APPENDIX A – CLAUSE 58 ASSESSMENT

Objectives (A development **must** meet all these objectives)	Standard (summary) (A development should meet all these standards)	Assessment
CLAUSE 58-02: **Urban Context**		
Clause 58.02-1 **Urban Context objectives** To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area.	**Standard D1** 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.	✓ **Complies** This has been addressed in the planning assessment originally submitted.
58.02-2 **Residential policy objectives** 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.	**Standard D2** 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.	✓ **Complies** This has been addressed in the planning assessment submitted.
58.02-3 **Dwelling diversity objective** To encourage a range of dwelling sizes and types in developments of ten or more units**.**	**Standard D3** Developments of ten or more dwellings should provide a range of dwelling sizes and types, including units with a different number of bedrooms.	✓ **Complies** The proposal provides units which range in size from $50m^2$ to $93m^2$. The units a comprise a mix of one and two bedrooms.
58.02-4	**Standard D4**	✓ **Complies**

Infrastructure objectives To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation the impact on services or infrastructure.	The units will be provided with appropriate utility services and infrastructure.
58.02-5 **Integration with the street objective** To integrate the layout of development with the street.	**Standard D5** Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of units should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.	✓ **Complies** The development has been designed to front High Street Road with appropriate pedestrian and vehicle access provided. No front fencing is proposed. The development adjoins the St Clair Crescent reserve and provides a complementary response with landscaping proposed along the southern boundary of the development.
CLAUSE 58.03 **Site Layout**		
58.03-1 **Energy efficiency objectives** To achieve and protect energy efficient units 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 units 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 units on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side the development, if practicable. Developments should be designed so that solar access to north-facing windows is optimised.	✓ **Complies** The proposed units have been oriented to make appropriate use of solar energy, with the unit configuration generally oriented east-west. Where appropriate living areas and private open space are north facing. North facing windows for solar access are optimised where possible. The proposal has been designed and sited so that it does not unreasonably reduce the energy efficiency of nearby residential located to the south-west.

<table>
<tr>
<td></td>
<td>Units located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table

Table D1 Cooling Load
<table><tr><th>NatHERS climate zone</th><th>NatHers maximum cooling load MJ/M^2 per annum</th></tr><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</td><td>Mildura</td></tr><tr><td>Climate zone 60</td><td>Tullamarine</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></table></td>
<td>Each unit will receive an acceptable level of solar access.

The site is located within climate zone 21 and will meet the natHERS standard.</td>
</tr>
<tr>
<td>58.03-2

Communal open space objective

To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</td>
<td>Standard D7

Developments with 40 or more dwellings should provide a minimum area communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser. Communal open space should:

• Be located to:
- Provide passive surveillance opportunities, where appropriate.
- Provide outlook for as many units as practicable.
- Avoid overlooking into habitable rooms and private open space of new units.
- Minimise noise impacts to new and existing units
• Be designed to protect any natural features on the site.
• Maximise landscaping opportunities.
• Be accessible, useable and capable of efficient management.</td>
<td>✓ Complies

The proposal has a requirement to provide 207.5m^2 of communal open space. Communal open space will be provided at level 1 and has an area of 339m^2.

The communal open space has been designed and positioned to provide outlook for as many units as practicable and provides for passive surveillance to the south and west of the site.

Landscaping, along with the design of the building, has been incorporated into the design to help prevent overlooking into the habitable room windows or private open space of new units. Where appropriate screening will be used.

Landscaping opportunities have been maximised and will be easy and efficient to maintain. The communal garden will be accessible to all residents.</td>
</tr>
</table>

58.03-3 **Solar access to communal outdoor open space objective** To allow solar access into communal outdoor open space.	**Standard D8** 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** The communal open space has been designed to receive sunlight from the east and west and will receive sunlight to at least 125m^2 for 2 hours between 9am and 3pm on the 21 June.
58.03-4 **Safety objective** 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. Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ **Complies** The development incorporates a distinct lobby that addresses High Street Road and is not obscured or isolated from the street. Each unit is afforded access from the internal hall once inside the building. No planting will be provided in front of the lobby. The proposal has been designed to provide good visibility with lighting to be provided as appropriate. Car parking is located within the basement and is accessible internally by residents.

