

Annexure 7

R-Code Assessment

SPP7.3 R-CODES

VOLUME 2 - APARTMENTS

ASSESSMENT TEMPLATE

ABOUT THIS TEMPLATE

State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (R-Codes Vol. 2) has brought about changes to the way that multiple dwellings will be designed, assessed, constructed and – ultimately – lived in.

This assessment template is based on work conducted by the Inner City Councils Planning Working Group¹, and adapted by the Department of Planning, Lands and Heritage for broader distribution.

Responsible Authorities are encouraged to adapt this template to best suit their needs. This template is designed to be used in conjunction with, not as a replacement for, the R Codes Vol. 2.

This template comprises of 2 parts:

- PART 1** Recommended information to be submitted by applicant as part of a development application.
- PART 2** Template for assessment under the R-Codes Vol. 2 (including any local planning framework that amends or replaces the R-Codes Vol. 2). It is recommended that this template is completed by:
 - (a) the applicant and submitted as part of the development application; and
 - (b) the Responsible Authority for the purposes of assessment.

R-Codes Vol. 2 is a performance-based policy. While addressing the Acceptable Outcomes is likely to achieve the relevant Element Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in context of the entire design solution to ensure the Element Objectives are achieved.

Assessing officers are encouraged to firstly consider the proposal under the Element Objectives, delve into details provided by the applicant (whether these be the Acceptable Outcome or alternate performance solution approach using the relevant Design Guidance) before returning to the principles outlined in the Element Objectives.

The onus is on the Applicant to demonstrate that the Element Objectives have been achieved. Responsible Authorities may consider refusal of an application on the basis that insufficient information/materials have been provided to satisfy an Element Objective to the satisfaction of the Responsible Authority. The burden of proof is not on the Responsible Authority but the applicant to demonstrate – by way of example – adequate solar access is achieved if the applicant has not provided the relevant diagrams and calculations to address this subject matter.

Please be advised that this assessment template is not intended to replace R-Codes Vol. 2 in terms of being a point of reference for both designers and assessors. Amongst other things, the source document contains Design Guidance, diagrams and example images that are not featured within this template.

¹Inner City Councils Planning Working Group – Town of Victoria Park, City of Perth, City of South Perth, City of Subiaco, City of Vincent

PART 1 - INFORMATION FOR THE APPLICANT

It is recommended that the following information is provided by the applicant when lodging a development application.

A5 – Development application guidance (1/2) <i>This guidance assists proponents in formulating the appropriate materials when submitting a development application. Check with the relevant local authority if there are any additional materials required.</i>			
Documentation	Required Information	Provided?	
Development details	A summary document that provides the key details of the development proposal. It contains information such as the: <ul style="list-style-type: none"> – plot ratio of the development – number, mix, size and accessibility of apartments – number of car parking spaces for use (residential, retail, accessible, visitor etc.) – percentage of apartments meeting cross ventilation and daylight requirements. 	Y	
Site analysis	[Prepared at earlier stage of design development in A3 <i>Site analysis and design response guidance</i>]	Y	
Design statements	An explanation of how the design relates to the Design Principles in State Planning Policy 7.0 Design of the Built Environment. An explanation of how the proposed development achieves the relevant objectives of this policy in A6 <i>Objectives summary</i> . For adaptive reuse projects which affect heritage places, provide a Heritage Impact Statement prepared in accordance with the State Heritage Office's <i>Heritage Impact Statement Guide</i> available at www.stateheritage.wa.gov.au (for state registered places) or the relevant local government guidelines (for other places).	Y	
Site plan	A scale drawing showing: <ul style="list-style-type: none"> – any proposed site amalgamation or subdivision – location of any proposed buildings or works in relation to setbacks, building envelope controls and building separation dimensions – proposed finished levels of land in relation to existing and proposed buildings and roads – pedestrian and vehicular site entries and access – interface of the ground floor plan with the public domain and open spaces within the site – areas of communal open space and private open space – indicative locations of planting and deep soil areas including retained or proposed significant trees. – overshadowing over neighbouring sites – location of adjacent solar collectors. 	Y	
Landscape plan	A scale drawing showing: <ul style="list-style-type: none"> – the building footprint of the proposal including pedestrian, vehicle and service access – trees to be removed shown dotted – trees to remain with their tree protection areas (relative to the proposed development) – deep soil areas and associated tree planting – areas of planting on structure and soil depth – proposed planting including species and size – details of public space, communal open space and private open space – external ramps, stairs and retaining wall levels – security features and access points – built landscape elements (fences, pergolas, walls, planters and water features) – ground surface treatment with indicative materials and finishes – site lighting – stormwater management and irrigation concept design. 	Y	
Other plans and reports	Acoustic Report (or equivalent) Waste Management Plan (or equivalent)	Y	

A5 – Development application guidance (2/2)

