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CLAUSE 58 ASSESSMENT

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(Smallest value for Ext storage if more than 1 apt in the type)

APT TYPE	APT NUMBER	N.ROOMS	NUMBER	Bedrm Size	Living Area m ²	Apt Depth	Windows	Balc. Depth	Balc. Area m ²	Accessible	Int Storage m ³	Min Ext Storage m ³	Total Storage m ³	Storage Standard	Ventilation
T01	305 - 1805 (Typ)	2 BED 2 BATH	16	✓	✓	✓	✓	✓	✓	✓	14.7	0	14.7	✓	-
T02	306 - 906 (Typ)	3 BED	7	✓	✓	✓	✓	✓	✓	✓	16.91	0	16.91	✓	✓
T03	309 - 909 (typ)	2 BED 2 BATH	7	✓	✓	✓	✓	✓	✓	-	14.09	0	14.09	✓	✓
T04	301 - 901 (Typ)	2 BED 2 BATH	7	✓	✓	✓	✓	✓	✓	-	13.06	3.88	16.94	✓	-
T04a	1001 - 2001 (Typ)	2 BED 2 BATH	11	✓	✓	✓	✓	✓	✓	-	12.47	3.88	16.35	✓	-
T05	902 - 2002 (Typ)	2 BED 2 BATH	18	✓	✓	✓	✓	✓	✓	-	12.72	2.07	14.79	✓	✓
T06	1007 - 1807 (Typ)	2 BED 2 BATH	9	✓	✓	✓	✓	✓	✓	✓	11.1	3.19	14.29	✓	-
T06a	307 - 907 (Typ)	2 BED 2 BATH	7	✓	✓	✓	✓	✓	✓	✓	10.48	3.88	14.36	✓	-
T06b	308 - 908 (Typ)	2 BED 2 BATH	7	✓	✓	✓	✓	✓	✓	✓	10.15	3.88	14.03	✓	-
T06c	303 - 2003 (Typ)	2 BED 2 BATH	18	✓	✓	✓	✓	✓	✓	✓	14.52	0	14.52	✓	-
T07	304 - 1804 (Typ)	2 BED 2 BATH	16	✓	✓	✓	✓	✓	✓	-	12.39	3.47	15.86	✓	✓
T08	1006 - 1806 (Typ)	3 BED	9	✓	✓	✓	✓	✓	✓	✓	22.53	0	22.53	✓	✓
T09	1008 - 1808 (Typ)	2 BED 2 BATH	9	✓	✓	✓	✓	✓	✓	-	13.3	2.94	16.24	✓	✓
T10	1905 - 2005 (Typ)	3 BED	2	✓	✓	✓	✓	✓	✓	-	22.12	0	22.12	✓	✓
T11	1906 - 2006 (Typ)	3 BED	2	✓	✓	✓	✓	✓	✓	-	22.6	0	22.6	✓	✓
T12	1904 - 2004 (Typ)	3 BED	2	✓	✓	✓	✓	✓	✓	✓	24.07	0	24.07	✓	✓

TOTAL	147	147	147	147	147	147	147	75	1667.94	217.79	1885.73	147	72
PERCENTAGE		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	51.0%				100.0%	49.0%

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	-
27/07/2021	UPDATED FOR RFI	XL	NA	1