58.03-5 **Landscaping objectives** To encourage development that respects the landscape character of the area. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.	**Standard D10** The landscape layout and design should: • Be responsive to the site context. • Protect any predominant landscape features of the area. • Take into account the soil type and drainage patterns of the site and integrate planting and water management. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. • Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration. • Maximise deep soil areas for planting of canopy trees. Development should provide for the retention or planting of trees, where these are part of the urban context. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. Development should provide the deep soil areas and canopy trees specified in Table D2. If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either: • Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. • Vegetated planters, green roofs or green facades. **Table D2 Deep soil areas and canopy trees**	**Objectives Met** The proposed landscape scheme has been designed to respect the existing landscape character of the area, with the landscaping responsive to the site context. The site has an area of 2,619m^2 and therefore has a requirement to provide 15% of the site to be deep soil area. The equates to 392m^2. Landscaping is proposed along the southern boundary at ground floor, allows for deep soil planting and covers an area of approximately 190m^2. Landscaping is also proposed in the communal garden at level 1 and along the High Street Road frontage. It is considered the proposal satisfies the objectives of Clause 58.03-5, noting the following: • The proposal has been designed to respond to the site context and the proposed use. The site is quite undulating, and it is considered the useable private open space will be the communal garden. • The site currently comprises no landscaping so ne vegetation is required to be removed as part of this proposal. The proposal will be an improvement on the current landscaping conditions and will help improve the amenity of the site. • Landscaping in the surrounding area generally minimal with residential land comprising a front / rear yard and some planting. Retail / commercial land is varied, with some land comprising minimal landscaping and some none. The proposal is considered to respect and respond to the varied existing landscape character of the area, with landscaping providing throughout the site. • The proposed location of the landscaping is considered appropriate with appropriate levels of soil provided.

<table>
<tr>
<td></td>
<td>
<table>
<tr><th>Site area</th><th>Deep soil areas</th><th>Minimum tree provision</th></tr>
<tr><td>750-1000m^2</td><td>5% of site area (minimum dimension of 3 metres)</td><td>1 small tree (6-8m) per 30m^2 of deep soil</td></tr>
<tr><td>1001-1500m^2</td><td>7.5% of site area (minimum dimension of 3 metres)</td><td>1 medium tree (8-12m) per 50m^2 of deep soil
Or
1 large tree per 90m^2 of deep soil</td></tr>
<tr><td>1501-2500m^2</td><td>10% of site area (minimum dimension of 6 metres)</td><td>1 large tree (at least 12m) per 90m^2 of deep soil
Or
2 medium trees per 90m^2 of deep soil</td></tr>
<tr><td>>2500m^2</td><td>15% of site area (minimum dimension of 6 metres)</td><td>1 large tree (at least 12m) per 90m^2 of deep soil
Or
2 medium trees per 90m^2 of deep soil</td></tr>
</table>
</td>
<td>• The landscaping, soil type and drainage will be managed by the retirement village operators.</td>
</tr>
<tr>
<td>58.03-6

Access objective

To ensure the number and design of vehicle crossovers respects the urban context</td>
<td>Standard D11

The width of accessways or car spaces should not exceed:

• 33.6 per cent of the street frontage, or
• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.

The number of access points to a road in a Road Zone should be minimised.</td>
<td>✓ Complies

Vehicles can safely access the site in a manageable and convenient manner. A crossover is proposed off High Street Road and is less than 33.6% of the street frontage.

