

Attachment – Clause 58 Assessment

Clause 58 comprises design objectives and standards to guide the assessment of new residential development. Given the site’s location within a built-up inner city residential area, strict application of the standard is not always appropriate, whether the proposal meets the objective is the relevant test.

The applicant has provided Clause 58 plans and an assessment table as part of the application to assist in the assessment of the application against the standards of Clause 58. The assessment table confirms that all retirement units comply with the relevant apartment layout standards within Clause 58. However,, a more detailed assessment will be provided in the following paragraphs. Whilst the retirement village units are not technically apartments, the units take the form of individual dwellings, and therefore an assessment against the internal amenity of these units is appropriate.

The proposal complies with the following standards/objectives of Clause 58 as set out in the table below.

Clause 58 Objective and Standard	Complies with Standard or Objective Achieved?
<p>Clause 58.02-1 – Urban Context</p> <p>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p> <p>Standard D1 The design response must be appropriate to the urban context and the site.</p> <p>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</p>	<p>Complies with Standard</p> <p>This is addressed within the Built Form section of the main report. As discussed, the built form response is supported. The development responds to the existing urban context and the preferred future development of the area. The development is considered to meet the standard and objective.</p>
<p>Clause 58.02-2 – Residential policy</p> <p>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To support higher density residential development where development can take advantage of public and community infrastructure and services.</p> <p>Standard D2</p>	<p>Complies with Standard</p> <p>This is addressed within the Strategic Justification section of the main report. The standard and objective are met.</p>

<p>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>	
<p>Clause 58.02-3 – Dwelling diversity</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p> <p>Standard D3</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>Complies with Standard</p> <p>The development will consist of 60 retirement village units with a mix of 1, 2 and 3 bedrooms. 43 different apartment typologies are proposed. This will cater to the diverse needs of the retirement community.</p>
<p>Clause 55.02-4 – Infrastructure</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>Standard D4</p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, 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>Complies with Standard</p> <p>The proposal is located within an established area with existing utility services and infrastructure. There is no evidence to suggest that the proposed development would unreasonably overload the capacity of these services. Further, the development provides extensive building services (including the retention of the existing substation) to ensure that the building will be sufficiently serviced.</p>
<p>Clause 58.02-5 - Integration with the street</p> <p>To integrate the layout of development with the street.</p>	<p>Complies with Standard</p> <p>As discussed in the Public Realm section of the main report, the development provides a good public realm response and improves the integration with the street through:</p>

To support development that activates street frontage.

Standard D5

Development should be oriented to front existing and proposed streets.

Along street frontage, development should:

- Incorporate pedestrian entries, windows, balconies or other active spaces.
- Limit blank walls.
- Limit high front fencing, unless consistent with the existing urban context.
- Provide low and visually permeable front fences, where proposed.
- Conceal car parking and internal waste collection areas from the street.

Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.

Clause 58.03-1 – Energy efficiency

To achieve and protect energy efficient dwellings and buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

To ensure dwellings achieve adequate thermal efficiency.

Standard D6

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings or small second 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.

- a) Pedestrian entries provided from both the Clarke Street and St Heliers Street frontages;
- b) Permeable front fencing to private open spaces located along the Clarke Street frontage, providing views out to the street for occupants whilst preserving privacy;
- c) Provision of a landscaped setback along the St Heliers Street frontage, including the provision of bench seating; and
- d) Upper level balconies oriented to both street frontages to promote passive observation.

Complies with Standard

Redevelopment of the site located in an existing built-up area would make efficient use of existing infrastructure and services, and the proximity of the subject site to numerous public transport modes reduces residents and visitors from relying on private vehicles. Policy at Clauses 15.01-2S, 15.01-2L-01 and 19.03-3L of the Scheme encourage environmentally sustainable development, with regard to energy efficiency, building construction and ongoing management.

The submitted Sustainability Management Plan (SMP) shows a BESS score of 53%, which exceeds the 'best practice' score of 50% and the minimum required to satisfy Clause 15.01-2L-01. The following are some of the development's key ESD commitments:

- a) A minimum 7.5 star average NatHERS rating for the units, with no unit achieving less than 6 stars;
- b) Use of LED downlights and other high energy efficiency light fittings;
- c) 50 kilowatt rooftop solar energy system;
- d) All-electric development;
- e) Energy and water efficient appliances;

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.

NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum
Climate zone 21 Melbourne	30

- f) Rainwater tanks with a combined capacity of 50,000L to be used for sanitary purposes and garden irrigation, achieving a STORM score of 101% (minimum 100% score required);
- g) Provision of bicycle storage facilities including charging points for electric vehicles and bicycles/scooters;
- h) 15% of the site covered in vegetation;
- i) At least 70% of demolition and construction waste reused or recycled; and
- j) Shading devices for north, east and west-facing glazing.

