

495-511 Lygon Street, Brunswick East – Clause 58 Assessment

Clause 58 Assessment – Apartment Developments (Pre-VC174)					
Provision	Objective	Complies?	Standard	Complies?	Explanation
Standard D1 of Clause 58.02-1 'Urban Context'	<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>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>	✓	We defer to the accompanying Urban Planning and Design Assessment and Section 87a Amendment Letter for further detail.
Standard D2 of Clause 58.02-2 'Residential Policy'	<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</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>	✓	We defer to the accompanying Urban Planning and Design Assessment and Section 87a Amendment Letter for further detail.

	development where development can take advantage of public and community infrastructure and services.					
Standard D3 of Clause 58.02-3 'Dwelling diversity'	To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	✓	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	✓	The proposed development includes 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom dwellings with a variety of layouts and the inclusion of affordable housing, complying with this standard. The provision of the mix of housing represents a diversity of housing, consistent with the objective.	
Standard D4 of Clause 58.02-4 'Infrastructure'	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, and electricity, 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.	✓	The proposal will not have an unreasonable impact on existing services in the area. The site is located within an established area and is well serviced by existing infrastructure. The amended proposal complies with the objective and standard.	
Standard D5 of Clause 58.02-5 'Integration with the street objective'	To integrate the layout of development with the street.	✓	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	✓	The development is located on the western side of Lygon Street, approximately 50 metres (m) southwest of the intersection between Lygon Street, Albion Street, Holmes Street and Eddy Street, Brunswick East. The proposed commercial space and dwellings fronting Lygon Street are	

			<p>Development next to existing public open space should be laid out to complement the open space.</p>		<p>proposed with individual pedestrian access points to each retail premises</p> <p>The proposed development has been designed to transition the street wall height from 2-3 storey lining up with the retained heritage building (former theatre building). This creates a relationship between the two developments by continuing the podium levels/street wall.</p> <p>Vehicles are designed to enter the site and circulate to the rear of the building to access the basement levels, avoiding conflict with pedestrians.</p> <p>No front fence is proposed along Lygon Street, with the proposal built to the front boundary.</p>
<p>Standard D6 of Clause 58.03-1 'Energy efficiency'</p>	<p>To achieve and protect energy efficient dwellings and buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</p>	<p>✓</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> – 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. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimized.</p> <p>Dwellings located in a climate zone identified in Table D1 should not exceed</p>	<p>✓</p>	<p>An amended SMP can and will be prepared by a suitably qualified professional as part of this amendment Proceeding.</p> <p>Notwithstanding, we observe that the proposal maintains its orientation of the dwellings, which are mainly facing north, east or west is acceptable which will ensure dwellings have good solar access. South facing dwellings are included within the development, however given the outlook and space provided.</p>

			the maximum NatHERS annual cooling load specified in the following table.		
Standard D7 of Clause 58.03-2 'Communal open space'	To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.	✓	<p>Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.</p> <p>Communal open space should:</p> <ul style="list-style-type: none"> – Be located to: <ul style="list-style-type: none"> ○ Provide passive surveillance opportunities, where appropriate. ○ Provide outlook for as many dwellings as practicable. ○ Avoid overlooking into habitable rooms and private open space of new dwellings. ○ Minimise noise impacts to new and existing dwellings. – Be designed to protect any natural features on the site – Maximise landscaping opportunities. <p>Be accessible, useable and capable of efficient management.</p>	✓	<p>Communal open space is provided for the development in the form of a covered and uncovered rooftop area.</p> <p>46 dwellings are proposed under the amended development, generating a requirement for 115 square metres of communal open space.</p> <p>Given approximately 207 square metres of communal open space is provided at the rooftop level with landscaping, a quality communal open space is provided in accordance with the Standard and Objective.</p>
Standard D8 of Clause 58.03-3 'Solar access to communal outdoor open space'	To allow solar access into communal outdoor open space.	✓	<p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours</p>	✓	<p>The orientation of the proposed communal open spaces are on the north side of the development (i.e. at roof level).</p> <p>These areas are able to achieve more than the minimum requirement of 2 hours of sunlight as required under the standard.</p>