Documentation	Required information	Provided?	
Floor plans	<p>A scale drawing showing:</p> <ul style="list-style-type: none"> — all levels of the building including roof plan — layout of entries, circulation areas, lifts and stairs, communal spaces, and service rooms with key dimensions and Real Level (RL) heights shown — apartment plans with apartment numbers and areas, all fenestration, typical furniture layouts for each apartment type, room dimensions and intended use and private open space dimensions — accessibility clearance templates for accessible units and common spaces — visual privacy separation shown and dimensions where necessary — vehicle and service access, circulation and parking — storage areas. 	Y	
Elevations	<p>A scale drawing showing:</p> <ul style="list-style-type: none"> — proposed building height and RL lines — building height control — setbacks or envelope outline — building length and articulation — the detail and features of the façade and roof design — any existing buildings on the site — building entries (pedestrian, vehicular and service) — profile of buildings on adjacent properties or for 50m in each direction, whichever is most appropriate. <p>Samples or images of proposed external materials, finishes and colours of the proposal, keyed to elevations.</p>	Y	
Sections	<p>A scale drawing showing:</p> <ul style="list-style-type: none"> — proposed building height and RL lines — building height control — setbacks or envelope outline — adjacent buildings — building circulation — the relationship of the proposal to the ground plane, the street and open spaces particularly at thresholds — the location and treatment of car parking — the location of deep soil and soil depth allowance for planting on structure (where applicable) — building separation within the development and between neighbouring buildings — ceiling heights throughout the development — detailed sections of the proposed façades. 	Y	
Building performance diagrams	<p>A solar diagram (where required) at the winter solstice (21 June) at a minimum of hourly intervals showing:</p> <ul style="list-style-type: none"> — number of hours of solar access to the principal communal open space — number of hours of solar access to units within the proposal and tabulation of results — overshadowing of existing adjacent properties and overshadowing of future potential development where neighbouring sites are planned for higher density — elevation shadows if likely to fall on neighbouring windows, openings or solar panels. <p>A ventilation diagram (where required) showing unobstructed path of air movements through dual aspect apartments and tabulation of results.</p>	Y	
Illustrative views	<p>Photomontages or similar rendering or perspective drawings illustrating the proposal in the context of surrounding development. Note: Illustrative views need to be prepared using a perspective that relates to the human eye. Where a photomontage is prepared, it should use a photo taken by a full frame camera with a 50mm lens and 46 degree angle of view.</p>	Y	
Models	<p>A three dimensional computer generated model showing views of the development from adjacent streets and buildings.</p> <p>A physical model for a large or contentious development (if required by the consent authority).</p>	Y	

PART 2 - TEMPLATE FOR ASSESSMENT UNDER THE R-CODES VOL. 2

It is recommended that the template is used as follows -

Applicants

- This document is intended to provide a structure to organise and arrange the supporting material and documentation for preparing and submitting a Development Application, with the onus being on the applicant to demonstrate that an Element Objective has been achieved.
- Applicants are encouraged to complete the 'applicant sections' of this document, outlining how the Element Objectives are satisfied. In many (if not most) instances it is expected that written response will be supported by associated drawings or documentation provided by the applicant '*e.g. – refer to Overshadowing Diagrams page 25 of submission package*'.
- The template can then be included in the application to the Responsible Authority.

Responsible Authority

- This document is intended to provide a structure to systematically and holistically undertake a planning assessment against the performance-based approach of R-Codes Vol. 2.
- The Responsible Authority will review the applicant's comments provided in this template and undertake an assessment of the materials provided against the relevant Element Objectives.

Section 1.2 of R-Codes Vol. 2 provides that certain sections of the policy may be amended or replaced by local planning frameworks. Where such local planning frameworks may have effect, this template provides an additional section where the applicable requirements may be stated.

ELEMENT 2.2 BUILDING HEIGHT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	The Subject Site is presently zoned Residential R30. In regard to the desired future scale and character, the Better Suburbs Strategy (adopted by Council in August 2020) identified the Subject Site as Local Centre “A2 up to 6 storeys” furthermore with a Local Centre zoning, the development has ground floor commercial uses with residential above. The proposal complies with this Built Form as contemplated in the Better Suburbs Strategy. The Better Suburbs Strategy identifies that the City’s draft Local Planning Scheme No. 4 will incorporate the changes in zoning to implement the strategy. Accordingly, the proposal responds to and is consistent with the desired future scale and character of the street and local area.	
O2.2.2 – The height of buildings within a development responds to changes in topography.	The Subject Site is reasonable flat and therefore topography has not been a major determinant of building height	
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	The development includes an articulated roof design with a separate roof to each of the building sections. The use of 5 separate roofs with space in between provides for articulation of the building. Communal open space is provided on the ground floor and within the north west corner of most levels (refer landscape plan).	
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	This development will be one of the first buildings to be constructed under the Better Suburbs Strategy. Both properties to the south currently accommodate single storey grouped dwellings but the northern most portion of both properties are identified under Better Suburbs as “A2 up to 6 storeys”. Therefore, it is considered likely that the built form of those properties will change in the future when they are comprehensively redeveloped and the design of that future development will take into account this proposal.	

ACCEPTABLE OUTCOMES											
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>											
A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument. <i>(Excerpt from table 2.1)</i>											
Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9	
LOCAL PLANNING FRAMEWORK						REQUIREMENT					
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>						The site is currently zoned Residential R30. This application is lodged with the SDAU taking into account the height controls as detailed in the Better Suburbs Strategy which are “A2 up to 6 storeys”. The development, at six storeys, complies with the Better Suburbs development provisions in relation to height.					