Council's ESD advisor reviewed the submitted SMP and the development plans, commenting that the following items need to be provided in order for the proposed ESD outcomes to be achieved:

- a) *Provide effective external shading to east and west glazing (e.g. retractable awnings) and north glazing (e.g. fixed horizontal projections)*
- b) *Include a solar photovoltaic (PV) system on the roof, maximising the total kW capacity of the system to the available roof space.*
- c) *Remove BESS IEQ Credit 2.2 (Cross Flow Ventilation) as not all habitable rooms meet the credit criteria*
- d) *Update daylight calculations and/or clarify assumptions ensuring rooms are only assigned Auto-Pass if Deemed-to-Satisfy criteria is met (e.g. glass Visible Light Transmittance; room depths accounting for overhangs)*
- e) *Provide a response on approach to car park ventilation.*
- f) *Remove claim of BESS Water Credit 3.1 (Water Efficient Landscaping) as irrigation system is connected to both rainwater and potable water supplies*
- g) *Clarify how the development satisfies the criteria of BESS Water Credit 4.1 - Building Systems Water Use Reduction*
- h) *Update Water Sensitive Urban Design (WSUD) assessment, including the STORM Rating to:*
 - i) *Align with the current plans and surface types (e.g. ground level surfaces)*
 - j) *Include areas above the basement and the planter boxes as impervious surfaces*
 - k) *Ensure proposed catchments compromise correct surface areas (e.g. roof to rainwater tank)*
 - l) *Consider opportunity to increase rainwater tank capacity to maximise harvesting potential of available rainwater*
- m) *Include annotations on plan of specific reuse connections*
- n) *Clarify the extent (m²) of vegetation cover, ensuring alignment to Landscape Plans*
- o) *Clarify whether rainwater reuse connections (i.e. toilet flushing and irrigation) are proposed to be sourced from a combination of tanks or dedicated individual*

tanks, if filtration prior to reuse is required, and ensuring reuse connections are reflected on plans

An amended SMP was submitted in response to Council's further information request and the ESD referral comments received. The amended SMP has sought to address the above deficiencies and was re-referred to Council's ESD officer, who confirmed that all outstanding items have been addressed, except for the plan annotations relating to the connectivity of the rainwater tanks. This will be required via condition.

Standard D6 requires dwellings located in Climate Zone 21 (Melbourne) to not exceed the NatHERS annual cooling load of 30mj/m². The applicant's SMP provided a cooling load analysis, identifying that the units would achieve an average annual cooling load of 21.2mj/m², complying with the Standard.

Clause 58.03-2 – Communal open space

To provide communal open space that meets the recreation and amenity needs of residents.

To ensure that communal open space is accessible, practical, attractive, easily maintained.

To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.

Standard D7

A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.

If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.

Each area of communal open space should be:

- Accessible to all residents.
- A useable size, shape and dimension.
- Capable of efficient management.
- Located to:

Complies with Standard

The standard prescribes the following provision of communal open space (COS) for apartment developments:

- a) A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.*
- b) 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.*

The development is for 60 units and thus the minimum requirement prescribed by the standard is $30 + (60 \times 2.5)$, which equals 180sqm.

The development provides a total 517sqm of COS including at ground level within the gardens surrounding the retirement village and within an open plan lobby area, as well as at first floor level in the form of a communal lounge / kitchen and balcony. These areas are accessible to all residents, of a usable size and capable of efficient management.

The standard is therefore met.

- 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 and existing small second dwellings.

Any area of communal outdoor open space should be landscaped and include canopy cover and trees

Clause 58.03-3 – Solar access to communal outdoor open space

To allow solar access into communal outdoor open space.

Standard B8

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.

Complies with Objective

The standard prescribes that at least 50% or 125sqm (whichever is the lesser) of COS should receive a minimum of 2 hours of sunlight between 9am and 3pm on 21 June.

The application does not include shadow diagrams for the COS on 21 June (i.e. the winter solstice). However, its location to the north and east of the building at ground level will ensure acceptable solar access during the late morning into the afternoon. Given the northerly buffer provided by St Heliers Street and the heritage significance of the Good Shepherd Chapel, there is unlikely to be further development that would adversely impact sunlight to these open spaces. The objective has been met.

Clause 58.03-4 – Safety

To ensure the layout of development provides for the safety and security of residents and property.

Standard D9

Entrances to dwellings should not be obscured or isolated from the street and internal accessways.

Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Complies with Standard

As discussed in the Public Realm section of the main report, the proposed entries are well-resolved; provided with a setback to both streets as well as landscaping to announce the entries and create a sense of pedestrian safety. If a permit is issued, a condition will require appropriate lighting to be provided for the building entrances. The front fences will ensure that private land is clearly delineated from public land. The standard and objective are met.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Clause 58.03-5 – Landscaping

To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

Standard D10

Development should retain existing trees and canopy cover.

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

Development should:

- Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.
- Provide canopy cover through canopy trees that are:
 - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.
 - Consistent with the canopy diameter and height at maturity specified in Table D4.
 - Located in communal outdoor open space or common areas or street frontages.
- Comprise smaller trees, shrubs and ground cover, including flowering native species.
- Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.

Complies with Objective subject to conditions

Following the proposed two lot subdivision, the site will have an area of 3,917sqm. Table D2 at Standard D10 prescribes for this site that:

- a) 350sqm plus 20% site area above 2500sqm be provided as canopy cover, including at least 2 Type B trees or 1 Type C tree; and
- b) Provide at least 15% site area for deep soil planting.

Whilst the development shows provision for canopy tree planting, it has not demonstrated whether Standard D10 is met in relation to canopy cover and deep soil planting. The applicant has not sought a variation to this Standard. As such, a condition will require compliance with Standard D10.

