

# CLAUSE 58 ASSESSMENT TABLE

<b>OBJECTIVES</b> (A development <b>must</b> meet all these objectives)	<b>STANDARD (SUMMARY)</b> (A development <b>should</b> meet all these standards)	<b>ASSESSMENT</b>
<b>CLAUSE 58-02:</b> <b>Urban Context</b>		
<b>Clause 58.02-1</b> <b>Urban Context objectives</b> 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.	<b>Standard D1</b> 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.	An assessment of the development's response to the context is contained in the body of the report.
<b>58.02-2</b> <b>Residential policy objectives</b> 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. To support higher density residential development where development can take advantage of public and community infrastructure and services.	<b>Standard D2</b> 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.	An assessment of the development's compliance with the policy framework is contained in the body of the report.
<b>58.02-3</b> <b>Dwelling diversity objective</b>	<b>Standard D3</b>	The development provides a mix of 1 bedroom apartments (53), 2 bedroom apartments (122) and 3 bedroom apartments (12)

**PLANNING AND ENVIRONMENT ACT 1987  
 WHITEHORSE PLANNING SCHEME**

**31/07/2019**  
**ADVERTISED MATERIAL**

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<p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</p>	<p>This is a good mix of apartments sizes and styles which meets the standard.</p>
<p><b>58.02-4</b></p> <p><b>Infrastructure objectives</b></p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p><b>Standard D4</b></p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>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>	<p>The subject site is within an established area which is connected to all services. The addition of ground level retail premises, offices and 187 apartments is not expected to overload those services.</p>
<p><b>58.02-5</b></p> <p><b>Integration with the street objective</b></p> <p>To integrate the layout of development with the street.</p>	<p><b>Standard D5</b></p> <p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>The vehicle access point is essentially unchanged compared to the original approval and is appropriately sized, designed and located.</p> <p>Various pedestrian access points are provided along the Whitehorse Road and Railway Road frontages. The main tower access points are provided from Whitehorse Road and the new pedestrian link. These access points are designed as inviting and easily identifiable spaces leading to the lobbies.</p> <p>The development fronts the two streets with active uses at ground floor and passive surveillance from upper levels.</p>
<p><b>Clause 58.03</b></p> <p><b>Site Layout</b></p>		
<p><b>58.03-1</b></p> <p><b>Energy efficiency objectives</b></p> <p>To achieve and protect energy efficient dwellings and buildings.</p>	<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> </ul>	<p>The building has been designed to maximise access to sunlight, with only 3 apartments in the easternmost building at each level having a sole southern orientation.</p>

<p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</p>	<p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimised.</p> <p>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> <table border="1" data-bbox="712 475 1491 1187"> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M<sup>2</sup> per annum</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td>30</td> </tr> <tr> <td>Climate zone 22 East Sale</td> <td>22</td> </tr> <tr> <td>Climate zone 27 Mildura</td> <td>69</td> </tr> <tr> <td>Climate zone 60 Tullamarine</td> <td>22</td> </tr> <tr> <td>Climate zone 62 Moorabbin</td> <td>21</td> </tr> <tr> <td>Climate zone 63 Warrnambool</td> <td>21</td> </tr> <tr> <td>Climate zone 64 Cape Otway</td> <td>19</td> </tr> <tr> <td>Climate zone 66 Ballarat</td> <td>23</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	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			<p>All except these apartments has their living area and open space oriented to the north, east or west., optimising sunlight access.</p> <p>The design of the building is also such that no unreasonable impact will occur to neighbouring properties, including future proofing for development on adjacent lots.</p> <p>The Sustainability Management Plan prepared by Sustainable Development Consultants makes recommendations to ensure compliance with this standard.</p>
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<p><b>58.03-2</b></p> <p><b>Communal open space objective</b></p> <p>To ensure that communal open space is accessible, practical, attractive, easily</p>	<p><b>Standard D7</b></p> <p>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, which ever is lesser. Communal open space should:</p> <ul style="list-style-type: none"> <li>• Be located to:</li> </ul>	<p>A communal terrace of 440sqm is provided at level 1, meeting the standard. The terrace includes a lap pool, childrens pool, bbq area and shaded and seating areas to maximise its use and benefit. Outlook to this space is provided for the internal facing dwellings.</p>																				