ELEMENT 2.3	STREET SETBACKS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	The planning framework associated with Better Suburbs Strategy (Local Development Plan for a Local Centre) has not progressed to the stage of detailing street setbacks. The plans propose a front setback of 2 metres to Morley Drive (primary street frontage) to provide an area to introduce landscape character to the front of the building. The setback above the ground floor is nil. The proposal also includes a vegetated awning feature that extends over the boundary to provide protection to pedestrians entering/existing the development. The setback proposed to the secondary street (Main Street) is 1m to the ground floor and nil above. The setbacks of 1 and 2 metres on the ground floor provides an area for landscaping to positively	

	contribute to the landscape character of the street. Refer Annexure 2, plan DA1001 for the ground floor plan annotated with setbacks and Level 1 plan DA1002 illustrating the awning.	
O2.3.2 – The street setback provides a clear transition between the public and private realm.	The proposed building with a nil street setback for the upper levels provides a clear transition between public and private realm. The planting areas on the Morley Drive Main Street frontages assist to soften the appearance of the building at the ground level. The balconies to the upper level assist to provide the clear transition.	
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	No ground level dwellings are proposed.	
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	The development incorporates balconies to dwellings that front both Morley Drive and Main Street and there is also a communal open space on each level at the corner. All of these areas (communal open space and private outdoor living areas) enable passive surveillance and outlook to the street.	

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument

(Excerpt from table 2.1)

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Minimum primary and secondary street setbacks <i>refer 2.3</i>	4m ⁴	2m	2m		2m		2m or Nil ⁵	2m or Nil ⁵	2m or Nil ⁵		

(4) Minimum secondary street setback 1.5m

(5) Nil setback applicable if commercial use at ground floor

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 2.4	SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	<p>The plans of each level included in Annexure 2 are annotated with side and rear setbacks.</p> <p>The side and rear boundary setbacks proposed take into account the existing zoning and future setbacks and building heights contemplated under Better Suburbs. The development has a 3 metre setback to the eastern side boundary, with the exception of the fire stair well, which is setback 0.5m for the length of wall measuring 7m together with an open balustrade for a length of 5m.</p> <p>For the southern side boundary, the setback of the building varies. The building has a nil setback to the ground floor of approximately 36 metres from Morley Drive (refer Annexure 2, Plan DA1001 for the site plan and DA2002 for the elevation showing the boundary wall). On the first floor, for the portion of the development closest to Main Street, the setback is nil to the ground and then for the remainder of the levels is predominantly 1.95m with a minor protrusion of 5 m in length with a setback of 0.75m, noting that these walls do not have any major openings. At the end of the dwellings facing Main Street is a solid wall that extends to the boundary. East of the dwellings that face Main Street, on the first level, are 4 dwellings with large balconies that have a planter box at the southern end of the balcony with obscure glazing to 1.675m on the boundary. The level 1 boundary wall to the screen extends for 22.6m after the dwellings that front Main Street. Refer plan DA1002 showing the floor plan, plan DA2002 showing the elevation with the privacy screen to Level 1 and plan DA2502 being Section 3 which shows a section of the development that includes the screen on the boundary.</p> <p>The development incorporates a boundary wall height to a maximum of two storeys on the southern side boundary. A boundary wall of this height is permissible under Table 2.1 in R-AC coding and taking into account the future zoning and built form</p>	

	<p>contemplated under Better Suburbs, is considered acceptable and will not adversely impact upon the neighbouring property.</p> <p>The reminder of the building to the east of the dwellings fronting Main Street and for levels 2-4 has a setback of 6 metres to the exterior edge of the balcony, with the wall of the remainder of the dwellings being setback more than 8 metres. The setback to the balconies on Level 5 increased to 7.4m and the wall is setback 8.7m from the southern boundary.</p> <p>The building setbacks take into account the built form of the adjacent properties contemplated under Better Suburbs and will provide for a suitable separation reflective of the zoning contemplated under Better Suburbs.</p>	
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.	<p>The building boundary setbacks have been developed in consultation with the City of Stirling in order to ensure that they achieve the desired streetscape character. Furthermore, the increased setback to the southern side boundary takes into account the likely built form of future developments to the south, with a setback of 6 metres to levels 2 and above, to allow for adequate separation of buildings and to provide a suitably sized area for deep soil planting and communal open space.</p>	
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.	<p>The subject site does not contain any existing trees in proximity to the side or rear boundaries. The predominant 6 metre setback to the southern side boundary provides an area for deep soil planting and also a potential area for stormwater to infiltrate. This area will assist to provide a softening interface with the properties to the south.</p>	
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.	<p>The Subject Site will be the first in this location to be developed in accordance with the Better Suburbs strategy. The proposed development has a greater setback to the eastern portion of the south side boundary in order to provide a transition to the existing (and future) development to the south, which is identified for up to 5 storeys under Better Suburbs.</p>	

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where:

- a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument **AND /OR**
- b) a greater setback is required to address 3.5 Visual privacy.

(Excerpt from table 2.1)

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Boundary wall height (storeys) ^{1,2} <i>refer 2.4</i>	1 ³		1 ³	2 ³	2 ³		2	3	4		
Minimum side setbacks ⁶ <i>refer 2.4</i>	2m	3m	3m		3m		Nil				
Minimum rear setback <i>refer 2.4</i>	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m <i>refer 2.4</i>	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		

(1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions

(2) Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code

(3) Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.

(6) Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.

A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in 2.7 Building separation, 3.3 Tree canopy and deep soil areas, 3.5 Visual privacy and 4.1 Solar and daylight access.