Standard D10 also states that development should retain existing trees and canopy cover, and that 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 development proposes to remove the following trees (as identified within the attached Arborist's report:

- a) Tree No. 1 – Flowering Gum;
- b) Tree No. 2 – Douglas Fir;
- c) Tree No. 20 – Silky Oak;
- d) Tree Nos. 22 – 27 – Cut-leaf Birches (6 in total);
- e) Tree No. 29 – Hedge Wattle; and
- f) Tree No. 30 – Common Olive.

The applicant's arborist report refers to Tree No. 21 being removed. However, the plans show this tree being retained. The applicant confirmed in their cover letter accompanying their further information response on 21 January 2025 that Tree No. 21 will be retained.

Pursuant to Schedule 1 of the Significant Landscape Overlay (SLO) a planning permit is required to remove all of the above trees except for Tree No. 30 (Common Olive). An arborist report was submitted with the application which assesses the trees for removal. This was peer reviewed by Council's City Works – Open Space unit who support the

- Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.
- Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site.
- Provide a safe, attractive and functional environment for residents.
- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

Table D2 Canopy cover and deep soil requirements

Site area	Canopy cover	Deep soil
1000 square metres or less	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	75% 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
2501 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

Table D3 Soil requirements for trees

Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth 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

removal of the majority of trees outlined above, however dispute the removal of Tree No. 1 (Flowering Gum) and Tree No. 20 (Silky Oak). These trees are within the St Helliers Street frontage, with the specific locations of these trees shown in yellow boxes in the following image:

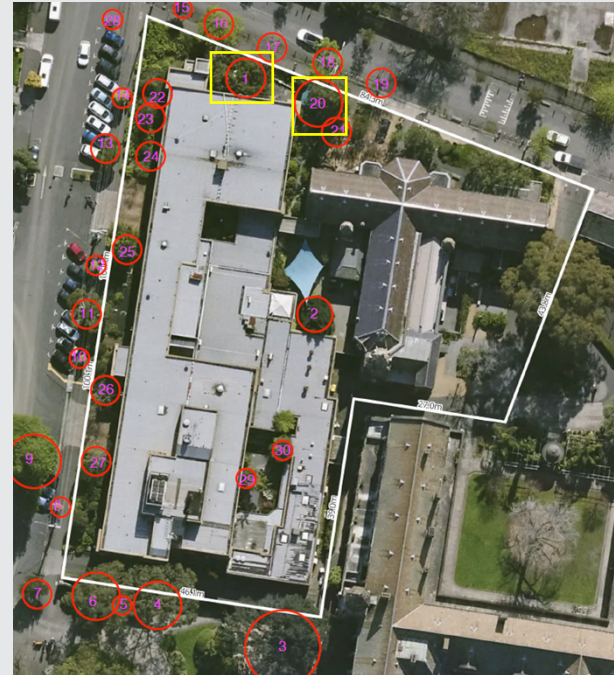


Figure 1 – Officer mark-up showing proposed trees disputed for removal (Arborist's Report)



Figure 2 – Photo of Tree No. 1 (Arborist's report)



Figure 3 – Photo of Tree No. 20 (Arborist's report)

The applicant's arborist report provides the following summaries on the condition of these two trees (outlined in red):