High Street Road is in a Road Zone Category 1. Only 1 crossover is proposed to High Street Road.</td>
</tr>
</table>

	Developments must provide for access for service, emergency and delivery vehicles	
58.03-7 **Parking location objectives** To provide convenient parking for resident and visitor vehicles To protect residents from vehicular noise within developments	**Standard D12** Car parking facilities should: • Be reasonably close and convenient to units. • Be secure. • Be well ventilated if enclosed. Shared accessways or car parks of other units 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.	✓ **Complies** The basement parking is secure, well-ventilated and is convenient for the units.
58.03-8 **Integrated water and stormwater management objectives** To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	**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) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas	✓ **Complies** The proposal has been designed to include sustainable elements and will meet the Best Practice Standard for Urban Water.
CLAUSE 58.04 **Amenity Impacts**		

58.04-1 **Building setback objectives** 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 units. To limit views into habitable room windows and private open space of new and existing units. To provide a reasonable outlook from new units. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.	**Standard D14** 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 units. Developments should avoid relying on screening to reduce views. • Provide an outlook from units that creates a reasonable visual connection to the external environment. • Ensure the units are designed to meet the objectives of Clause 58.	✓ **Complies** The proposal has been designed to provide setbacks to side and rear boundaries. The development will be recessed at the upper levels. Adequate daylight will be provided to all new habitable room windows. There will be no overlooking into new or existing habitable room windows and / or private open space of new and existing units and nearby dwellings. The proposal has been designed to prevent overlooking with the landscaping to act as a 'green' screen. Screening will be provided as appropriate. The majority of the units will have an outlook to the external environment. The proposal has been designed to meet the objectives of Clause 58 as demonstrated in this assessment.
58.04-2 **Internal views objective** To limit views into the private open space and habitable room windows of units 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** The proposal has been designed to prevent overlooking within the development. The windows and balconies have been positioned to prevent overlooking, with screening as appropriate.
58.04-3 **Noise impacts objectives** To contain noise sources in developments that may affect existing units. To protect residents from external and internal noise sources	**Standard D16** Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing units. The layout of new units 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 units.	✓ **Complies** All appropriate measures to contain and protect residence noise sources have been incorporated into the proposal.

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

Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:

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

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

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

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 58.05 **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 either Design A or Design B specified in Table D4 **Table D4 Bathroom design** **Design Option A** / **Design Option B** **Door opening**: A clear 850mm wide door opening. / A clear 820mm wide door opening located opposite the shower. **Door design**: Either: A slide door, or A door that opens outwards, or / Either: A slide door, or A door that opens outwards, or	✓ **Complies** The development is intending to provide 100% accessibility, given the nature of its residents. The units will 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 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 Design A or B.

	A door that opens inwards that is clear of the circulation area and has readily removable hinges	A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap	A clear circulation area that is: 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 (stepfree) 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.

58.05-2
 	
Building entry and circulation objectives
 	
To provide each dwelling and building with its own sense of identity.
 	
To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.
 	
To ensure internal communal areas provide adequate access to daylight and natural ventilation
	Standard D18
	
	Entries to dwellings and buildings should:
	
	• Be visible and easily identifiable.
	• Provide shelter, a sense of personal address and a transitional space around the entry.
	
	The layout and design of buildings should:
	
	• Clearly distinguish entrances to residential and non-residential areas
	• Provide windows to building entrances and lift areas.
	• Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
	• Provide common areas and corridors that:
	  - Include at least one source of natural light and natural ventilation
	  - Avoid obstruction from building services.
	  - Maintain clear sight lines.
		✓ **Complies**
		
		The building is provided with a lobby which is visible and clearly identifiable off High Street Road. The entry provides a sense of personal address through a distinct entry way and front façade. The entryway is sheltered and provides transitional space around the entry.
		
		The building layout clearly distinguishes between the entrances to the retirement village and café areas. commercial / retail uses.
		
		Windows are provided to building entrances, with the lifts setback in the building.
		
		Windows are provided to the end of the corridors to provide natural light and natural ventilation, as appropriate. Clear sightlines are maintained and there is no obstruction from building services.

