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Date Plans Provided: 1/10/2020



Revised Clause 58 Assessment

For
18-20 Cottrell Street, Werribee
Wyndham City Council

Buildings and works for the construction of
Two Commercial Tenancies, 9 Apartments
and Five Dwellings

PM Planning Ref: PA18272

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Document History

Version	Date	Author	Approved	Details of changes
1	4 Dec18	SH		Initial draft based on plans revision 0
2	7 Jan 19	PH		Advanced draft based on revised plans
3	18 Mar 19	PH	✓	Final report
4	3 May 20	PH	✓	Revised final report

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Clause 58 Assessment

Clause & Objective

Application requirements

An application must be accompanied by:

- An urban context report.
- A design response

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Clause 58.01-2 - Urban context report

The urban context report may use a site plan, photographs or other techniques and must include:

An accurate description of:

- Site shape, size, orientation and easements.
- Levels and contours of the site and the difference in levels between the site and surrounding properties.
- The location and height of existing buildings on the site and surrounding properties. The use of surrounding buildings.
- The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.
- Solar access to the site and to surrounding properties.
- Views to and from the site.
- Street frontage features such as poles, street trees and kerb crossovers.
- The location of local shops, public transport services and public open spaces within walking distance.
- Movement systems through and around the site.
- Any other notable feature or characteristic of the site.

An assessment of the characteristics of the area including:

- Any environmental features such as vegetation, topography and significant views.
- The pattern of subdivision. Street design and landscape.
- The pattern of development. Building form, scale and rhythm.
- Connection to the public realm.
- Architectural style, building details and materials.
- Off-site noise sources.
- The relevant NatHERS climate zones (as identified in Clause 58.03-1).
- Social and economic activity.
- Any other notable or cultural characteristics of the area.

Satisfactory urban context report

If the responsible authority decides that the urban context report is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the urban context report meets the requirements of Clause 58.01-2 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

The planning report and accompanying development plans indicate an accurate description of the following:

- Site shape, size, orientation and easements.
- Levels and contours of the site and the difference in levels between the site and surrounding properties.
- The location and height of existing buildings on the site and surrounding properties. The use of surrounding buildings.

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- The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.
- Solar access to the site and to surrounding properties.
- Street frontage features such as poles, street trees and kerb crossovers.
- The location of local shops, public transport services and public open spaces within walking distance.
- Movement systems through and around the site.
- There are no other notable features of the site

- Views to and from the site can be found at Annex G to the original planning application.

An assessment of the characteristics of the area, including the following have been either provided within the original planning report under the heading of "Location" on pages 5-7 or are addressed below:

- Any environmental features such as vegetation, topography and significant views. See photographs at Annex G of the original application.
- The pattern of subdivision. Street design and landscape. The subdivision pattern as indicated on the property reports at Annex F of the original application indicate a rectangular pattern with some accommodation for the meandering course of the Werribee River and constrained by the railway line. The original lot arrangements have been interrupted by multiple dwelling developments and subsequent subdivisions at 9 and 28 Cottrell Street. To the rear of the site 11 and 19 Beasley Street and toward the railway station, 8, 12, 14, 16 and 18 Manly Street. Further afield in Market Road, Dewan Avenue and Hogan Grove are examples of other developments. As this site lies in the ACZ, Precinct 5A, it is identified for urban renewal at far greater densities and building massing than the historic developments. Therefore the existing pattern of subdivision has little role to play in assessing this application.
- The pattern of development. Building form, scale and rhythm. As indicated in the photos of the surrounding development at Annex G of the original application, the most common built form is of single dwellings on single lots. More recently double storey multi-dwelling developments have appeared but as with the subdivision pattern, the existing character of the built form in Cottrell Street has little to commend itself to the future form of development identified by the planning scheme, which has been achieved by this proposal.
- Connection to the public realm. The only frontage to the public realm for the land in question is directly to Cottrell Street. This will be maintained although the existing 2 crossovers will be demolished and the kerb and channel reinstated. A single, 6.0 metre accessway will replace the two extant accessways.
- Architectural style, building details and materials. As described above, the existing building materials, styles and details do not and should not constrain the future development of this and other sites along Cottrell Street. To achieve the desired urban renewal identified in the ACZ a significant departure from the existing built form is required and has been proposed by this development.
- Off-site noise sources. The most significant noise source for this site is from the railway line to the south. In recent years this has reduced in impact since the opening of the Tarneit Line that diverts Geelong railway trains away from the suburban Werribee line. In future years this noise source may increase when the proposed link from the Werribee Line to the Tarneit Line is constructed. Proximity to the Werribee Activity Centre where Wyndham Council is seeking to enliven and enrich the Werribee CBD is the cause of some noise but this is mostly an event type of noise and in our view, is not an objectionable noise from the prospect of a reasonable person.
- The relevant NatHERS climate zones (as identified in Clause 58.03-1) has been identified as "Melbourne Zone 21". The BESS Report has considered the NatHERS climate zones and provided a Star Rating in accordance with that criteria.
- Social and economic activity. As described in the original planning report, the site is proximate to many points of community and economic activity with passive public open space along the Werribee River that leads to Wyndham Park, and active open space at Galvin Park to the North and Chirnside Park to the south-west. The site is a short walk to the Activity centre and access to heavy rail and buses provides ready access to the offerings of the Greater Melbourne Area.