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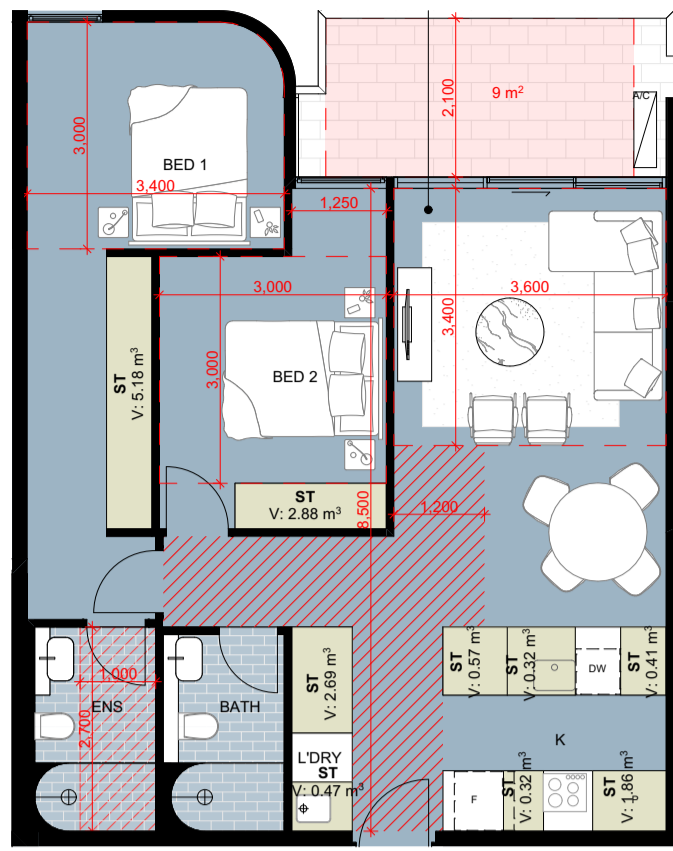
PROJECT
251-261 Springvale Road Glen Waverley

DRAWING
7.1 CLAUSE 58 MATRIX

DATE
 27/07/2021
 JOB NUMBER
 12668
 SCALE
 1:0.67 @A1
 REVISION
 1



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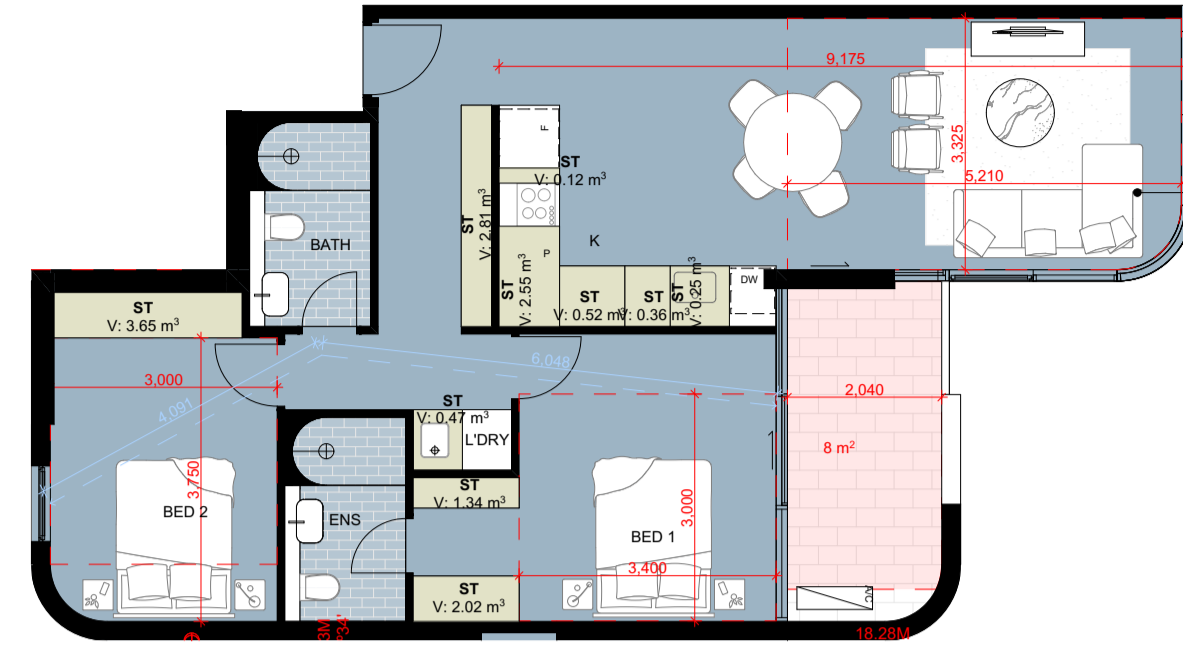
NSA: 87m²
BALCONY: 11m²

