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58.02-1 – Urban Context objectives	<b>Standard D1</b>	<p>✓ <b>Complies</b></p> <p>The proposed design response is appropriate to the site context and the urban surrounds. For further discussion please refer to the Town Planning Report prepared by Urbis, to be read in conjunction with the Urban Design Response prepared by Bruce Henderson Architects accompanying this submission.</p>
58.02-2 - Residential policy objectives	<b>Standard D2</b>	<p>✓ <b>Complies</b></p> <p>The higher density mixed-use development proposal is supportable in its location that benefits from proximity to established public and community infrastructure, services and transport infrastructure. Please refer to the town planning report for a written statement describing how the proposal is consistent with State and local planning policy relating to housing.</p>
58.02-3 - Dwelling diversity objective	<b>Standard D3</b>	<p>✓ <b>Complies</b></p> <p>The development provides a range of dwelling sizes in varied configurations. Out of the 70 proposed dwellings, the development provides a variety of types of dwellings, which includes 13 one bedroom dwellings, 54 two bedroom dwellings, 3 three bedroom dwellings. This is a good mix of apartments sizes and styles which meets the standard. This contributes to housing choice and diversity and provides a different apartment product in the area.</p>
58.02-4 - Infrastructure objectives	<b>Standard D4</b>	<p>✓ <b>Complies</b></p> <p>The subject site is within an established area which is connected to all services. The dwellings will be provided with appropriate utility services and infrastructure.</p>
58.02-5 - Integration with the street objective	<b>Standard D5</b>	<p>✓ <b>Complies</b></p> <p>The proposed development has been designed to facilitate pedestrian access from all frontages. Pedestrian entries to the residential components are provided to Houghton Road on the north-eastern boundary, Mill Road on the southern boundary and Johnson Street on the western boundary. Each pedestrian entry is easily identifiable, providing safe and secure access to residential lobbies.</p> <p>As such, the mixed-use development creates two new active street frontages to Mill Road and Houghton Road in place of the existing blank walls and vacant spaces. Notably, the 3 storey feature screen at the pedestrian entry to Houghton Road provides a prominent and enticing entrance, enhancing local accessibility for transit users of the Oakleigh Train Station. This ensures stronger integration and passive surveillance opportunities between the site, the streetscapes and Oakleigh train station.</p> <p>Vehicle access is provided to basement car parking via a double width crossover spanning 6.3 metres to Mill Road on the south-eastern corner of the site. The single vehicle accessway is appropriately designed to enable vehicle ingress and egress through simultaneous two-way movements in</p>

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		<p>forward directions without inhibiting pedestrian activity. We note this is a similar configuration to the original approval.</p> <p>For these reasons, the development appropriately integrates within its context. Please refer to discussion provided in the town planning report.</p>
58.03-1 Energy efficiency objectives	<b>Standard D6</b>	<p>✓ <b>Complies</b></p> <p>The design incorporates habitable areas that will allow for adequate ventilation and reasonable solar access, including the incorporation of a number of dual aspect apartments and northern-orientated habitable room windows.</p> <p>The development is located with climate zone 62 Moorabbin which has a maximum cooling load of 21MJ/M2 per annum. The average rating from 19 sample apartment confirms the development meets the minimum performance targets of 6 Star NatHERS rating. Please refer to the Sustainability Management Plan prepared by The Green Factory for further information.</p>
58.03-2 Communal open space objective	<b>Standard D7</b>	<p>✓ <b>Complies with objectives, Complies with standard under VC174</b></p> <p>The development proposes extensive communal areas, both internal and external, for future occupants.</p> <p>The development provides 52.7sqm of external forecourt space to Haughton Road on the Ground Floor and 144.4sqm of communal outdoor open space on Level 7 comprising resident gardens and seating areas.</p> <p>We note that all apartments have individual balcony spaces with landscaping, and in many cases, the required dimensions are exceeded significantly. Therefore, the total open space provision comprehensively meets the recreation and amenity needs of residents. Communal open spaces are accessible, usable, and integrated with the development layout to enhance residential amenity.</p> <p>A total 197.1sqm of external open space is proposed, therefore, meeting the 175sqm required to meet the standard. The proposal would also meet the amended Standard D7 (VC174), which requires 150sqm of communal outdoor or indoor space.</p>
58.03-3 Solar access to communal outdoor open space objective	<b>Standard D8</b>	<p>✓ <b>Complies</b></p> <p>The primary rooftop communal open space areas have been designed to ensure that the maximum amount of solar access is provided to these spaces, exceeding the sunlight requirement of 2 hours to 50% of the area pursuant to the Standard.</p>
58.03-4 Safety objective	<b>Standard D9</b>	<p>✓ <b>Complies</b></p> <p>The proposal has been designed to ensure that no dwellings are obscured or isolated. The development has been designed to provide good lighting, visibility and surveillance of car park entry and internal access ways.</p>