58.05-3 **Private open space objective** To provide adequate private open space for the reasonable recreation and service needs of residents.	**Standard D19** A dwelling should have private open space consisting of: • An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or • An area of 15 square metres, with a minimum dimension of 3 metres at podium or other similar base and convenient access from a living room, or • A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room If a cooling or heating unit is located on a balcony, the balcony should provide an additional 1.5 square metres **Table D5 Balcony Size**	✓ **Complies** All units are afforded private open space in the form of balcony with a minimum area of 8m^2. The balconies have a minimum dimension of 1.8m and 2m respectively. All private open space is conveniently accessible from a living room.

<table>
<tr>
<td></td>
<td>
<table>
<tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Dimension</th></tr>
<tr><td>Studio or 1 bedroom</td><td>8 sqm</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>
</table>
</td>
<td></td>
</tr>
<tr>
<td>58.05-4

Storage objective

To provide adequate storage facilities for each dwelling.</td>
<td>Standard D20

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 D6.

Table D6 Storage
<table>
<tr><th>Dwelling Type</th><th>Total minimum storage</th><th>Minimum storage volume within the dwelling</th></tr>
<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>
</table>
</td>
<td>✓ Complies

All one and two and three bedroom units are afforded a minimum of 10m^3 and 14m^3 of storage respectively, and is provided internal and external to the unit.</td>
</tr>
</table>

CLAUSE 58.06 Detailed Design		
58.06-1 **Common property objectives** 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 D21** Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	✓ **Complies** The common property, inclusive of the basement, communal open space, entries and internal corridors are clearly delineated and are functional and capable of efficient management.
58.06-2 **Site services objectives** To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive	**Standard D22** 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. Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ **Complies** The development ensure site services and facilities can be installed, are accessible and easily maintained. A mail room is located at ground floor within the retirement village entry area is conveniently accessible, waterproof and blends in with the development.

58.06-3
Waste and recycling objectives
To ensure dwellings are designed to encourage waste recycling.
To ensure that waste and recycling facilities are accessible, adequate and attractive.
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm
	Standard D23
	Developments should include dedicated areas for:
	• Waste and recycling enclosures which are:
	  - Adequate in size, durable, waterproof and blend in with the development
	  - Adequately ventilated
	  - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
	• Adequate facilities for bin washing. These areas should be adequately ventilated.
		✓ **Complies**
		Waste and recycling storage will be provided within the basement, and are in accordance with the Waste Management Plant enclosed.
		The basement will be ventilated and rubbish shoots will be provided which are conveniently accessible for residents and to people with limited mobility.

<table>
<tr><td></td><td>• 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 best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
• Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</td><td></td></tr>
<tr><td colspan="3">CLAUSE 58.07
Internal Amenity</td></tr>
<tr><td>58.07-1
Functional layout objective
To ensure dwellings provide functional areas that meet the needs of residents.</td><td>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.
Table D7<table><tr><td>Bedroom type</td><td>Minimum width</td><td>Minimum depth</td></tr><tr><td>Main bedroom</td><td>3 metres</td><td>3.4 metres</td></tr></table></td><td>✓ Complies
All bedrooms have been designed to meet the specified dimensions in Table D7, with additional provision for a wardrobe as appropriate.
All living rooms have been designed to meet the specified dimensions in Table D8.</td></tr>
</table>

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.

Table D8

Dwelling type	Minimum width	Minimum area
Studio & 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm metres

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:

- 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.

✓ **Complies**

All single aspect habitable rooms do not exceed a room depth of 2.5 times the ceiling height.

Where a single aspect habitable room combines the living / dining / kitchen area, the kitchen is located further from the window and the ceiling height is at least 2.7m measured from finished floor level to finished ceiling level, the depth of the habitable room has been increased to a maximum of 9m.

58.07-3 **Windows objective** To allow adequate daylight into new habitable room windows	**Standard D26** 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** All habitable rooms are provided with a window in an external wall of the building.
58.07-4 **Natural ventilation objectives** To encourage natural ventilation of units. To allow occupants to effectively manage natural ventilation of units.	**Standard D27** The design and layout of units should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of units 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.	✓ **Complies** Openable windows and doors have been maximised throughout the development with all apartments comprising multiple openings within the external wall, providing cross ventilation to all units.