T01: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	Y	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	N	



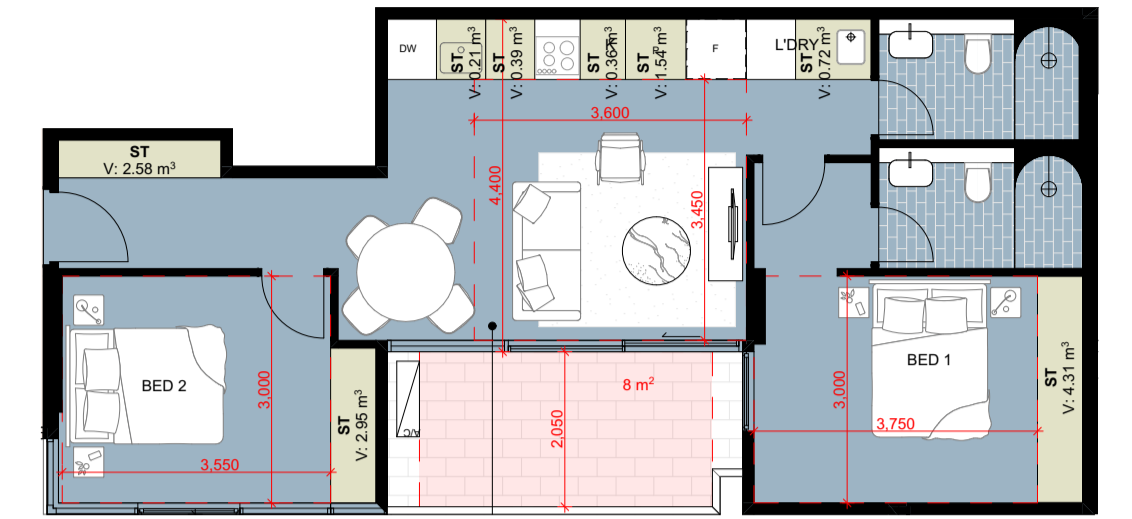
NSA: 107m²
BALCONY: 15m²

T02: 3 BED	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	Y	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	Y	



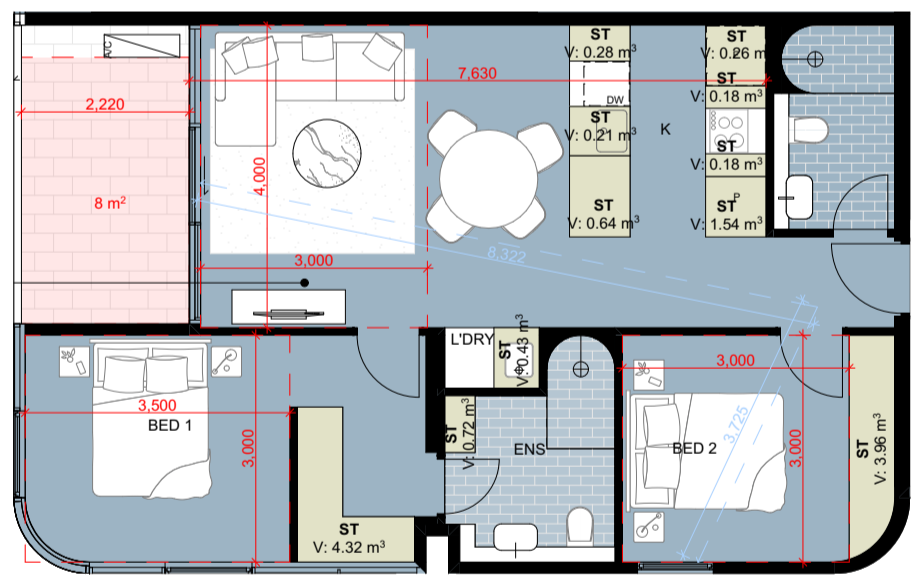
NSA: 91m²
BALCONY: 10m²

T03: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	N	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	Y	