<p>maintained and integrated with the layout of the development.</p>	<ul style="list-style-type: none"> <li>- Provide passive surveillance opportunities, where appropriate.</li> <li>- Provide outlook for as many dwellings as practicable.</li> <li>- Avoid overlooking into habitable rooms and private open space of new dwellings.</li> <li>- Minimise noise impacts to new and existing dwellings</li> <li>• Be designed to protect any natural features on the site.</li> <li>• Maximise landscaping opportunities.</li> <li>• Be accessible, useable and capable of efficient management.</li> </ul>	<p>Separation from this space to the dwellings at the same level is provided by fencing and landscaping to ensure visual and acoustic privacy.</p> <p>Landscaping opportunities are provided around the periphery of the common area and on the edge of the lap pool.</p> <p>The space will be usable, capable of efficient management, and appropriately landscaped.</p> <p>This large area is supplemented by a 75sqm communal space on top of Building B.</p>
<p><b>58.03-3</b></p> <p><b>Solar access to communal outdoor open space objective</b></p> <p>To allow solar access into communal outdoor open space.</p>	<p><b>Standard D8</b></p> <p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>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>	<p>The communal outdoor open space is located at level 1 and will comply with the standard.</p> <p>The second area on Building B is on the top level and will have excellent solar access.</p>
<p><b>58.03-4</b></p> <p><b>Safety objective</b></p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<p><b>Standard D9</b></p> <p>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>All apartments are accessible from the main lobbies. The entry to these lobbies is clear and does not raise any issues of safety.</p>
<p><b>58.03-5</b></p> <p><b>Landscaping objectives</b></p> <p>To encourage development that respects the landscape character of the area.</p>	<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> <li>• Protect any predominant landscape features of the area.</li> <li>• Take into account the soil type and drainage patterns of the site and integrate planting and water management.</li> </ul>	<p>A landscape plan has been prepared by MDG Landscape Architects which responds to the standard.</p> <p>Deep soil planting areas equate to 6.6% of the site area. While this is less than the requirements of</p>

<p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p> <p>To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</p>	<ul style="list-style-type: none"> <li>• Allow for intended vegetation growth and structural protection of buildings.</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>• Provide a safe, attractive and functional environment for residents.</li> <li>• Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.</li> <li>• Maximise deep soil areas for planting of canopy trees.</li> </ul> <p>Development should provide for the retention or planting of trees, where these are part of the urban context.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should provide the deep soil areas and canopy trees specified in Table D2.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</li> <li>• Vegetated planters, green roofs or green facades.</li> </ul> <table border="1" data-bbox="710 1023 1489 1378"> <thead> <tr> <th>Site area</th> <th>Deep soil areas</th> <th>Minimum tree provision</th> </tr> </thead> <tbody> <tr> <td>750-1000 Square Metres</td> <td>5% of site area (minimum dimension of 3 metres)</td> <td>1 small tree (6-8 metres) per 30 square metres of deep soil</td> </tr> <tr> <td>1001 - 1500 square metres</td> <td>7.5% of site area (minimum dimension of 3 metres)</td> <td>1 medium tree (8-12 metres) per 50 square metres of deep soil or</td> </tr> </tbody> </table>	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	<p>the standard, it largely reflects the existing approval on the site.</p> <p>Additionally, landscaping opportunities are also provided in other forms around the site, ensuring the development will contribute to the landscaped feel of the precinct.</p>
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	
<p><b>58.03-6</b></p> <p><b>Access objective</b></p> <p>To ensure the number and design of vehicle crossovers respects the urban context</p>	<p><b>Standard D11</b></p> <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles</p>			<p>The development is accessed from a single crossover which takes up less than 33 per cent of the frontage.</p> <p>The existing crossovers will be reinstated to kerb and channel, maximising on-street parking and minimising disruption to the road network.</p>
<p><b>58.03-7</b></p> <p><b>Parking location objectives</b></p>	<p><b>Standard D12</b></p> <p>Car parking facilities should:</p>			<p>Car parking spaces are located in the basement levels which are secure and will be ventilated.</p>

<p>To provide convenience parking for resident and visitor vehicles</p> <p>To protect residents from vehicular noise within developments</p>	<ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings.</li> <li>• Be secure.</li> <li>• Be well ventilated if enclosed.</li> </ul> <p>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.</p>	<p>Access to dwellings is via a lift or stairs which is convenient for residents and visitors.</p> <p>Given car parking spaces are within the basement there is no conflict with habitable rooms of dwellings.</p>
<p><b>58.03-8</b></p> <p><b>Integrated water and stormwater management objectives</b></p> <p>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</p> <p>To facilitate stormwater collection, utilisation and infiltration within the development.</p> <p>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>	<p><b>Standard D13</b></p> <p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <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>The Sustainable Development Consultants report includes Water Sensitive Urban Design (at appendix 3) which provides a response to this standard.</p>
<p><b>Clause 58.04</b></p> <p><b>Amenity Impacts</b></p>		
<p><b>58.04-1</b></p> <p><b>Building setback objectives</b></p> <p>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.</p> <p>To allow adequate daylight into new dwellings.</p>	<p><b>Standard D14</b></p> <p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> <li>• Ensure adequate daylight into new habitable room windows.</li> <li>• 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.</li> <li>• Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.</li> </ul>	<p>The setbacks of the residential buildings only vary in small ways compared to the original approval. The site is surrounded by roads and the minor changes to setbacks are inconsequential in terms of the character of the area, daylight access, overlooking and outlook.</p>