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58.03-5 Landscaping objectives	<b>Standard D10</b>	<p>✓ <b>Complies with objectives</b></p> <p>While the building does not provide deep soil planting due to the location of basement levels (as per the previous approval), the landscape response is still considered acceptable. This is due to the location of the site within a Commercial 1 Zone and the Oakleigh MAC, where developments are typically built close to the boundary providing limited-to-no capacity for deep soil planting.</p> <p>The proposed landscaping as shown in the plans is considered appropriate for the proposed development respecting the landscape character of the area. Landscaping is proposed by including planters on private and communal balconies and terraces.</p>
58.03-6 Access objective	<b>Standard D11</b>	<p>✓ <b>Complies</b></p> <p>The proposal represents a positive improvement to the public realm with respect to the on-site vehicle access and provision of car parking spaces in the basement. The proposed building proposes a singular 6.3m wide vehicle access point, similar to the previous approval.</p>
58.03-7 Parking location objectives	<b>Standard D12</b>	<p>✓ <b>Complies</b></p> <p>The development incorporates secure, ventilated basement car parking across three levels accessed via the rear of the site utilising a two-way ramp. No dwellings are to be impacted by car parking. The car parks will be conveniently accessible to the dwellings via a private lift core and staircase.</p> <p>Please review the Traffic Assessment prepared by Ratio for further details.</p>
58.03-8 Integrated water and stormwater management objectives	<b>Standard D13</b>	<p>✓ <b>Complies</b></p> <p>The proposed development provides for integrated water and stormwater management initiatives.</p> <p>A 10kL rainwater tank in the basement carpark stores rainwater harvested from the roof elements. The water will be reused for landscape irrigation, equipment (bin) washdown and toilet flushing on the ground floor.</p> <p>Stormwater occupying impermeable surfaces other than the roof will be treated in a raingarden and released at the legal point of discharge.</p> <p>In accordance with the performance criteria of the Melbourne STORM tool, the proposed development demonstrates a score of 102%, exceeding the 100% STORM threshold score required for BESS.</p> <p>Please refer to the Sustainability Management Plan prepared by The Green Factory and the STORM Rating Report.</p>
58.04-1 Building setback objectives	<b>Standard D14</b>	<p>✓ <b>Complies with objectives</b></p> <p>The proposed development incorporates a podium and tower built form which has been designed in response to its surrounding context and other approved developments within the Oakleigh MAC. The building setbacks vary and as previously stated, the subject site is surrounded by at least three street frontages which are between 10m and 20m in width, thus providing significant setback distances. Due to these distances, the</p>

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		<p>proposal is generally not reliant on screening to reduce views as the only habitable room windows within 9m are those to the west.</p> <p>The upper levels are setback appropriately from the podium level allowing adequate daylight into new dwellings and ensuring all new dwellings have a reasonable outlook. The proposed setbacks to each level provide appropriate internal amenity to meet the needs of residents. These setbacks will allow for adequate daylight to new habitable room windows and provide an excellent outlook even if development were to occur on adjoining sites.</p> <p>In particular, the development provides generous setbacks to the north, protecting the proposed north-facing dwellings from potential amenity issues given a commensurate development occurs. The following built form setbacks are provided to north-facing apartments on the northern boundary:</p> <ul style="list-style-type: none"> <li>▪ The ground floor abuts the common northern boundary, with the rear boundaries of the two commercial tenancies fronting Mill Road set back at 4 metres to accommodate rear courtyards.</li> <li>▪ The built form setback is approximately 6.53 metres at first floor level from the northern boundary (with balconies set back approximately 3.93 metres from the boundary).</li> <li>▪ The built form setback is approximately 6.53 metres at second, third, fourth, fifth and sixth floor level from the northern boundary (with balconies set back approximately 5.33 metres from the boundary).</li> </ul> <p>On this basis, we consider that the proposed northern setbacks provide for an acceptable built form outcome that mitigates against future amenity issues arising from new development to the north.</p> <p>The daylight assessment report prepared by Meinhardt Group dated 15 November 2022 demonstrates that 100% of the apartments meet the Greenstar Daylight Autonomy Threshold, complying with Greenstar requirements. The Commercial areas achieve the 40% Greenstar Threshold requirement with 57.8% of commercial tenancy area.</p> <p>Please review the Town Planning Report prepared by Urbis, Design Response prepared by Bruce Henderson Architects, Daylight Report prepared by Meinhardt Group and Sustainability Management Plan prepared by The Green Factory.</p>
58.04-2 Internal views objective	<b>Standard D15</b>	<p>✓ <b>Complies</b></p> <p>Windows and balconies have been designed to not overlook the public open space (POS) of a lower-level dwelling within the same development.</p> <p>The proposed building has been carefully designed to ensure that all private open spaces and habitable room windows are orientated external to the building to ensure that no internal overlooking will occur, as well as mitigating the requirement for the development to incorporate overlooking screening, improving the amenity of the development for future occupants.</p>