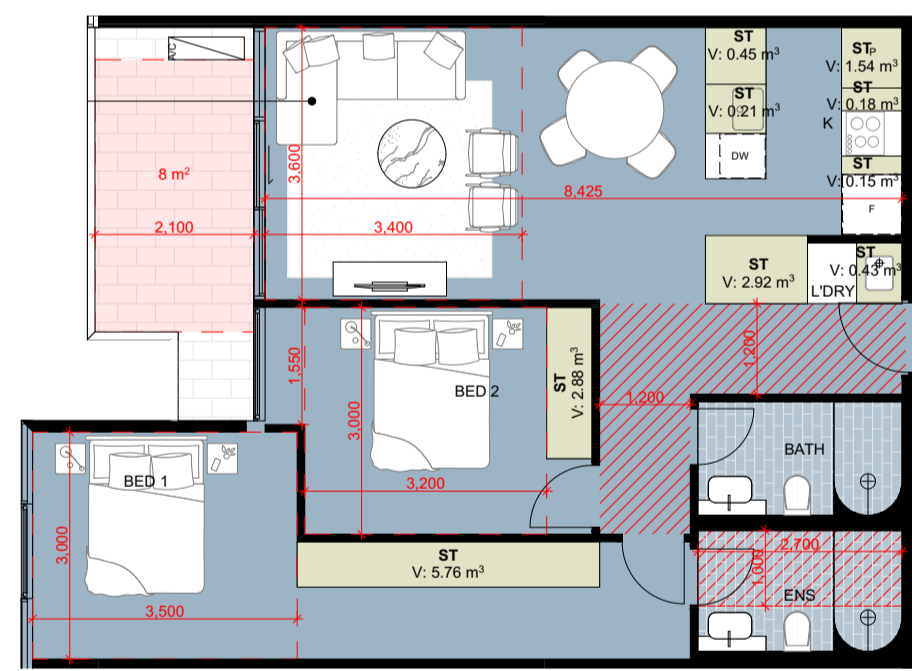
NSA: 75m²
BALCONY: 10m²

T04: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	N	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	N	



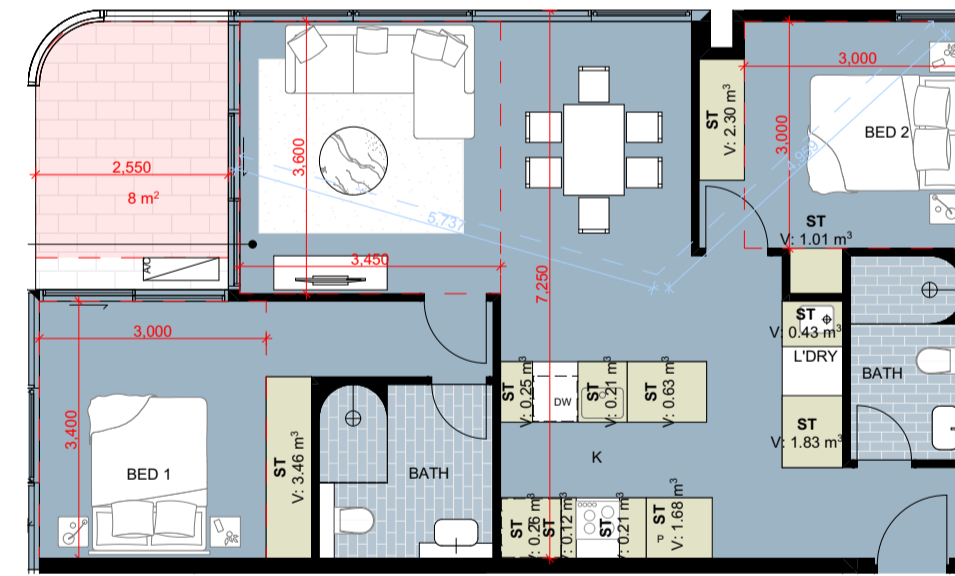
NSA: 78m²
BALCONY: 10m²

T05: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	Y	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	Y	