No	Species	Common Name	Dbh	htd	H x G	Health	Structure	Age	Arb Value	TPZ	SRZ	Origin	Comments
1	<i>Corymbia ficifolia</i>	Flowering Gum	55	70	12 x 11	Fair	Fair-Poor	Mature	Moderate	6.8m	2.8m	Aust. Native	planter surrounded by paving
2	<i>Pseudotsuga menziesii</i>	Douglas Fir	30	46	7 x 8	Fair	Poor	Semi-mature	Low-Moderate	3.6m	2.4m	Exotic Conifer	
3	<i>Quercus ilex</i>	Holm Oak	130	150	20 x 18	Poor	Fair	Over-mature	Significant	15.0m	3.8m	Exotic Evergreen	in Convent Gardens
4	<i>Corymbia otriodora</i>	Lemon Scented Gum	50	70	18 x 16	Fair-Poor	Fair	Maturing	Moderate	8.0m	2.8m	Aust. Native	in Convent Gardens
5	<i>Eucalyptus sideroxylon</i>	Red Ironbark	18	25	7 x 5	Fair-Poor	Fair	Young	Low-Moderate	2.2m	1.8m	Vic. Native	in Convent Gardens
6	<i>Corymbia otriodora</i>	Lemon Scented Gum	48	65	18 x 16	Fair-Poor	Fair	Maturing	Moderate	5.8m	2.8m	Aust. Native	in Convent Gardens
7	<i>Eucalyptus leucocylon</i>	Yellow Gum	22	30	5.5 x 5	Fair	Fair	Semi-mature	Low-Moderate	2.8m	2.0m	Vic. Native	street tree in roadway/outout
8	<i>Melaleuca ericifolia</i>	Swamp Paperbark	10	13	3.5 x 2	Fair	Fair-Poor	Young	Low-Moderate	2.0m	1.5m	Vic. Native	street tree in footpath/outout
9	<i>Fraxinus angustifolia</i>	Desert Ash	90	110	16 x 18	Fair-Poor	Fair-Poor	Mature	Moderate-High	10.8m	3.4m	Exotic Deciduous	street tree in roadway/outout
10	<i>Melaleuca ericifolia</i>	Swamp Paperbark	10	13	3.5 x 2	Fair	Fair-Poor	Young	Low-Moderate	2.0m	1.5m	Vic. Native	street tree in footpath/outout
11	<i>Melaleuca styphelioides</i>	Prickly-leaf Paperbark	60	75	5 x 8	Fair-Poor	Poor	Maturing	Low-Moderate	7.2m	2.9m	Aust. Native	street tree in footpath/outout
12	<i>Melaleuca ericifolia</i>	Swamp Paperbark	10	13	3.5 x 2	Fair	Fair-Poor	Young	Low-Moderate	2.0m	1.5m	Vic. Native	street tree in footpath/outout
13	<i>Tristanopsis laurina</i>	Kanooka	15,15,12	35	4 x 7	Fair-Poor	Fair-Poor	Semi-mature	Low-Moderate	2.9m	2.1m	Aust. Native	street tree in footpath/outout
14	<i>Melaleuca ericifolia</i>	Swamp Paperbark	12.8	18	4.5 x 3	Fair	Fair-Poor	Semi-mature	Low-Moderate	2.0m	1.6m	Vic. Native	street tree in footpath/outout
15	<i>Eucalyptus sp.</i>	Yellow Box ?	15	20	6 x 3	Fair	Fair	Young	Low	2.0m	1.7m	Vic. Native	street tree in roadway/outout
16	<i>Fraxinus angustifolia</i>	Desert Ash	48	68	8 x 8	Fair-Poor	Fair-Poor	Maturing	Low-Moderate	5.5m	2.6m	Exotic Deciduous	street tree in roadway/outout
17	<i>Ulmus xhollandica</i>	Dutch Elm	65	80	9 x 8	Poor	Poor	Maturing	Low	7.8m	3.0m	Exotic Deciduous	street tree in roadway/outout
18	<i>Fraxinus angustifolia</i>	Desert Ash	35	45	9 x 8	Fair-Poor	Fair-Poor	Maturing	Low-Moderate	4.2m	2.4m	Exotic Deciduous	street tree in roadway/outout
19	<i>Ulmus xhollandica</i>	Dutch Elm	45	60	9 x 8	Poor	Poor	Maturing	Low	5.4m	2.7m	Exotic Deciduous	street tree in roadway/outout
20	<i>Quercus robur</i>	Sisly Oak	50	70	20 x 10	Fair-Poor	Fair-Poor	Maturing	Low-Moderate	6.0m	2.8m	Aust. Native	
21	<i>Eucalyptus leucocylon</i>	Yellow Gum	15	20	4.5 x 6	Poor	Poor	Semi-mature	Low	2.0m	1.7m	Vic. Native	
22	<i>Betula pendula</i> 'Dalecarlica'	Cut-leaf Birch	15,15	28	8 x 4	Poor	Poor	Semi-mature	Low	2.5m	1.9m	Exotic Deciduous	some decline
23	<i>Betula pendula</i> 'Dalecarlica'	Cut-leaf Birch	25	33	8 x 4	Poor	Poor	Semi-mature	Low	3.0m	2.1m	Exotic Deciduous	some decline
24	<i>Betula pendula</i> 'Dalecarlica'	Cut-leaf Birch	15	20	7 x 3	Fair-Poor	Fair-Poor	Semi-mature	Low	2.0m	1.7m	Exotic Deciduous	some decline
25	<i>Betula pendula</i> 'Dalecarlica'	Cut-leaf Birch	35	40	8 x 7	Poor	Poor	Semi-mature	Low	4.2m	2.3m	Exotic Deciduous	some decline
26	<i>Betula pendula</i> 'Dalecarlica'	Cut-leaf Birch	25	30	7 x 4	Fair-Poor	Fair-Poor	Semi-mature	Low	3.0m	2.0m	Exotic Deciduous	some decline
27	<i>Betula pendula</i> 'Dalecarlica'	Cut-leaf Birch	20	25	8 x 6	Fair-Poor	Fair-Poor	Semi-mature	Low	2.4m	1.8m	Exotic Deciduous	some decline
28	<i>Eucalyptus sp.</i>	Gum	5	10	5 x 1	Fair	Fair	Young	Low	2.0m	1.5m	Aust. Native	
29	<i>Acacia paradoxa</i>	Hedge Wattle	12	18	5.5 x 5	Fair-Poor	Fair-Poor	Semi-mature	Low	2.0m	1.8m	Vic. Native	street tree in roadway/outout
30	<i>Olea europaea</i>	Common Olive	20	25	5.5 x 4	Fair-Poor	Poor	Semi-mature	Low	2.4m	1.8m	Exotic Evergreen	

Figure 4 – Table summarising condition of existing site trees

The applicant states that Tree No. 1 requires removal as its viability is compromised by the proposed building envelope, growing diagonally from the existing building boundary.