LOCAL PLANNING FRAMEWORK

REQUIREMENT

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

The current local planning framework does not contemplate this form of development.
The development does not meet the acceptable outcomes of the Residential Design Codes Volume 1, which would apply under the current zoning, however the application is to be considered under Part 17 of the Planning and Development Act 2005, therefore an assessment is not provided under the R Codes Volume 1.
The adopted strategic planning framework under Better Suburbs does not detail specific development

standards in relation to lot boundary setbacks applicable to this site. However, the City prepared a draft “Activity Corridors and Local Centres Local Development Plan”, but this has not been adopted by Council. The City had advised that a R-AC0 coding would be applied to this site when the site was to be rezoned and a local development plan is likely to apply to the site but has not been adopted at the time of writing this report.


ELEMENT 2.5		PLOT RATIO										
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>			APPLICANT COMMENT					ASSESSOR COMMENT				
			<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>									
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.			The plot ratio of the proposal is 2.3:1. Refer to Annexure 2, plans DA4010 and 4011. Development standards for this site for development under the Better Suburbs has not been adopted as yet. Further the City had recommended that an R-AC0 coding apply, which would detail the plot ratio applicable under a Local Development Plan. While plot ratio is different to building height in the absence of any plot ratio figure, this development complies with the 6 storey maximum height contemplated under the Better Suburbs Strategy.									
ACCEPTABLE OUTCOMES												
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>												
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument. <i>(Excerpt from table 2.1)</i>												
Streetscape contexts and character <i>refer A2</i>		Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
		Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1
Plot ratio ⁷ <i>refer 2.5</i>		0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

(6) Refer to Definitions for calculation of plot ratio

(6) Refer to Definitions for calculation of plot ratio

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	<p>The current local planning framework does not contemplate this form of development. The adopted planning framework under Better Suburbs does not detail specific development standards in relation to plot ratio. The City had indicated that an R-AC0 Coding would be contemplated for this site when Better Suburbs was implemented with a Local Development Plan applying to the site. The City prepared a draft “Activity Corridors and Local Centres Local Development Plan”, but this has not been adopted by Council.</p> <p>The City had advised that an R-AC0 coding would be applied to this site when the site was to be rezoned and a Local Development Plan prepared and adopted which would detail the plot ratio standards that would apply. In the absence of a Local Development Plan, the proposal complies with the height detailed in the Better Suburbs Strategy.</p>

ELEMENT 2.6	BUILDING DEPTH	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	<p>The development is designed as four separate interlinked buildings. The east-west axis allows for sunlight to filter through to the dwellings located on the southern elevation of the development.</p> <p>Both the north-south and east-west open areas allows for natural ventilation throughout the development and into the dwellings. All dwellings have openings on 2 sides and thus allows for natural ventilation through the dwellings and through the development.</p> <p>Refer to the daylight access and cross ventilation plans provided in the Development Plan set.</p>	
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.	<p>The depth of the internal axis area annotated on each of the floor level plans included in Annexure 2.</p> <p>The building is articulated with an open central axis to allow for greater light penetration to the southern dwellings and to allow for ventilation of the</p>	

	<p>dwelling.</p> 	
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.	Ceiling heights assist to optimise solar access. All dwellings will have access to natural ventilation.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to <i>4.1 Solar and daylight access</i> and <i>4.2 Natural ventilation</i> .		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A	

ELEMENT 2.7	BUILDING SEPARATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	The development has been designed with many balconies located along the street frontages.	
O2.7.2 – Building separation is in proportion to building height.	The City's Better Suburbs Strategy promotes an "attached" built form, including development located on the corner of Main Street and North Beach Drive.	

	<p>The balconies that face towards the southern boundary at Levels 2-4 have a setback of 6 metres (allowing for a separation of 12m between the subject building and future developments on the adjacent properties). Level 5 has an increased setback to 7.4m to the balcony.</p> <p>With setbacks of 6 metres for the majority of the southern side setback a separation of 9m to a future development on the adjoining property could be achieved.</p> <p>The separation to the eastern side boundary is 3m allowing for future building separation of 6m, to the adjacent site which is identified as up to 5 storeys.</p>	
<p>O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.</p>	<p>The balconies for the southern dwellings not fronting a road are setback a minimum 6 metres. With the exception of those on Level 1 which are provided with vegetative screening via a planter box and privacy screening to 1.65m at the boundary. The abutting property at 151 North Beach Drive is similarly identified in the Better Suburbs Strategy as 6 storeys and R-AC0. The properties at 153 North Beach Drive & 14 Morley Drive are identified as “D2 – up to 5 storeys” in Better Suburbs, which are considered to equate to a zoning higher than R50. For this reason, the visual privacy provisions for a site above R50 is considered appropriate and in the context of this application, the proposal is considered to provide for an acceptable level of visual privacy.</p> <p>Natural ventilation and visual and acoustic privacy to adjoining properties to the south will be achieved due to the building separation of 6 metres. An environmental acoustic report will be provided to the City at the detailed design stage to demonstrate that acoustic privacy is achieved within the development and to the adjoining properties. The proposal allows for natural ventilation through the development and does not obstruct ventilation to neighbouring properties. Overshadowing and access to daylight are within acceptable outcomes as provided for in the R Codes Volume 2.</p>	
<p>O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings</p>	<p>The landscape plan illustrates the communal open space, private open space, deep soil areas and landscaping between buildings. The landscaping proposed shows that separation areas will be treated</p>	

to maximise amenity providing a visually appealing outlook to resident within the development and those residents of the adjacent developments.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.7.1 – Development complies with the separation requirements set out in Table 2.7.