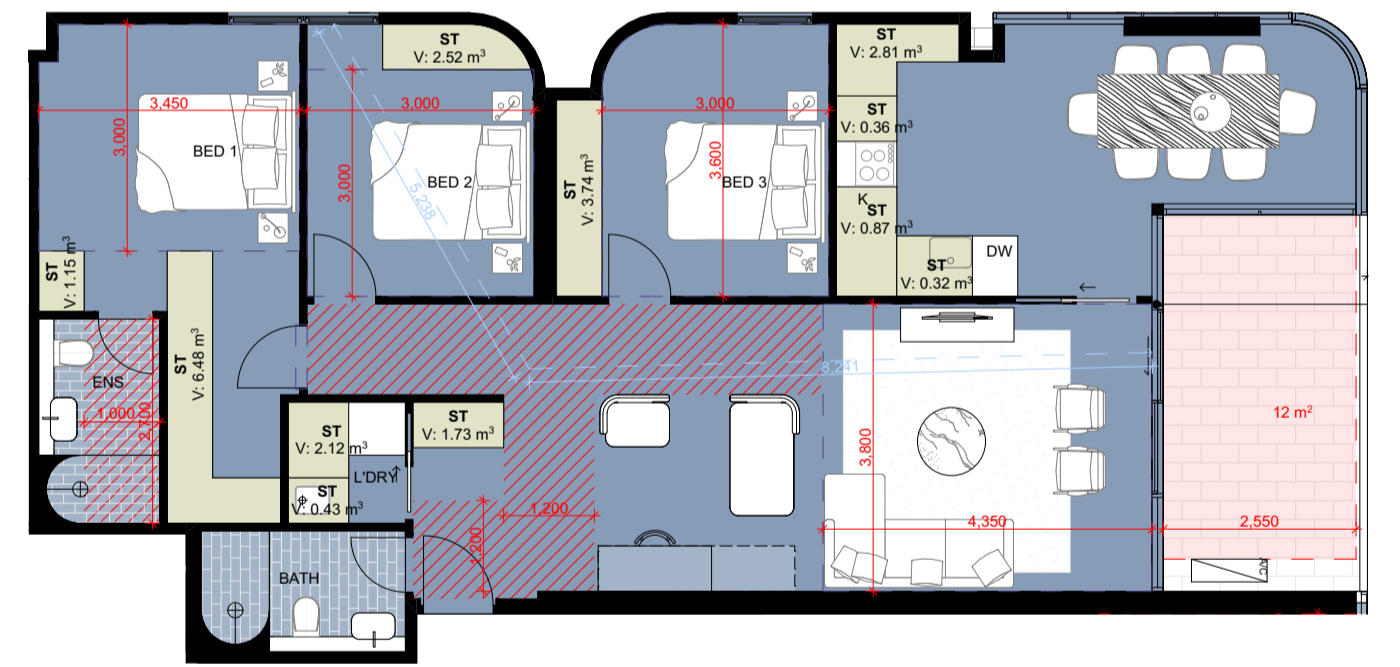
NSA: 86m²
BALCONY: 11m²

T06: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	Y	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	N	



NSA: 83m²
BALCONY: 10m²

T07: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	N	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	Y	



NSA: 123m²
BALCONY: 14m²

T08: 3 BED	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	Y	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	N	

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	-
27/07/2021	UPDATED FOR RFI	XL	NA	1