They also note the moderate retention/arboricultural value. In relation to Tree No. 20, the applicant claims this tree is unable to be retained due to the encroachment of the basement into the tree protection zone (TPZ), and observe its low to moderate retention/arboricultural value. The applicant states:

“On balance, we consider that both trees do not provide a level of amenity significant enough to outweigh the importance of the proposed retirement living development and the functionality/viability of the design. This is supported by the findings in the Arborist Report by Glen Waters Arboriculture.”

Council’s City Works – Open Space team have reviewed the applicant’s arborist report and note that no arboricultural justification has been provided for the removal of Tree 1. Regarding Tree 20, Council’s arborist observes that this tree is in fair condition and good vigour with new growth despite the presence of dead wood and that it still contributes considerable amenity value. The tree also has no TPZ encroachments from the proposed building and could be feasibly retained with tree-sensitive demolition of the adjacent wall.

The Decision Guidelines at Section 5.0 of Schedule 1 to the SLO require the following to be considered for applications to remove vegetation:

- a) *The reasons for removing vegetation and whether there are alternative options.*
- b) *The effect of the removal of vegetation on the natural landscape character, habitat protection, wildlife movement and long-term viability of remnant and revegetated areas.*
- c) *Whether sufficient vegetation and canopy trees of appropriate species are to be planted to replace the removal of the existing vegetation and mature canopy trees.*
- d) *Whether mature, dead and dying native vegetation should be maintained as habitat for native fauna or removed to avoid a risk or safety hazard.*

As shown in the photograph of Tree No. 1 (Figure 2), there is a significant lean to the trunk, and much of the root structure would be located underneath the existing building.



Figure 5 - Trunk of Tree No. 1, located close to existing building (Applicant's Arborist Report)

Considering the proximity of this tree to the existing building and the extent of root system underneath, there is little to no potential to safely retain this tree during demolition and construction works. The arborist's assessment rates the structural integrity of this Tree as Fair-Poor, and it is considered that the structure would become severely compromised during works. As such, removal of this tree is supported.

The removal of Tree No. 20 is not supported. Council's Arborist observes this tree is in fair condition for the species in a Melbourne context, has good vigour with new growth, despite the present of old deadwood, which is likely due to infrequent maintenance. The tree is considered to still have considerable amenity value, and there are no TPZ encroachments from the proposed building. Council's Arborist concludes that this tree could be feasibly retained with tree-sensitive demolition of the adjacent wall.

Based on this advice, a condition will require the retention of Tree No. 20 as well as provision for its protection via a Tree Management and Protect Plan. This management and protection plan will be required for all other retained trees on site as well as street trees within the site's frontage and all neighbouring trees.

Council's Arborist has also identified that tree numbers on the development plans are inconsistent with the tree numbers referenced in the Arborist Report. A condition will require tree numbers to be shown consistently between the Tree Management Plan and Development Plans.

Tree Nos. 2, 22-27, 29 and 30 are also proposed for removal. Council's arborist is supportive of their removal, on the basis that they are of low arboricultural significance and / or are not visible from the street. In addition, the condition to require full compliance with Standard D10 will ensure that the development will provide at least 350sqm, plus 20% site area above 2500sqm as canopy cover, as well as 15% of the site area as deep soil planting. This will sufficiently offset the proposed removal of on-site canopy trees.

Overall the proposed tree removal is consistent with the objectives of the SLO and Clause 58.03-5, subject to the conditions discussed above and the retention of Trees 1 and 20.

Landscaping response

The applicant submitted a conceptual landscaping plan showing the following:

- a) Raised planter beds in the front setback private open spaces along Clarke Street, including a mix of shrubs as well as canopy trees;
- b) Landscaping within the St Heliers Street front setback comprising canopy trees and shrubs
- c) Planting along the southern driveway and eastern communal open spaces, comprising a mix of shrubs and canopy trees; and
- d) Planter boxes along the outside perimeter of upper level balconies.

Species selection includes a mix of native and exotic plants.

Pursuant to Schedule 1 of the SLO, landscaping should contribute to the landscape character, including that proposed vegetation species should be matched to local plant communities. The Landscape Plan was referred to Council's Landscape Consultant (Hansen) and Council's Biodiversity Officer for review. Both referrals commented that plant species should be consistent with the surrounding area's pre-settlement Ecological Vegetation Class (EVC) of "Plains Grassy Woodland" (EVC55).

Council's Biodiversity Officer recommends that all plants included in the Landscape Plan Planting Palette be sourced from local native plant stock that naturally grows in the Melbourne Region. Plants should be purchased from a commercial grower that supplies native plants of local provenance, with evidence of the supplier and origin of parent stock provided for each plant. The Biodiversity referral comments include a list of

species on the “Melbourne Local Native Plant Guide”. As such, a condition will require an updated landscape plan showing species that are included in this guide, and for details on the supplier and origin of the plants, as recommended in the referral advice.

Hansen have provided additional comments on the general landscape design and make the following recommendations:

- a) Ensure that integrated seating/planters are designed for the support and comfort of older adults (e.g. back and arm rests) to support accessibility;
- b) Further details to demonstrate deep soil planting capabilities with the basement below, including an outline of the basement on the landscape plan;
- c) Deep soil planting areas clearly shown and include a summary of deep soil and canopy tree requirements consistent with Clause 58.03-5;
- d) Details on plant species proposed in balcony planters;
- e) Provision of outdoor taps for residents’ use;
- f) Indicate tree protection zones and structural root zones to illustrate how landscape design has responded;
- g) Full dimensions of raised planters, including how they meet minimum soil requirements
- h) Details on irrigation and maintenance.