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)	9m	12m

Distances apply from major openings of rooms, or the inside of balustrading of balconies.
Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.

LOCAL PLANNING FRAMEWORK

REQUIREMENT

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

ELEMENT 3.2

ORIENTATION

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives

APPLICANT COMMENT

ASSESSOR COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.

The building has been designed to face the public realm with balconies overlooking both Morley Drive and Main Street. The ground floor commercial tenancies extensive glazing along the street frontages to provide casual surveillance of the street and all tenancies have direct access to the footpath. The lobby for the residential component is accessible from the street.

In regard to solar access dwellings fronting Morley Drive and Main Street will have access to solar and

	daylight access. The internal open walkway system provides direct and indirect access to daylight for the southern dwellings during varying times of the day and the year. The southern dwellings will have natural light coming into the apartments from both the northern and southern aspect.	
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	<p>Overshadowing diagrams are provided in the Development Plans. The Subject Site abuts two properties to the south. Those 2 properties to the south do not abut any other lots to their northern boundary. Both properties to the south are presently coded Residential R30, therefore the acceptable outcome would allow for a maximum of 35% of the site area to be in shadow at midday on 21 June.</p> <p>Overshadowing plans are provided in the Development Plans. Both lots to the south are presently zoned Residential R30. Over shadowing at 12 noon on 21 June reveals that the development is compliant with: 22% of Lot 31 (151) North Beach Drive being in shadow; and 20% of Lot 322 (153) North Beach Drive being in shadow.</p> <p>None of the dwellings on the properties to the south presently have any roof mounted solar collectors.</p> <p>The shadowing to the adjacent lots is within the standards provided in the acceptable outcomes associated with this element.</p>	

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.

A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.

A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed:

- adjoining properties coded R25 and lower – 25% of the site area¹
- adjoining properties coded R30 – R40 - 35% of the site area¹
- adjoining properties coded R50 – R60 – 50% of the site area¹
- adjoining properties coded R80 or higher – Nil requirements.

(1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)

A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.3	TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	<p>The site contains a number of trees along the frontage to Morley Drive and a verge tree. One Jarrah (<i>Eucalyptus marginata</i>) on the northern verge will be retained and protected for the duration of the works.</p> <p>The on site vegetation consist of heavily pruned trees and Oleander (non native bushes) along the frontage to Morley Drive. The vegetation is not native to the area and is proposed to be removed due to poor growth form or weed status. Refer landscape plans (Annexure 3) for further detail. The circular call out on the Landscape Rationale plan shows that the on site vegetation and existing trees were significantly pruned in 2015 (possibly by Western Power) to manage conflicts with the existing powerlines in the vicinity. The streetscape photo on the same plan shows the current status of the vegetation. As can be seen from the images, the trees have sprouted new limbs where they were pollarded to ~1500mm above the trunk base. The eastern most tree is not well shaped and is likely to require further pruning due to the proximity to power lines. It is considered that the on site trees are either not native or not suitable to retain and proposed to be replaced with more appropriately sized species for this location.</p> <p>The existing verge tree to Morley Drive will be maintained and protected.</p>	


<p>O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.</p>	<p>The application proposes a mature tree canopy of ~600m² to offset any reduction of tree canopy pre-development.</p>	
<p>O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.</p>	<p>The development includes 325m² of deep soil areas sufficient for 32 new trees with practical natural soil volumes, irrigation and permeable paving provisions to support establishment of root zones over time.</p> 	
<p>ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided</p>		
<p>A3.3.1 – Retention of existing trees on the site that meet the following criteria:</p> <ul style="list-style-type: none"> – healthy specimens with ongoing viability AND – species is not included on a State or local area weed register AND – height of at least 4m AND/OR – trunk diameter of at least 160mm, measured 1m from the ground AND/OR – average canopy diameter of at least 4m. 		
<p>A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.</p>		
<p>A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.</p>		
<p>A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.</p>		

Table 3.3a Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees ¹
Less than 700m ²	10% OR	1 medium tree and small trees to suit area
700 – 1,000m ²		2 medium trees OR 1 large tree and small trees to suit area
> 1,000m ²	7% if existing tree(s) retained on site (% site area)	1 large tree and 1 medium tree for each additional 400m ² in excess of 1000m ² OR 1 large tree for each additional 900m ² in excess of 1000m ² and small trees to suit area

¹ Minimum requirement for trees includes retained or new trees
Refer Table 3.3b for tree sizes

A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.

Table 3.3b Tree sizes


Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided ¹ (min 1m depth)	Indicative pot size at planting
Small	4–6m	4–8m	9m ²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6–9m	8–12m	36m ²	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m ²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

¹ Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.