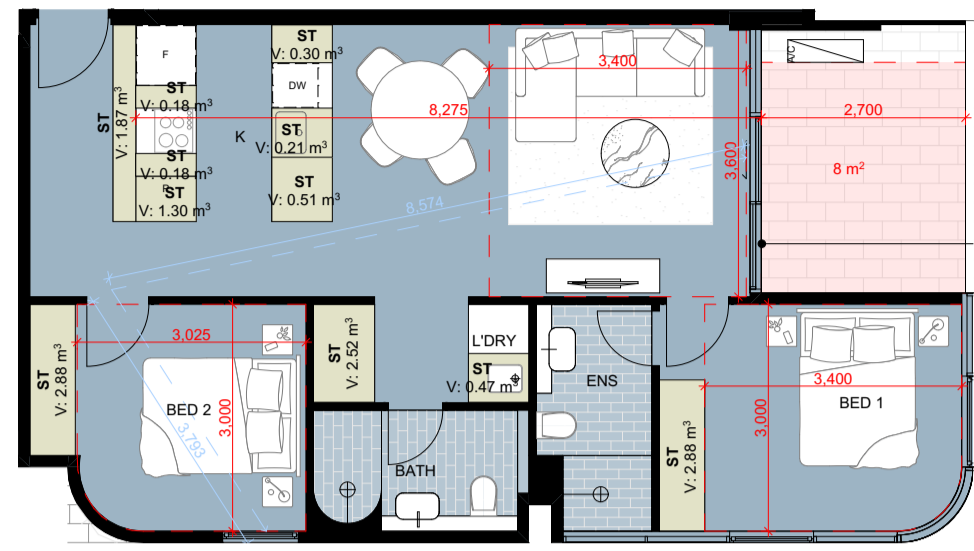


Level 5, 107 Elizabeth Street, Melbourne VIC 3000 Australia
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 plus architecture
 PROJECT
 251-261 Springvale Road Glen Waverley
 DRAWING
 7.2 APT TYPE 01 - 08