These recommendations will also be addressed via a condition for an amended landscape plan. Hansen have requested details on the communal open space provision. However, this is detailed on the development plans and assessment has been provided earlier in the report at Clause 58.03-2.

Subject to the conditions discussed above the proposed landscaping response will align with the objectives of the SLO1.



Figure 6 - Extract of ground level landscape plan

Clause 58.03-6 – Access objective

To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.

To ensure the vehicle crossovers are designed and located to minimise visual impact.

Standard D11

Vehicle crossovers should be minimised.

Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.

Complies with Standard

In accordance with Standard D11:

- a) Two existing crossovers on Clarke Street will be removed and reinstated with footpath, kerb and channel, resulting in the creation of 5 angled car parking spaces;
- b) A single crossover is proposed for vehicle access to the site. The existing, southern-most crossover will be retained and widened in accordance with the engineering advice discussed later in this report.
- c) Vehicle access is located at the southern end of the site and utilises the existing accessway;
- d) The pedestrian entrance is separated from the vehicle entrance; and
- e) Direct entry into the building from the basement is provided in the form of two lift cores.

Pedestrian and cyclist access should be clearly delineated from vehicle access.

The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.

Developments must provide for access for service, emergency and delivery vehicles.

Clause 58.03-7 – Safety

To provide convenient parking for resident and visitor vehicles.

To protect residents from vehicular noise within developments.

Standard D12

Car parking facilities should:

- Be reasonably close and convenient to dwellings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Clause 58.03-8 – Integrated water and stormwater management

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.

Complies with Objective

Car parking will be provided at basement level accessed via the existing crossover and accessway on the southern side of the site. There is direct access to the building from the basement, via two lifts.

The ground floor plan shows (when measured in Objective Trapeze) that the shared accessway will be set back between 0.8m up to 3.8m from south-facing habitable rooms. Whilst this setback in some areas falls short of the minimum 1.5m requirement under the standard, the setbacks are supported. The applicant's acoustic report confirms that all habitable rooms will be fitted with minimum 6mm thick glazing with acoustic seals to protect units from external noise intrusion. Council's acoustic consultant, SLR, is satisfied that units will be reasonably protected from external traffic noise.

In addition, the applicant's traffic impact assessment anticipates 1 vehicle movement every 5 minutes during morning and afternoon peak periods. Vehicle movements are therefore considered to be less frequent outside of these peak periods (i.e. during more sensitive morning and night time hours). As such the ground level apartments adjacent to the driveway will not be unreasonably impacted by vehicle movements. The objective is met.

Complies with Standard

According to the SMP, the application proposes the installation of rainwater tanks with a combined capacity of 50,000L which will be connected to ground floor and first floor toilets for flushing and garden irrigation in the common areas. The rainwater tanks will be located below basement level. Page 16 of the SMP outlines the maintenance program.

The STORM report provided achieves a score of 101%, which is in line with policy direction under Clause 19.0-3L (Water Sensitive Urban Design). Other than requesting

To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard D13

Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.

The stormwater management system should be:

- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Clause 58.04-1 – Building setback

To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.

To allow adequate daylight into new dwellings.

To limit views into habitable room windows and private open space of new and existing dwellings.

To provide a reasonable outlook from new dwellings and existing small second dwellings.

To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.

Standard D14

some clarifications in relation to the STORM report, Council's ESD advisor raised no concern with the proposed stormwater management and it is considered that the requirements of Clause 52.18 (Stormwater Management in Urban Development) have also been met.

The proposal complies with the objective and standard.

Complies with Standard

As outlined within the built form assessment of this report, the setbacks of the building are considered to achieve a good design response to the character of the surrounding area. Further, the proposed massing arrangement allows for:

- a) Minimal overlooking impacts, as discussed in the off-site amenity section of this report;
- b) Good daylight access; and
- c) The majority of units are provided with unscreened balconies and windows, ensuring *optimal outlook and visual connection to the external environment* as prescribed by the standard.

Screening is not required for any proposed windows or balconies as there are no existing habitable room windows or secluded private open space within a 9m radius and 45-degree angle.

The standard and objectives have been met.

The built form of the development must respect the existing or preferred urban context and respond to the features of the site.

Buildings should be set back from side and rear boundaries, and other buildings within the site to:

- Ensure adequate daylight into new habitable room windows.
- Avoid direct views into habitable room windows and private open space of new and existing dwellings and existing small second 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.

Clause 58.04-2 – Internal views

To limit views into the private open space and habitable room windows of dwellings within a development.

Standard D15

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.

Complies with Objective subject to conditions

There are insufficient details on the plans regarding whether internal views have been appropriately limited. There are concerns that internal overlooking has not been resolved for:

- a) Views between ground level private courtyards and between the communal outdoor open space and courtyards;
- b) Level 1 and Level 2 east and west-facing balconies and habitable room windows to ground level private courtyards below;
- c) Level 2 and Level 3 balconies and habitable room windows between the north and south buildings and to private courtyards on the ground level.