A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.4 COMMUNAL OPEN SPACE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	<p>The primary communal open space is located in the south eastern corner of the site, with a total area of 258m² in addition to a resident gymnasium/multipurpose space of 135m². This communal open space includes area of deep soil landscaping and is suitably screened from the carpark area. The communal open space can be accessed from the lifts and then through the carpark or via the spiral staircase from level 1. This location for the primary communal open space has been chosen given it is separated from the busy roads and that creating an oasis for residents, surrounded by vegetation.</p> <p>Each floor also contains a space useable as communal open space and these spaces will contain tables and chairs for communal use. The area of these spaces varies but all provide furniture and landscaping to encourage community interaction.</p> 	
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	<p>All communal open spaces are universally accessible. The ground level community space provides a seated area within an oasis setting for</p>	

	<p>quiet contemplation as well as a gymnasium for residents.</p> <p>The communal open space areas located on the corner truncation on every floor will have access to sunlight. The central open space areas on the upper floors will have City glimpses available.</p>	
<p>O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.</p>	<p>The primary communal open space does not abut any dwellings within the development, so will not impact upon habitable rooms and private open space of any dwellings on site. The communal open space abuts the private open space of dwellings to the east and south, as well as a landscaped common area on the adjacent strata development. With the dwellings on the adjoining properties being a minimum of 5 metres from the common boundary, it is considered that there would be minimal impact on those adjoining neighbouring properties.</p>	

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.4.1 – Developments include communal open space in accordance with Table 3.4

Table 3.4 Provision of communal open space

Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA
More than 10 dwellings	Total: 6m ² per dwelling up to maximum 300m ²	At least 2m ² per dwelling up to 100m ²	4m

A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.

A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.

A3.4.4– Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.

A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.

A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.

A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.5	VISUAL PRIVACY	
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	<p>The majority of the balconies are oriented towards Morley Drive and Main Street. The balconies that are adjacent to the southern side boundary are setback a minimum of 6 metres, with the exception of the balconies to dwellings 112-115 on Level 1, which has a nil setback with privacy screening to 1.65m. Refer to plan DA4040 in Annexure 2 for cone of vision plans</p> <p>Whilst the adjoining sites are presently zoned R30, under the Better Suburbs strategy it is proposed to rezone all adjacent sites to allow up to 5 storey development. Accordingly, the provision relating to R50 and above is considered more relevant.</p> <p>There are no major openings to the eastern side boundary.</p> <p>The south western most dwelling “unit 17” on all levels does not have any openings on the southern elevation.</p> <p>The setback to level 5 exceeds 7.5m with the setback to the balconies to levels 2, 3 and 4 being 6 metres. In regard to existing development adjacent to the Subject site, the areas within the cones of vision are not active habitable spaces, but rather contain grassed areas, outbuildings, carparking and common property. The predominant viewing angle for the southern dwellings would be out, towards the City views and not down to the rear of the adjoining properties.</p>	

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.

Table 3.5 Required privacy setback to adjoining sites

Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	


A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).

A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.


A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.6	PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	<p>The majority of the ground floor is commercial and is therefore open to the public. Visitor parking and commercial parking is on the ground floor, sleeved behind the commercial tenancies. Resident parking has a separate access and is located in the basement. The transition to the public and private domain is clear as all residential development is located above the ground level.</p> <p>The lobby for visitors is located on the ground floor and can be accessed via the carpark adjacent to the</p>	

	<p>visitor parking or can be accessed via the street. The lobby is clearly visible from both the carpark and the street, with the entrance being delineated by a feature design element.</p> <p>Upper level balconies overlook the public domain of both Main Street and Morley Drive with balustrading being visually permeable.</p>	
<p>O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.</p>	<p>Landscaping to the front of the commercial tenancies has been incorporated into the design. The landscaping has been designed to minimise opportunities for concealment.</p> <p>Landscaping is also proposed along Morley Drive verge, incorporating street trees which can provide shade.</p> <p>The amenity of the public domain interface is considered to be a significant improvement on what presently exists in that streetscape appeal and activity is improved particularly with street facing activities that enable casual surveillance and greater interaction between the street and the building.</p> 	
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>		
<p>A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.</p>		
<p>A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).</p>		
<p>A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.</p>		
<p>A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.</p>		
<p>A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.</p>		

A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.	
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.	
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.	
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage. ¹ (1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.7	PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	<p>The lobby area for the residential dwellings can be directly accessed from the footpath of Morley Drive or from the visitor parking area, located on the ground floor. Both doors to Morley Drive and the carpark provide universal access.</p> <p>The lobby and the associated lift shaft from the residential parking area is easy to identify and safe for residents. The proposal includes a pedestrian path to connect the bays on the southern side of the parking area to the lobby, located alongside the northern boundary.</p> 	
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	<p>The lobby entrance connects and addresses the public realm of Morley Drive. This is a separate entrance to the vehicular entrance and is not located in proximity to the bin store.</p>	

	The façade includes the use of a variety of materials and the entrance is highlighted by a recessed vertical feature with an awning at the ground level which accentuates the entrance, making an attractive street presence.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		
A3.7.2 – Pedestrian entries are protected from the weather.		
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.		
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.		
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.		
A3.7.6 – Bins are not located at the primary pedestrian entry.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 3.8	VEHICLE ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	The development utilises the existing crossovers (which are located as far away as possible from the intersection of Morley Drive and Main Street). The vehicular access/egress points are separate from the primary pedestrian entry, the vehicular access points also provide a separate pedestrian/cycle entry which allows safe entry for cyclists and pedestrians from the parking levels to the road network.	
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.	The development utilises existing crossover locations that have maximum separation from the	

street intersection whilst also being identifiable from the street but integrated into the design.

Parking areas are designed to allow for 2 way access with all vehicles entering the road network in forward gear. Refer Attachment 5 for the Transport Impact Statement prepared by Transcore in relation to this development.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.