DATE
27/07/2021
SCALE
1:100 @A1

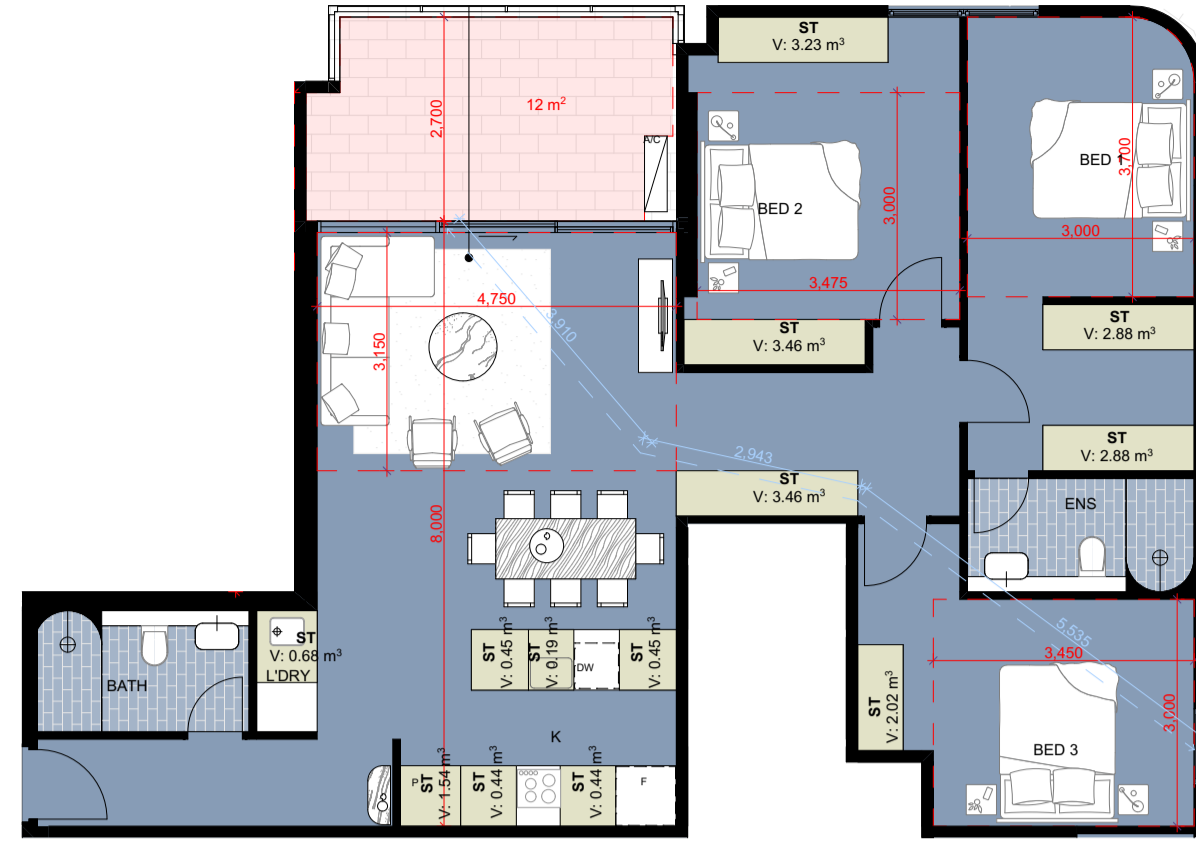
REVISION
12668
1





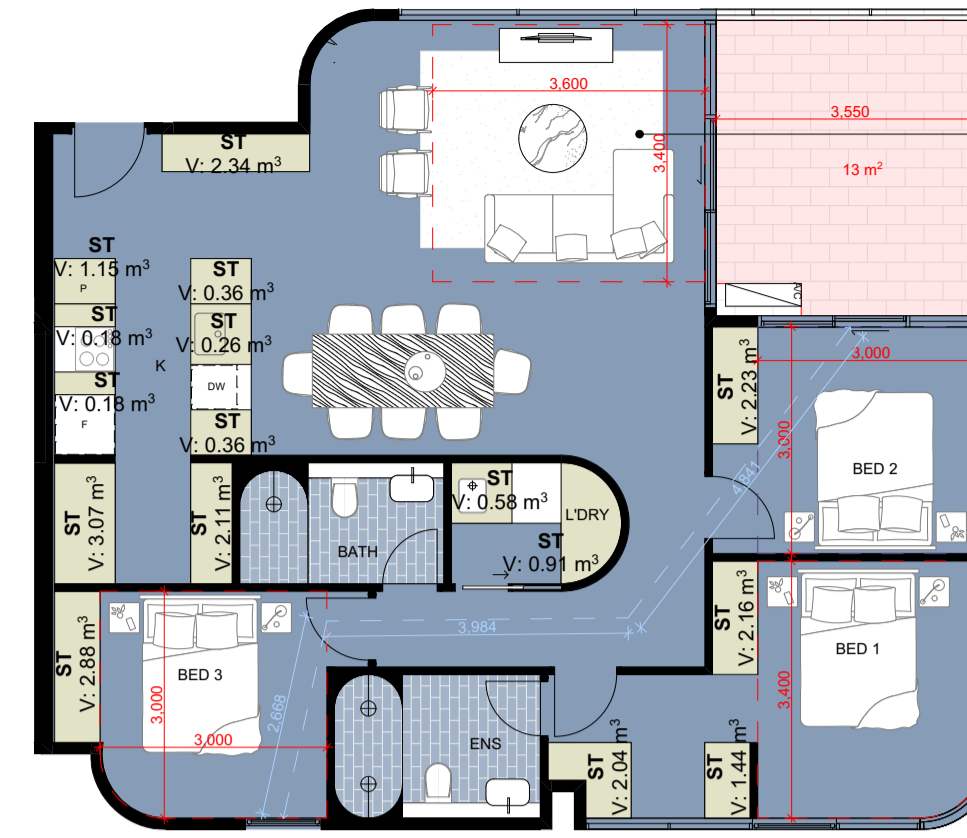
NSA: 77m²
 BALCONY: 10m²

	REQ.	Y/N	COMMENTS
T09: 2 BED 2 BATH			
BEDROOM:		Y	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.
LIVING AREA:	12sqm	Y	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm
ROOM DEPTH:		Y	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.
WINDOWS:		Y	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.
STORAGE:	14m ³	Y	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³
PRIVATE OPEN SPACE:	8sqm	Y	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth
ACCESSIBILITY:		Y	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.
NATURAL VENTILATION:		Y	Requirements of cross ventilation; max path 18m: min path 5m