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58.04-3 Noise impacts objectives	<b>Standard D16</b>	<p>✓ <b>Complies</b></p> <p>The development will not generate an unreasonable level of noise for a multi-storey mixed-use development. All appropriate measures to contain resident noise sources and on-site commercial services to protect future and existing surrounding residents from noise sources have been incorporated into the proposal.</p> <p>Plant and equipment are centrally located on the roof, and hence is well separated from bedrooms of existing and proposed dwellings. The lift core slightly abuts some bedrooms, however in each instance, it is only one per level, and only partially, hence the lift is less likely to result in adverse impacts.</p> <p>There are no unusual noise sources in the surrounding area. The building will be a quality construction which will protect future residents from unreasonable noise impacts. The site is located within a railway noise influence area given it is located within 80 metres of the southern railway track centreline at Oakleigh train station.</p>
58.05-1 Accessibility objective	<b>Standard D17</b>	<p>✓ <b>Complies</b></p> <p>The apartment building will provide accessibility to future residents far exceeding the requirements of Standard D17, with 60% of dwellings achieving the minimum requirements specified below:</p> <ul style="list-style-type: none"> <li>▪ A clear opening width of minimum 850mm at the entrance to the dwelling and main bedroom.</li> <li>▪ A clear path with a minimum width of 1.2 metres connecting the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</li> <li>▪ A main bedroom with access to an adaptable bathroom.</li> <li>▪ An adaptable bathroom that meets all of the requirements of Design A or B specified in Table D4.</li> </ul>
58.05-2 Building entry and circulation objectives	<b>Standard D18</b>	<p>✓ <b>Complies with objective</b></p> <p>The proposal's residential entrances will be at street level from each frontage (Johnson Street, Mill Road and Haughton Road). The entrances will comprise entrance lobbies, providing a safe and secure transition area. A 52.7 sqm fore court entrance is provided to Haughton Road including a 3 storey feature screen to provide interest and a visual connection between the development and the Oakleigh Train Station. The fore court entrance includes a central spherical planter with seating on the circumference, visible from the upper levels through an oculus roof element design.</p> <p>All common areas associated with the residential component of the building, including corridors, will benefit from access to at least one natural light source. Further common areas will avoid building service obstructions and will maintain clear sight lines. All dwellings have comfortable access to and from the lift core and staircases.</p>
58.05-3 Private open	<b>Standard D19</b>	<p>✓ <b>Complies with objectives, Complies with standard under VC174</b></p> <p>All dwellings will be provided with a balcony or terrace that is conveniently accessible from a living room. All balconies provide an area and minimum</p>

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space objective		dimension meeting or exceeding those specified in Table D8 of the amended Standard D20 (VC210) which designates area and dimension requirements based on cardinal direction.
58.05-4 Storage objective	<b>Standard D20</b>	<p>✓ <b>Complies</b></p> <p>All dwellings will be provided with conveniently accessible storage space that is usable and secure.</p> <p>The majority of dwelling's will meet their storage volumes internal to the dwelling, with some external storage allocated as basement storage cages where required.</p>
58.06-1 Common property objectives	<b>Standard D21</b>	<p>✓ <b>Complies</b></p> <p>The proposal clearly delineates communal and private areas, with common property designed to be functional and capable of efficient management.</p>
58.06-2 Site services objectives	<b>Standard D22</b>	<p>✓ <b>Complies</b></p> <p>The development will ensure site services and facilities can be installed, are accessible and easily maintained. This includes a dedicated mail room that is located within the residential lobby and convenient to access by Australia Post or other delivery service.</p>
58.06-3 Waste and recycling objectives	<b>Standard D23</b>	<p>✓ <b>Complies</b></p> <p>The waste and recycling management facilities have been designed with careful guidance from the waste consultant and will be managed in accordance with a Waste Management Plan.</p> <p>Please refer to discussion with the town planning report and the enclosed Waste Management Plan prepared by R B Waste Consulting Service.</p>
58.07-1 Functional layout objective	<b>Standard D24</b>	<p>✓ <b>Complies</b></p> <p>All dwellings will comprise of master bedrooms that meet or exceed the minimum internal room dimensions specified in Table D7.</p> <p>Further these rooms will continue to provide a separate area in addition to the minimum internal room dimensions to accommodate a wardrobe.</p> <p>All dwellings will comprise living areas that meet or exceed the minimum area required for living areas, though full compliance with the minimum width is achieved due to the curved design of the development. It is considered that these areas continue to be highly usable, in most cases exceeding the minimum area requirements and ensure functionality and usability for future occupants.</p>
58.07-2 Room depth objective	<b>Standard D25</b>	<p>✓ <b>Complies</b></p> <p>All proposed dwellings within the development will either have multiple aspects or in the instance of a single aspect room, do not exceed a room depth 2.5 times the ceiling height to ensure adequate daylight access into all habitable areas.</p>
58.07-3 Windows objective	<b>Standard D26</b>	<p>✓ <b>Complies</b></p>

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		All habitable rooms within the development will comprise a window in an external wall of the building providing exceptional levels of daylight access to all habitable rooms.
58.07-4 Natural ventilation objectives	<b>Standard D27</b>	<p>✓ <b>Complies</b></p> <p>Within the development, 41.4 per cent of the dwellings will provide effective cross ventilation that features a minimum breeze path through the dwelling of more than 5 metres but a maximum of less than 18 metres, measured between the ventilation openings on different orientations of each dwelling, which meets the requirements of Standard D27.</p>