A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.

A3.8.3 – Vehicle entries have adequate separation from street intersections.

A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.

A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.

A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where:

- the driveway serves more than 10 dwellings
- the distance from an on-site car parking to the street is 15m or more **OR**
- the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.

A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).

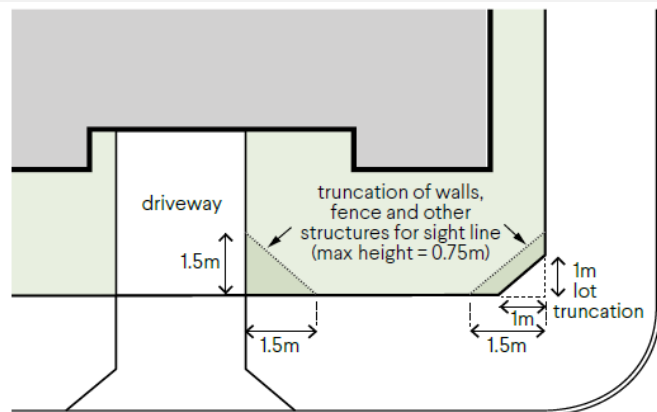


Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.9	CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	A total of 34 bike bays are provided for residents in addition to the 12 bike parking bays which are available for use by commercial tenants and visitors. Four (4) designated motorbike bays are provided on the basement and an additional four (4) motorbike bays on the ground level.	
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	Table 3.9 requires a total of 64 resident parking bays. The development provides for 68 standard resident bays, in addition to 4 small bays and 4 universal access bays, each allocated to the universal access dwellings. The equates to a total of 76 bays which meets the acceptable development outcome.	
O3.9.3 – Car parking is designed to be safe and accessible.	Refer attached Transport Impact Statement report included as Annexure 5 prepared by Transcore, noting that the carpark also meets AS2890.1.	
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	The parking areas are sleeved by the commercial tenancies and do not create a negative visual impact on the streetscape. The environmental impacts are minimised by providing options for motor bike and bicycle parking as well as pedestrians having access to the high frequency bus stop along Morley Drive servicing the 999 and 402 bus routes.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.		

Table 3.9 Parking ratio

Parking types		Location A	Location B
Car parking ¹	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above	
Bicycle parking ¹	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking ²	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays		

¹ Calculations of parking ratios shall be rounded up to the next whole number.

² For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions:

Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.

Location B: not within Location A.

A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.

A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9

A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.

A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.

A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.

A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.

A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.

A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.

A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.

LOCAL PLANNING FRAMEWORK

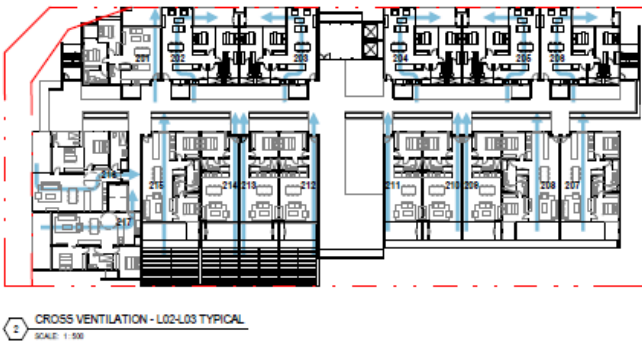
REQUIREMENT

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

ELEMENT 4.1	SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	<p>All of the 24 dwellings on the northern elevation will receive winter sunlight to private open space and via windows to habitable rooms. Refer Annexure 2, Plan DA4020.</p> <p>A total of 37 (55%) dwellings will have access to a minimum of two hours of direct sunlight between 9am and 3pm on 21 June</p> <p>A maximum of 24 (35%) of dwellings will not receive any direct sunlight between 9am and 3pm on 21 June.</p> <p>The site is constrained by having a long east - west axis and therefore the dwellings on the southern elevation receive less sun during winter. However, a number of dwellings receive morning or afternoon sun and the exposure to sunlight increases during the year.</p>	
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	<p>The windows and glazing on the northern elevation are designed to optimise daylight access for habitable rooms. The design is such that the central east - west spine allows for light to penetrate to the dwellings on the southern axis. The two bedroom units on the southern side have windows to the kitchen and bedroom on the northern elevation. The single bedroom dwellings on the southern axis have a window to the bedroom on the northern side.</p>	
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: <ul style="list-style-type: none"> – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3. 	<p>On the northern elevation of the northern units shading and glare control will be provided to the bedrooms via the roof of the adjacent balcony area. Shade is provided to the units facing Main Street via the roof above the balconies. For units on the southern axis, most units will have access to filtered light through the open central open spine thus this is unlikely to create glare or not periods without shade.</p>	

ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.1.1 – In climate zones 4, 5 and 6 <u>only</u> : <ul style="list-style-type: none"> a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June. 	
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.	
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.	
A4.1.4 – The building is oriented and incorporates external shading devices in order to: <ul style="list-style-type: none"> – minimise direct sunlight to habitable rooms: <ul style="list-style-type: none"> ▪ between late September and early March in climate zones 4, 5 and 6 only AND ▪ in all seasons in climate zones 1 and 3 – permit winter sun to habitable rooms in accordance with A 4.1.1 (a). 	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.2	NATURAL VENTILATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.2.1 – Development maximises the number of apartments with natural ventilation.	With a central open spine between the east - west and north - south axis of the building, all dwellings are able to achieve natural cross ventilation. Refer Annexure 2, Plan DA4030 for all cross ventilation diagrams	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	The dwellings are designed to optimise natural ventilation especially for cooling sea breezes in the summer. All dwellings have openings to all habitable rooms.	