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- Any other notable or cultural characteristics of the area. The Werribee City Centre and surrounding area includes quite a few historic buildings that add to the cultural milieu of the area.

Clause 58.01-3 - Design response

The design response must explain how the proposed design:

- Responds to any relevant planning provision that applies to the land.
- Meets the objectives of Clause 58. Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme.
- Derives from and responds to the urban context report.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

Complies.

As discussed in this assessment, the proposal meets the objectives of Clause 58, the controls of the ACZ and its schedule and the the relevant sections of the *Wyndham Planning Scheme*. The background document "Werribee City Centre Structure Plan" has also been considered. The design response seeks to achieve the stated aims of these documents by providing a mixed use development with commercial tenancies at ground level with apartments above and dwellings behind.

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.

The proposed, revised design responds appropriately to the matters raised in the Activity Centre Zone Schedule, which defines the preferred character, as well as matters of local planning policy at Clauses 21.07 and 21.08.

It is noted that Clause 22.04 does not apply to the current proposal, as it is not within a residential zone.

58.02-2 - Residential policy objectives

To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

To support higher density residential development where development can take advantage of public and community infrastructure and services.

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 Municipal Planning Strategy and the Planning Policy Framework.

Complies.

See the provided planning report and supplementary documents responding to Council's request for further information.

58.02-3 - Dwelling diversity objective

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To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard D3

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.

Complies.

The proposal includes:

Two-bedroom dwellings	9
Three-bedroom dwellings	5

This is an appropriate mix of dwellings, given the location on the edge of an activity centre, with excellent access to public transport.

58.02-4 - 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.

Standard D4

Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure

Complies.

The proposal will be connected to all reticulated services.

No issues about capacity of infrastructure have been identified.

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 dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space

Complies.

The proposed development is located in an area with appropriate transport connections, and direct access to Cottrell Street for pedestrians, cyclists and vehicles will be retained.

The proposed development, particularly the commercial frontages, appropriately address Cottrell Street with 3 metre setback as sought by the planning controls. The nine apartments all look out onto Cottrell Street providing passive surveillance of that public space.

No fencing is proposed.

There are no adjoining areas of public open space.

58.03-1 - Energy efficiency objectives

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.

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Plan No. P120120/2020

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 on adjoining lots is not unreasonably reduced.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table D1 Cooling load

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

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

Complies.

A BESS report, in compliance with Clause 22.08 of the *Wyndham Planning Scheme* has been prepared and attached to this document.

In matters of design:

- The town houses have been sited and designed so each has access to solar energy for at least part of each day;
- The location of the apartments takes advantage of solar energy where possible, bearing in mind the requirements of good urban design, particularly facing the street.
- The open space surrounding the dwellings has direct solar access; and
- Living spaces have been located to achieve the most solar access possible, considering the matters above.

