style-type: none"> <li>• The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</li> <li>• At least 40 per cent of dwellings should provide effective cross ventilation that has: <ul style="list-style-type: none"> <li>• A maximum breeze path through the dwelling of 18 metres.</li> <li>• A minimum breeze path through the dwelling of 5 metres.</li> <li>• Ventilation openings with approximately the same area.</li> </ul> </li> </ul>	<p><b>Standard and objective met</b></p> <p>The submitted Design Response includes detailed apartments layouts in respect to the requirements of the Better Apartment Design Standards. The Design response indicates that 62% of apartments would provide the required natural ventilation in accordance with standard D27.</p>

The breeze path is measured between the ventilation openings on different orientations of the dwelling	
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