			of sunlight between 9am and 3pm on 21 June.		
Standard D9 of Clause 58.03-4 'Safety'	To ensure the layout of development provides for the safety and security of residents and property.	✓	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal access ways.</p> <p>Planting which creates unsafe spaces along streets and access ways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal access ways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	✓	<p>The entrance to the building will be clearly identifiable and will not be obscured or isolated from the street.</p> <p>We note no landscaping is proposed along the street frontage and will not create unsafe spaces along the street.</p> <p>The development will provide for good lighting and surveillance of the ground floor entrance and both streets.</p> <p>There are no opportunities for private spaces to be used as public thoroughfares due to fencing. These spaces are used as access to the dwellings for future occupants.</p>
Standard D10 of Clause 55.03-5 'Landscaping objectives.'	<p>To encourage development that respects the landscape character of the area.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p> <p>To promote climate responsive landscape</p>	✓	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> – 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. 	✗	<p>The proposal will provide landscaping throughout the development, including planters on balconies, a landscaped roof terrace, and a green wall / façade along Lygon Street.</p> <p>We note the site currently comprises no vegetation, which majority of the surrounding properties along Lygon Street featuring little to no landscaping or provided landscaping opportunities.</p> <p>We acknowledge the proposal does not provide the required canopy cover or deep soil requirements based on the proposed site coverage and character of the area within the Brunswick Activity Centre.</p>

	<p>design and water management in developments that support thermal comfort and reduces the urban heat island effect.</p>		<ul style="list-style-type: none"> – 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. <p>Developments should provide for the retention or planting of trees, where these are part of the urban context.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should provide the deep soil areas and canopy trees specified in Table D2.</p> <p>If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:</p> <ul style="list-style-type: none"> – Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. 		
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			<ul style="list-style-type: none"> Vegetated planters, green roofs or green facades. <p>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.</p>		
Standard D11 of Clause 58.03-6 'Access'	To ensure the number and design of vehicle crossovers respects the urban context.	✓	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> 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. <p>No more than one-single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Development must provide for access for services, emergency and delivery vehicles.</p>	✓	<p>Access to the site car parking area is provided in the north west corner of the site from the laneway running along the western and southern boundary of the site.</p> <p>The entry ramp will be approx. 5.5 metre wide to accommodate cars entering and exiting from the proposed basement car park.</p>
Standard D12 of Clause 58.03-7 'Parking location'	<p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	✓	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> Be reasonably close and convenient to dwellings. Be secure. Be well ventilated if enclosed. 	✓	<p>Car parking spaces are to be located within the two proposed basement levels of parking.</p> <p>The basement will be secured and convenient to access for future residents via the lift service and stairs.</p>

			Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way.		
Standard D13 of Clause 58.03-8 'Integrated water and stormwater management'	<p>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</p> <p>To facilitate stormwater collection, utilisation and infiltration within the development.</p> <p>To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</p>	✓	<p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> – 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. 	✓	An amended Sustainability Management Plan can and will be prepared at a later date. We observe that the substantive elements of the currently approved development pertaining to stormwater management are retained in the revised iteration of the design.
Standard D14 of Clause 58.04-1 'Building setback'	To ensure the setback of a building from a boundary appropriately responds to the	✓	The built form of the development must respect the existing or preferred urban context and respond to the features of the site.	✓	The amended built form response is outlined within the body of this town planning submission.