<p>To limit views into habitable room windows and private open space of new and existing dwellings.</p> <p>To provide a reasonable outlook from new dwellings.</p> <p>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</p>	<ul style="list-style-type: none"> <li>• Ensure the dwellings are designed to meet the objectives of Clause 58.</li> </ul>	
<p><b>58.04-2</b></p> <p><b>Internal views objective</b></p> <p>To limit views into the private open space and habitable room windows of dwellings within a development.</p>	<p><b>Standard D15</b></p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</p>	<p>The building design ensures that all apartments have a balcony area that is unaffected by unreasonable overlooking.</p> <p>Screening is provided between apartments where overlooking may occur.</p>
<p><b>58.04-3</b></p> <p><b>Noise impacts objectives</b></p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external and internal noise sources</p>	<p><b>Standard D16</b></p> <p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> <li>• Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</li> <li>• Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.</li> </ul>	<p>Plant and equipment is generally centrally located on the roof or in the basement, and hence is well separated from internal and external sensitive spaces.</p> <p>Air conditioning units are located on balconies. Any noise impacts from these will be managed by residents.</p> <p>The site is located on Whitehorse Road, which carries substantial traffic. An acoustic report (prepared by VIPAC) has been provided and deals with these noise issues. The building will be a quality construction which will protect future residents from unreasonable noise impacts.</p>



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.

<b>Noise Source</b>	<b>Noise Influence Area</b>
<b>Zone Interface</b>	
<b>Industry</b>	<b>300 metres from the Industrial 1, 2 and 3 zone boundary</b>
<b>Roads</b>	
<b>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</b>	<b>300 metres from the nearest trafficable lane</b>
<b>Railways</b>	
<b>Railway servicing passengers in Victoria</b>	<b>80 metres from the centre of the nearest track</b>
<b>Railway servicing freight outside Metropolitan Melbourne</b>	<b>80 metres from the centre of the nearest track</b>
<b>Railway servicing freight in Metropolitan Melbourne</b>	<b>135 metres from the centre of the nearest track</b>

Clause 58.05

On-Site Amenity and Facilities

**58.05-1****Accessibility objective**

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

**Standard 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.

	<b>Design option A</b>	<b>Design option B</b>
<b>Door opening</b>	<b>A clear 850mm wide door opening.</b>	<b>A clear 820mm wide door opening located opposite the shower.</b>
<b>Door design</b>	<b>Either:</b> <b>A slide door, or</b> <b>A door that opens outwards, or</b> <b>A door that opens inwards that is clear of the circulation area and has readily removable hinges.</b>	<b>Either:</b> <b>A slide door, or</b> <b>A door that opens outwards, or</b> <b>A door that opens inwards and has readily removable hinges.</b>
<b>Circulation area</b>	<b>A clear circulation area that is:</b> <b>A minimum area of 1.2 metres by 1.2 metres.</b>	<b>A clear circulation area that is:</b> <b>A minimum width of 1 metre.</b> <b>The full length of the bathroom and a</b>

122 of the 188 dwellings are designed to allow for accessibility consistent with the standard. This meets the requirements of the standard.

		<p>Located in front of the shower and the toilet.</p> <p>Clear of the toilet, basin and the door swing.</p> <p>The circulation area for the toilet and shower can overlap.</p>	<p>minimum length of 2.7 metres.</p> <p>Clear of the toilet and basin.</p> <p>The circulation area can include a shower area.</p>	
	<p>Path to circulation area</p>	<p>A clear path with a minimum width of 900mm from the door opening to the circulation area.</p>	<p>Not applicable.</p>	
	<p>Shower</p>	<p>A hobless (step-free) shower.</p>	<p>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</p>	
	<p>Toilet</p>	<p>A toilet located in the corner of the room.</p>	<p>A toilet located closest to the door opening and clear of the circulation area.</p>	
<p><b>58.05-2</b></p> <p><b>Building entry and circulation objectives</b></p> <p>To provide each dwelling and building with its own sense of identity.</p>	<p><b>Standard D18</b></p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> <li>• Be visible and easily identifiable.</li> <li>• Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul> <p>The layout and design of buildings should:</p>			<p>The building entries are along the Whitehorse Road frontage or the central pedestrian link. They are visible and easily identifiable.</p> <p>The entries lead to a core for each building. At upper levels, the corridors are all appropriately sized and include wider areas at key locations. All</p>