Should a permit issue, a condition will require sectional diagrams to demonstrate the objective of Clause 58.04-2 is met, including any screening as necessary.

Clause 58.04-3 – Noise impacts

To contain noise sources in developments that may affect existing dwellings or small second dwellings.

To protect residents from external and internal noise sources.

Standard D16

Complies with Standard

The consideration of internal noise amenity (as well as the assessment of Standard D16) is contained within the Noise Impacts subsection of the Off-site Amenity section of the main report.

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.

Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table D5 Noise influence area

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

Clause 58.04-4 – Wind impacts

To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.

Standard D17

Development of five or more storeys, excluding a basement should:

- not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and
- achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.

Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.

Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <ul style="list-style-type: none">• 3 metres per second for sitting areas,• 4 metres per second for standing areas,• 5 metres per second for walking areas.

Not Applicable

The development contains a maximum 4 storeys.

Clause 58.05-1 - Accessibility

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

Standard D18

At least 50 per cent of dwellings should have:

Complies with Standard subject to conditions

The Clause 58 summary table on Drawing TP4.00 confirms that 100% of units achieve compliance with the Accessibility standards.

In relation to entry widths to doorways and bedrooms, notations on the plans confirm that all apartment entrance doors, accessible bathroom doors and main bedroom doors will provide a clear opening width of at least 850mm. Regarding the 1.2m clear pathway, some unit types (including and not limited to Type 11 and Type 12) show this pathway

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

	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 12 metres by 12 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.

Clause 58.05-2 – Building entry and circulation

To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard D19

Entries to dwellings and buildings should:

- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:

- Clearly distinguish entrances to residential and non-residential areas.

as including parts of the dining table, which does not fit the definition of “clear”. As such, a condition will require all accessible paths to be shown clear of furniture, should a permit issue.

Regarding adaptable bathrooms, notations on the plans confirm that all Type B bathroom doors will have readily removable hinges. However, only Type A bathrooms are shown, with inward opening doors. A condition will require a notation to confirm all adaptable bathroom doors will have readily removable hinges.

A review of the plans confirms that all adaptable bathrooms have a clear circulation area as required by the standard, a clear path with a minimum width of 900mm from the door opening to the circulation area and hobless showers. The standard also requires Type A bathrooms to locate toilets in the corner of the room. The plans show many of the toilets located in the centre of the bathroom. The Apartment Design Guidelines for Victoria state that if the toilet cannot be located in the corner of the room, it can include a nib wall adjacent to the toilet. The nib wall has to be a minimum 700mm long to enable the future fitting of a grab rail. Nib walls have not been provided to adaptable bathrooms where toilets are located in the centre of the room.

This will be required via condition, or for bathroom layouts to be configured to locate the toilet in the corner of the room, whilst still complying with Standard D18.

Complies with Standard subject to conditions

As previously discussed under the Safety objective (and also the Public Realm section), the building entrances are considered safe and well designed. Both pedestrian entries are highly visible and lead to a generous foyer complete with areas for seating. The main entrance to the building from Clarke Street will consist of glazed doors to allow views inwards and outwards.

The corridors are well resolved in that the majority feature daylight access and satisfactory widths of at least 1.6m (measured in *Objective Trapeze*). Daylight access is provided via north, east and south-facing glazing (varies at each level and between north and south building). It is unclear whether the windows at the ends of the corridors are operable for ventilation. A condition will therefore require these windows to be operable, should a permit issue.

- 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.

Clause 58.05-3 – Private open space

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

Standard D20

A dwelling should have private open space consisting of at least one of the following:

- An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.
- An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.

If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

Complies with Standard subject to conditions

The Clause 58 plans confirm that all ground level apartments (Apartment Types 1-12) will have more than 25sqm of POS with convenient access from living rooms. Minimum dimensions have not been included on the plans and will be required via condition should a permit issue.

Apartment types 13, 18, 31, 32 and 43 have north-facing balconies of more than 8sqm. However, minimum dimensions have not been provided and will be required via condition should a permit issue.

Apartment types 25, 29, 34, 35, 39 and 40 are dual-aspect but predominantly south-facing. All balconies are generously sized and are well in excess of 8sqm. Minimum dimensions have not been provided and will be required via condition should a permit issue.

The remaining apartments have balconies oriented to the east and west. Each balcony exceeds the minimum 8sqm requirement however minimum dimensions have not been provided. These will be required via condition should a permit issue.

Subject to the conditions outlined above, the proposed units will comply with the POS standard.

Table D8 Balcony size				Table D9 Additional living area or bedroom area	
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	Dwelling type	Additional area
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres	Studio or 1 bedroom dwelling	8 square metres
South (between south 30 degrees west to south 30 degrees east)	All	8 square metres	1.2 metres	2 bedroom dwelling	8 square metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	3 or more bedroom dwelling	12 square metres
	2 bedroom dwelling	8 square metres	2 metres		
	3 or more bedroom dwelling	12 square metres	2.4 metres		

Clause 58.05-4 - Storage

To provide adequate storage facilities for each dwelling.