	<p>existing urban context or contributes to the preferred future development of the area.</p> <p>To allow adequate daylight into new dwellings.</p> <p>To limit views into habitable room windows and private open space of new and existing dwellings.</p> <p>To provide a reasonable outlook from new dwellings and existing small second dwellings.</p> <p>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</p>		<p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> – 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. 		<p>The proposal ensures the built form meets the requirements specified in <i>Map 1A: Lygon Street Local Area Built Form Controls</i>.</p> <p>A minimum 5 metre setback is provided from the street walls to the upper levels of the development.</p> <p>The amendments ensures the upper levels of the development are highly articulated and visually distinctive through landscape features, stepped built form, and materiality.</p> <p>The amendment also ensures the development is consistent with the envelope specified under the DDO requirements to the residential land to the rear of the site.</p>
Standard D15 of Clause 58.04-2 'Internal views'	To limit views into the private open space and habitable room windows of dwellings within a development.	✓	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.	✓	Internal views have been avoided through the layout of the apartments, and the provision of internal screening where required.
Standard D16 of Clause 58.04-3 'Noise impacts'	To contain noise sources in developments that may affect existing dwellings or small second dwellings.	✓	Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.	✓	<p>The proposal has been designed to comply with the requirements of this Standard regarding layout and location of noise sources.</p> <p>No habitable rooms, such as bedrooms or living areas have been located adjacent to</p>

	To protect residents from external and internal noise sources.		<p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> – 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 <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p>		lifts, mechanical plant, or building services. The central lift core has been designed to ensure that it will not affect surrounding dwellings.
Standard D17 of Clause 58.05-1 'Accessibility'	To ensure the design of dwellings meets the needs of people with limited mobility.	✓	<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> – A clear opening width of at least 850mm at the entrance to 	✓	Please refer to the plans prepared by KUD which demonstrates 60% of apartments being compliant with Standard D17.

			<p>the dwelling and main bedroom.</p> <ul style="list-style-type: none"> – 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. 		
Standard D18 of Clause 58.05-2 'Building entry and circulation'	<p>To provide each dwelling and building with its own sense of identity.</p> <p>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</p> <p>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</p>	✓	<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> – Be visible and easily identifiable. – Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> – 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. 	✓	<p>The primary entry to the building is provided via Lygon Street and is designed to be easily identifiable to visitors and future residents of the dwellings.</p> <p>This communal entrance is separated from the individual retail entrances provided.</p> <p>Where possible, windows have been provided to corridors and common areas including the lift lobby corridor spaces.</p> <p>The proposal is considered to be compliant and satisfy the objectives of this Clause.</p>

			<ul style="list-style-type: none"> - Provide common areas and corridors that: <ul style="list-style-type: none"> o Include at least one source of natural light and natural ventilation. o Avoid obstruction from building services. o Maintain clear sight lines. 		
Standard D19 of Clause 58.05-3 'Private open space'	To provide adequate private open space for the reasonable recreation and service needs of residents.	✓	<p>A dwelling should have private open space consisting of at least one of the following:</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>	✓	<p>Each dwelling is provided with Private Open Space (POS) in the form of balconies.</p> <p>We note all balconies provided meet the minimum required space of 8 sqm for 1 and 2 bedroom dwellings and minimum 12 sqm for 3 and 4 bedroom dwellings.</p> <p>Further, each balcony meets the minimum required dimension as specified in Table D5.</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 metres</td></tr> <tr> <td>2 bedroom dwelling</td><td>8 square metres</td><td>2 metres</td></tr> <tr> <td>3 or more bedroom dwelling</td><td>12 square metres</td><td>2.4 metres</td></tr> </tbody> </table>	Dwelling type	Minimum area	Minimum dimension	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 or more bedroom dwelling	12 square metres	2.4 metres		
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Standard D210 of Clause 58.05-4 'Storage'	To provide adequate storage facilities for each dwelling.	✓	<p>Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</p> <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> </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	✓	<p>The external storage areas for each dwelling are provided within Basement levels 1 & 2 in the form of above bonnet storage.</p> <p>Each dwelling is provided with a minimum storage within the dwelling as specified in Table D6.</p> <p>As shown in BADS summary and storage diagrams, each dwelling is provided with the minimum storage requirement.</p>			
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Standard D21 of 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.	✓	Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	✓	All communal areas will be clearly delineated from private areas. Common property areas such as the basement car park, roof top area, the lobby and hallways will remain easy to maintain and are functional.						
Standard D22 of Clause 58.06-2 'Site services'	To ensure that site services are accessible and can be installed and maintained. To ensure that site services and facilities are visually integrated into the building design or landscape.	✓	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.	✓	The design layout provides sufficient space for services within the basement and core of the building. The mailboxes are located within a mail room at the ground floor level for each dwelling. The substation for the development is located on the Lygon Street frontage in accordance with CitiPower requirements. The proposed doors to the substation are proposed to achieve a seamless design and transition between the building's façade and cupboard, utilising the same finishes, colour and material.						
Standard D23 of Clause 58.06-3 'Waste and recycling'	To ensure dwellings are designed to encourage waste recycling.	✓	Developments should include dedicated areas for: – Waste and recycling enclosures which are:	✓	The bin storage room for the development is located on Basement 01.						