<p>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</p> <p>To ensure internal communal areas provide adequate access to daylight and natural ventilation</p>	<ul style="list-style-type: none"> <li>Clearly distinguish entrances to residential and non-residential areas.</li> <li>Provide windows to building entrances and lift areas.</li> <li>Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</li> <li>Provide common areas and corridors that: <ul style="list-style-type: none"> <li>Include at least one source of natural light and natural ventilation.</li> <li>Avoid obstruction from building services.</li> <li>Maintain clear sight lines.</li> </ul> </li> </ul>	<p>corridors also have access to natural light and ventilation.</p> <p>Separate entries are provided to the ground level retail tenancies. These are appropriately designed to allow for good light access and ventilation, avoid obstructions and provide clear sight lines.</p>												
<p><b>58.05-3</b></p> <p><b>Private open space objective</b></p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p><b>Standard D19</b></p> <p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or</li> <li>An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or</li> <li>A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or</li> <li>A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.</li> </ul> <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres</p> <p><i>Table D5 Balcony size</i></p> <table border="1" data-bbox="712 970 1473 1297"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom</td> <td>8sqm</td> <td>1.8m</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 sqm</td> <td>2m</td> </tr> <tr> <td>3 + bedroom dwelling</td> <td>12 sqm</td> <td>2.4m</td> </tr> </tbody> </table>	Dwelling Type	Minimum area	Minimum dimension	Studio or 1 bedroom	8sqm	1.8m	2 bedroom dwelling	8 sqm	2m	3 + bedroom dwelling	12 sqm	2.4m	<p>All dwellings include a private open space area which complies with the standard.</p>
Dwelling Type	Minimum area	Minimum dimension												
Studio or 1 bedroom	8sqm	1.8m												
2 bedroom dwelling	8 sqm	2m												
3 + bedroom dwelling	12 sqm	2.4m												
<p><b>58.05-4</b></p>	<p><b>Standard D20</b></p>	<p>Storage areas have been provided within the dwellings and in the basement levels. Each</p>												

<p><b>Storage objective</b></p> <p>To provide adequate storage facilities for each dwelling.</p>	<p>Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</p> <table border="1" data-bbox="712 375 1473 847"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage</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	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>dwelling has been provided with storage in accordance with the standard.</p>
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3 or more bedroom dwelling	18 cubic metres	12 cubic metres															
<p><b>Clause 58.06</b> <b>Detailed Design</b></p>																	
<p><b>58.06-1</b></p> <p><b>Common property objectives</b></p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.</p>	<p><b>Standard D21</b></p> <p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>Common property includes accessways (including the through-block link), lobbies and the level 1 communal spaces. These are clearly delineated, functional and capable of management.</p>															
<p><b>58.06-2</b></p> <p><b>Site services objectives</b></p> <p>To ensure that site services can be installed and easily maintained.</p>	<p><b>Standard D22</b></p> <p>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p>	<p>Facilities and services are provided in the basement levels (where possible).</p> <p>Mailboxes are located in the lobby areas.</p>															

<p>To ensure that site facilities are accessible, adequate and attractive</p>	<p>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	
<p><b>58.06-3</b></p> <p><b>Waste and recycling objectives</b></p> <p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm</p>	<p>.</p> <p><b>Standard D23</b></p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> <li>• Waste and recycling enclosures which are: <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> <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>	<p>The application material includes a Waste Management Plan prepared by Leigh Design which describes how the development meets the standard.</p>

**Clause 58.07**  
**Internal Amenity**

**58.07-1**

**Functional layout objective**

To ensure dwellings provide functional areas that meet the needs of residents.

**Standard D24**

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D7.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.

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

All apartments meet the standard.

**58.07-2**

**Room depth objective**

To allow adequate daylight into single aspect habitable rooms.

**Standard D25**

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:

All apartments meet the standard.

	<ul style="list-style-type: none"> <li>• The room combines the living area, dining area and kitchen.</li> <li>• The kitchen is located furthest from the window.</li> <li>• The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.</li> </ul> <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>	
<p><b>58.07-3</b></p> <p><b>Windows objective</b></p> <p>To allow adequate daylight into new habitable room windows</p>	<p><b>Standard D26</b></p> <p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> <li>• A minimum width of 1.2 metres.</li> <li>• A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> </ul>	<p>All habitable rooms have a window in an external wall.</p>
<p><b>58.07-4</b></p> <p><b>Natural ventilation objectives</b></p> <p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p>	<p><b>Standard D27</b></p> <p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> <li>• A maximum breeze path through the dwelling of 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> <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<p>45% of the apartments will meet the standard.</p>