More detail is provided in the attached BESS report.

58.03-2 - Communal open space objective

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

Standard D7

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

Communal open space should:

- Be located to:
 - Provide passive surveillance opportunities, where appropriate.
 - Provide outlook for as many dwellings as practicable.
 - Avoid overlooking into habitable rooms and private open space of new dwellings.

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- Minimise noise impacts to new and existing dwellings.
- Be designed to protect any natural features on the site.
- Maximise landscaping opportunities.
- Be accessible, useable and capable of efficient management.

Complies.

The site does not contain 40 or more dwellings.

Communal open space is limited to the first-floor common property, courtyard area and the ground floor area between the buildings and the northern boundary.

These areas will receive passive surveillance from each of the townhouses, will include appropriate landscaping, and be appropriately managed by an owners' corporation.

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 areas of communal open space are appropriately located to take advantage of solar energy. The northerly component of the communal open space will receive sunlight for most of the day. The common property courtyard will receive sunlight during the morning hours. These communal open spaces will not be overshadowed by neighbouring developments.

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.

Townhouse access is via the common property courtyard which are not obscured.

The access to the apartments is through a secure foyer, with a security door, providing safe access for future 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.

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PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

- 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 stormwater infiltration.
- Maximise deep soil areas for planting of canopy trees.

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

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

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

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

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

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

Table D2 Deep Soil areas and canopy trees

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

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

We submitted a landscape plan with the further information response. We ask Council to consider that any additional requirements can be provided by permit condition.

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58.03-6 - Access objective

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

Standard D11

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage

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

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

The number of access points to a road in a Road Zone should be minimised.

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

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Complies.

The proposed driveway width of 6.0 metres represents 22% of the total site width of 27.13m. In this development, a 2.5 metre splay has been provided at the corner of the Commercial 2 tenancy to allow for exiting traffic to identify westbound pedestrian traffic and to allow those pedestrians to make themselves aware of exiting vehicles. Pedestrians travelling eastbound will be visible across the inbound traffic lane and will have the opportunity to identify exiting vehicles. Emergency vehicles can access the site without hindrance.

58.03-7 - Parking location objectives

To provide convenient parking for resident and visitor vehicles.

To protect residents from vehicular noise within developments

Standard D12

Car parking facilities should:

- Be reasonably close and convenient to dwellings.
- Be secure.
- 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.

Complies.

Car parking is conveniently located undercover on the ground floor for all dwellings and apartments.

No windows are located within 1.5m of the accessways.

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).
- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas

Complies.

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As discussed in the BESS report, the proposal complies with best practise stormwater management.

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 dwellings.

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

To provide a reasonable outlook from new dwellings.

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

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 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.

Complies.

The schedule to the Activity Centre Zone encourages zero setbacks at street frontages to 8m above ground level. The proposed setbacks of 3 metres have been discussed with officers and found to be satisfactory.

Towards the rear of the site, side setbacks increase to provide an appropriate transition to the General Residential Areas to the north, while still maintaining the higher density encouraged in the zone.

No apartment balconies allow for overlooking of neighbouring properties.

Each apartment receives adequate sunlight, and provides appropriate views to the surrounding areas.

58.04-2 - Internal views objective

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.

The balconies of each of the apartments are located directly above the one below and the design includes vertical partitions to prevent overlooking from one balcony to its neighbour.

58.04-3 - Noise impacts objectives

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

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 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.

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

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

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

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

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

Table D3 Noise influence area

Noise Source	Noise influence area
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	
Railways servicing passengers in Victoria	80 metres from the centre of the nearest track
Railways servicing freight outside metropolitan Melbourne	80 metres from the centre of the nearest track
Railways servicing freight in metropolitan Melbourne	135 metres from the centre of the nearest track

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

Complies.

The required plant in this case is the lift overrun, which will be located on the roof, and will not impact any of the dwellings.

There are no sensitive rooms on the ground floor adjacent to the accessway and parking areas.