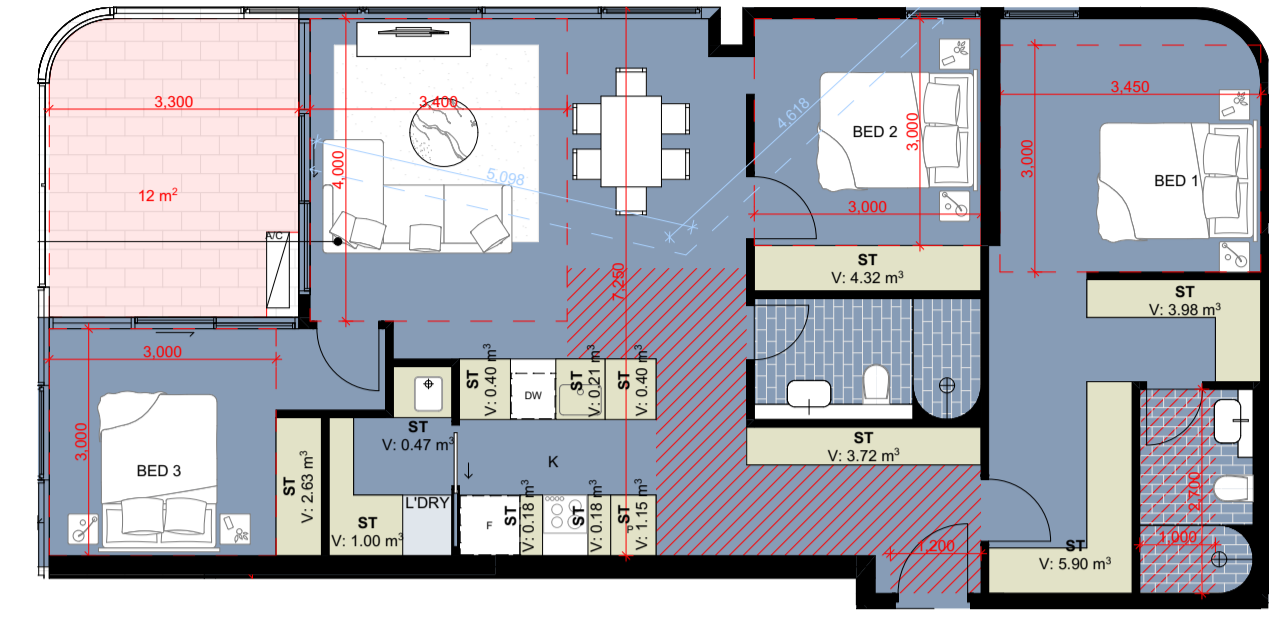
NSA: 121m²
 BALCONY: 14m²

	REQ.	Y/N	COMMENTS
T10: 3 BED			
BEDROOM:		Y	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.
LIVING AREA:	12sqm	Y	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm
ROOM DEPTH:		Y	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.
WINDOWS:		Y	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.
STORAGE:	18m ³	Y	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³
PRIVATE OPEN SPACE:	12sqm	Y	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth
ACCESSIBILITY:		N	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.
NATURAL VENTILATION:		Y	Requirements of cross ventilation; max path 18m: min path 5m



NSA: 116m²
 BALCONY: 15m²

	REQ.	Y/N	COMMENTS
T11: 2 BED 2 BATH			
BEDROOM:		Y	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.
LIVING AREA:	12sqm	Y	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm
ROOM DEPTH:		Y	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.
WINDOWS:		Y	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.
STORAGE:	18m ³	Y	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³
PRIVATE OPEN SPACE:	12sqm	Y	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth
ACCESSIBILITY:		N	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.
NATURAL VENTILATION:		Y	Requirements of cross ventilation; max path 18m: min path 5m



NSA: 109m²
 BALCONY: 14m²

	REQ.	Y/N	COMMENTS
T12: 3 BED			
BEDROOM:		Y	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.
LIVING AREA:	12sqm	Y	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm
ROOM DEPTH:		Y	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.
WINDOWS:		Y	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.
STORAGE:	18m ³	Y	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³
PRIVATE OPEN SPACE:	12sqm	Y	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth
ACCESSIBILITY:		Y	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.
NATURAL VENTILATION:		Y	Requirements of cross ventilation; max path 18m: min path 5m

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	-
27/07/2021	UPDATED FOR RFI	XL	NA	1