	<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>		<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. - 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. 		<p>The room will be served by chutes leading from the upper floor to the collection bins within the storeroom.</p> <p>An amended Waste Management Plan accompanies the amendment application in accordance with conditions of the permit.</p>
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Standard D24 of Clause 58.07-1 'Functional layout'	<p>To ensure dwellings provide functional areas that meet the needs of residents.</p>	✓	<p>Bedrooms should:</p> <ul style="list-style-type: none"> - 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. <p>Table D7 Bedroom dimensions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Bedroom type</th><th style="text-align: center;">Minimum width</th><th style="text-align: center;">Minimum depth</th></tr> </thead> <tbody> <tr> <td>Main bedroom</td><td style="text-align: center;">3 metres</td><td style="text-align: center;">3.4 metres</td></tr> <tr> <td>All other bedrooms</td><td style="text-align: center;">3 metres</td><td style="text-align: center;">3 metres</td></tr> </tbody> </table> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.</p> <p>Table D8 Living area dimensions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Dwelling type</th><th style="text-align: center;">Minimum width</th><th style="text-align: center;">Minimum area</th></tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td><td style="text-align: center;">3.3 metres</td><td style="text-align: center;">10 sqm</td></tr> <tr> <td>2 or more bedroom dwelling</td><td style="text-align: center;">3.6 metres</td><td style="text-align: center;">12 sqm</td></tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	✓	<p>We note not all living areas comply with the minimum widths, depths and areas. Dwellings 3.03, 4.02 and 5.02 do not meet the minimum living area specified in Table D8. The dwellings proposed an 8.4 sqm living area.</p> <p>Subsequently we seek a 1.6 sqm variation to the minimum area required for the living areas.</p> <p>The layouts are all considered functional and will provide appropriate living and bedroom areas to meet the needs of future residents.</p> <p>We note all bedroom dimensions meet the minimum requirement specified in Table D7.</p> <p>The variation is considered appropriate having regard to the high standard of amenity afforded by the natural light that each dwelling will enjoy, in addition to the general location/context of the review site which together will contribute to the functional needs and amenity of residents being met.</p>
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Standard D25 of Clause 58.07-2 'Room Depth'	To allow adequate daylight into single aspect habitable rooms.	✓	<p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> – 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. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>	✓	All the proposed dwellings comply with the Standard by providing a depth of 9 metres or less to a single aspect, open plan apartment where the room combined the kitchen, living area and dining area.
Standard D26 of Clause 58.07-3 'Windows'	To allow adequate daylight into new habitable room windows.	✓	<p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> – A minimum width of 1.2 metres. – A maximum depth of 1.5 times the width, measured from the external surface of the window. 	✓	All habitable rooms have windows in external walls of the building.

Standard D27 of Clause 58.07-4 'Natural ventilation'	<p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p>	<input checked="" type="checkbox"/>	<p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> – 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. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<input checked="" type="checkbox"/>	<p>Based on the amended architectural plans, we seek a variation of 3% to the requirement specified in Standard D27.</p> <p>As shown in the accompanying architectural plans, 37% of the dwellings provide effective cross ventilation.</p>
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