Any plant required for the commercial spaces can be located within or adjacent to the parking areas, and will not impact the dwellings.

The site is not located within any of the setbacks listed in Table D3.

58.05-1 - Accessibility objective

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

Standard D17

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.

Table D4 Bathroom design

Design Option A	Design Option B
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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 the 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 the opens inwards and has readily removable hinges.
Circulation Area	A clear circulation area that is: <ul style="list-style-type: none"> • A minimum area of 1.2 metres by 1.2 metres. • Located in front of the shower and the toilet. • Clear of the toilet, basin and the door swing. The circulation area for the toilet and the 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 minimum length of 2.7 metres. • Clear of the toilet and basin. The circulation area for the toilet and the shower can overlap.
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.

Complies
 The nine apartments represent 100% of the available dwellings that are subject to Clause 58 and they have all been designed to comply with the requirements of this clause.

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
- Provide common areas and corridors that:
 - Include at least one source of natural light and natural ventilation.
 - Avoid obstruction from building services.

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<ul style="list-style-type: none"> - Maintain clear sight lines. 															
<p>Complies.</p> <p>Entry to the apartment complex is via a foyer with lift and stairs to upper levels. The internal corridor on each level has generous dimensions with clear sight lines.</p>															
<p>58.05-3 - Private open space objective</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents</p>															
<p>Standard D19</p> <p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room. <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres</p> <p>Table D5 Balcony size</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 square metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 square metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>12 square metres</td> <td>2.4 square metres</td> </tr> </tbody> </table>	Dwelling type	Minimum area	Minimum dimension	Studio or 1 bedroom dwelling	8 square metres	1.8 square metres	2 bedroom dwelling	8 square metres	2 square metres	3 or more bedroom dwelling	12 square metres	2.4 square metres			
Dwelling type	Minimum area	Minimum dimension													
Studio or 1 bedroom dwelling	8 square metres	1.8 square metres													
2 bedroom dwelling	8 square metres	2 square metres													
3 or more bedroom dwelling	12 square metres	2.4 square metres													
<p>Complies.</p> <p>Private open space has been provided on apartment balconies (10sqm) in compliance with this standard.</p>															
<p>58.05-4 - Storage objective</p> <p>To provide adequate storage facilities for each dwelling.</p>															
<p>Standard D20</p> <p>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.</p> <p>Table D6 Storage</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres
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3 or more bedroom dwelling	18 cubic metres	12 cubic metres													
<p>Complies</p> <p>All apartments have storage in accordance with this standard.</p>															

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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 areas proposed for common ownership are easily maintained, and unlikely to generate conflict between future occupants.

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.

Mail boxes are located in front of the foyer area. All reticulated services will be connected to the proposed development and the requirements of the various authorities will be satisfied with a view to future subdivision.

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.
- 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:

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- 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.

Complies.
Please see the attached Waste Management Plan.

58.07-1 - Functional layout objective

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

Standard D24

Bedrooms should:

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

Table D7 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 D8.

Table D8 Living area dimensions

Dwelling Type	Minimum Width	Minimum area
Studio and bedroom dwelling	3.3 metres	10 sqm
All other bedrooms	3.6 metres	12 sqm

Complies
Apartment bedroom dimensions exceed the requirements.

55.07-13 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

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The single aspect apartments have a room depth of 8.62 metres with combined living area and kitchen; the kitchen is furthest from the window and the ceiling height is 2.7 metres as indicated on the plans. With combined purpose rooms allowed to have a depth of 9 metres, the design complies with this standard.

55.07-14 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 apartments have windows on the external walls of the complex.

55.07-15 Natural ventilation objectives

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard D27

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.

Complies

Nine apartments require 40% to have breeze paths in accordance with this standard. 40% of 9 equals 3.6. Apartments 9, 12 and 15 have appropriate breeze paths. There is no indication within this Clause as to whether a fraction should be rounded up, down or to the nearest whole number. In keeping with the car parking requirements of Clause 52.06, we have rounded down to the nearest whole number. Should Council take exception to this view, then we ask for a variation to this standard.

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