Standard D21

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

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

Clause 58.06-1 – Common property

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Standard D22

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

Complies with Standard subject to conditions

All apartments (except for apartment types 34 and 38) comply or otherwise exceed the minimum storage requirements without reliance on basement storage cages. Apartment 34 is a 2 bedroom apartment with a total storage volume of 12.1m³, falling short of the minimum 14m³ requirement. Apartment type 38 is also a 2 bedroom apartment and has 13.8m³ of total storage volume, falling 0.2m³ short of the standard. Conditions will require these apartments to be provided with a minimum 14m³ of storage, should a permit issue.

Subject to the condition outlined above, all apartments will comply with the standard.

Complies with Standard

These objectives call for common property areas to be designed in a manner that is practical, attractive and easily maintained. The proposed common property areas within the development include:

- a) All basement areas;
- b) Residential entrance and lobby at ground floor;
- c) Ground and first floor level communal open spaces, including landscaping; and
- d) All residential corridors, stairwells and lifts.

	<p>Broadly speaking, these are clearly delineated and would not create areas which are difficult to maintain into the future. The lobby and vehicle access areas are well conceived as discussed throughout this report. The standard is met.</p>
<p>Clause 58.06-2 – Site services To ensure that site services are accessible and can be installed and maintained.</p> <p>To ensure that site services and facilities are visually integrated into the building design or landscape.</p> <p>Standard D23</p> <p>Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.</p> <p>Meters and utility services should be designed as an integrated component of the building or landscape.</p> <p>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>	<p>Complies with Standard</p> <p>The majority of site services are located internally within the building which maximises active frontages. This is a positive urban design outcome consistent with the standard. All service locations are highly accessible and easily maintained. The proposed mailboxes are located at ground floor within the lobby and are close to the main entry from Clarke Street. The standard is met.</p>
<p>Clause 58.08-3 – Waste and recycling</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>Standard D24 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. 	<p>Complies with Standard</p> <p>These objectives call for waste facilities that are well designed to encourage waste recycling and to minimise impacts on residential amenity, health and the public realm. These objectives have been considered in the Waste Management section in the main report with the proposed development demonstrating compliance with Standard D24.</p>

- Adequate facilities for bin washing. These areas should be adequately ventilated.
- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019).
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

Clause 58.06-4 – External walls and materials

To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.

To ensure external walls endure and retain their attractiveness.

Standard D25

External walls should be finished with materials that:

- Do not easily deteriorate or stain.
- Weather well over time.
- Are resilient to the wear and tear from their intended use.

External wall design should facilitate safe and convenient access for maintenance.

Complies with Standard

The proposed materials are of a high quality and respond well to the surrounding character as has been discussed within the Built Form section of the main report.

Clause 58.07-1 – Functional layout

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

Standard D26

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D11.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Table D11 Bedroom dimensions		
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 D12.

Table D12 Living area dimensions		
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

Clause 58.07-2 – Room depth

To allow adequate daylight into single aspect habitable rooms.

Complies with Objective subject to conditions

Dimensions of the habitable rooms are provided in the Clause 58 plans. The apartments comply with the standard for all bedrooms. Regarding living rooms, most apartments provide a minimum dimension of 3.6m for living rooms. However, apartment types 7, 10, 13, and 17-19 include parts of the dining table in this measurement, which is not supported. A condition will require the living rooms of these apartments to achieve a minimum area of 12sqm, excluding the dining table and chairs. A further condition will require the areas of the living rooms to be notated on each of the apartment floor plans, demonstrating a minimum 12sqm is achieved. Subject to these conditions the objective will be met.

Complies with Standard

Standard D27

Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen.
- The kitchen is located furthest from the window.
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

Using the measurement tools in *Objective Trapeze*, all levels will have floor to ceiling heights of 3m. The maximum room depth is therefore 7.5m (unless the above conditions can be met).

All single aspect habitable rooms comply with the standard (which have been confirmed by reviewing the Clause 58 plans). The standard and objective are met.

Clause 58.07-3 – Windows objective

To allow adequate daylight into new habitable room windows.

Standard D28

Habitable rooms should have a window in an external wall of the building.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.

The secondary area should be:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.

Complies with Standard subject to conditions

All habitable rooms comply with this requirement. The standard also prescribes that a window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be a minimum width of 1.2m and a maximum depth of 1.5 times the width, measured from the external surface of the window.

Apartments that rely on daylight to bedrooms from a smaller, secondary area include apartment types 5-10, 13, and 17-22. Using the measurement tools in *Objective Trapeze*, all apartments which rely on a secondary area comply with the standard. As dimensions have not been provided, these will be required via condition.

Clause 58.07-4 – Natural ventilation

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard D29**Complies with Standard subject to conditions**

As there are 60 units proposed, a minimum of 24 units is required to provide cross ventilation in accordance with the standard.

The Clause 58 plans demonstrate that 25 of the 60 units (i.e. 41.6%) meet the cross-ventilation requirements, complying with the standard. The dimensions of the breeze

The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

At least 40 per cent of dwellings should provide effective cross ventilation that has:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same area.

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

paths have not been provided and will be required via condition, to demonstrate compliance with Standard D29.

The Clause 58 summary table claims 43% of units meet Standard D29, which would equate to 26 units. However, only 25 are shown to comply with the Standard. Regardless, the condition to show the breeze path dimensions on the plans will require at least 24 units to meet the Standard.