		
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	The development does not propose any single aspect apartments.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.		
A4.2.2 – <ul style="list-style-type: none"> (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building (b) Single aspect apartments included within the 60 per cent minimum at (a) above must have: <ul style="list-style-type: none"> ▪ ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND ▪ room depth no greater than 3 x ceiling height (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings. 		
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.		
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.3	SIZE AND LAYOUT OF DWELLINGS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	

O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	The minimum internal floor area of all dwelling types exceeds the standards provided in Table 4.3a. Refer to Annexure 2 Plan DA4015	
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	Floor to ceiling heights exceed 2.7m for all levels. All habitable rooms exceed the minimum dimensions as detailed in Table 4.3b.	

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.

Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m ²
1 bed	47m ²
2 bed × 1 bath ¹	67m ²
3 bed × 1 bath ¹	90m ²
¹ An additional 3m ² shall be provided for designs that include a second or separate toilet, and 5m ² for designs that include a second bathroom.	

A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.

Table 4.3b Minimum floor areas and dimensions for habitable rooms

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m ²	3m
Other bedrooms	9m ²	3m
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
¹ Excluding robes		

A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:

- Habitable rooms – 2.7m
- Non-habitable rooms – 2.4m
- All other ceilings meet or exceed the requirements of the NCC.

A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.4	PRIVATE OPEN SPACE AND BALCONIES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	All dwellings meet the minimum requirements detailed in Table 4.4 in regard to the minimum area and dimensions for all balconies.	
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	All dwellings have access to a private balcony that is directly accessible to a living room. Balconies for the dwellings fronting Morley Drive are located on the northern side of the dwelling to provide for maximum access to direct sunlight. Balconies for units fronting Main Street are oriented to face west thus having access to afternoon sun and cooling breezes. The dwellings on the southern axis have southern facing balconies with potential access to City views at the upper levels.	
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	All balconies are designed and incorporated into the architectural form and detail of the building.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.		

Table 4.4 Private open space requirements		
Dwelling type	Minimum Area ¹	Minimum Dimension ¹
Studio apartment + 1 bedroom	8m ²	2.0m
2 bedroom	10m ²	2.4m
3 bedroom	12m ²	2.4m
Ground floor / apartment with a terrace	15m ²	3m
¹ Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.		
A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.		
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.		
A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.5	CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	All common circulation areas achieve a minimum width of 1.5m and are designed for universal access. The central access spine provides for passive surveillance and easy way finding across all levels for residents and visitors.	
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	The circulation areas all incorporate planting on each level and with an open view down to the landscaping on the lower levels throughout the development. Each level incorporates communal areas that are available for social interaction between residents.	

	All common spaces will be illuminated at night, final details of light treatments to common areas will be finalised for the building permit	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.5.1 – Circulation corridors are a minimum 1.5m in width.		
A4.5.2 – Circulation and common spaces are designed for universal access.		
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.		
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.		
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.6		STORAGE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.		All dwellings are provided with a store that meets the minimum requirements of Table 4.6. Stores are located adjacent to the entrance to the dwelling or in proximity to the car parking bay on the basement level. Refer to Annexure 2 Plan DA4015 for a table detailing the area of each store for each dwelling.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.			

Table 4.6 Storage requirements

Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹
Studio dwelling	3m ²	1.5m	2.1m
1 bedroom dwelling	3m ²		
2 bedroom dwellings	4m ²		
3 bedroom dwellings	5m ²		
¹ Dimensions exclusive of services and plant.			

A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.

A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space¹, is integrated into the design of the building or open space and is not readily visible from the public domain.

(1) Storage on/adjacent to private open space is additional to required open space area and dimensions.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.7	MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	The Subject Site abuts Morley Drive and Main Street, both of which are identified as potential sources of external noise. Refer Annexure 9 for the acoustic report addressing SPP 5.4 road and rail noise and identifies treatments to comply with NCC	
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	The development will be designed to reduce sound transfer between dwellings and within the development. A detailed acoustic report with appropriate noise modelling will be provided at the	

	detailed design stage, prior to the issue of a building permit to demonstrate compliance.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).		
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.		
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.8 DWELLING MIX		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	A total of 18 (26%) of dwellings are single bedrooms, 11 dwellings (16%) are 3 bedroom, with the remaining 39 dwellings (57%) being 2 bedrooms. This provides for a diverse range of household types.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.8.1 – a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument OR b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.9		UNIVERSAL DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.		A total of 4 (5.9%) of dwellings are designed to be capable of meeting the platinum level requirements of the Liveable Housing Design Guidelines. The dwellings that achieve the Platinum standard are Dwellings 116 & 117 on Level 1 (Plan DA1002) and Dwellings 216 & 217 on Level 1 (Plan DA1003)	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.9.1 – <ul style="list-style-type: none"> a) 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) OR b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia). 			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 4.10		FAÇADE DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.		The overall composition recognises the scale of elements that are perceivable from various distances: At a macro scale the overall building is broken down into primary elements generated by the central open atrium and a North – South break that accentuates the entry axis and associated lobbies on the upper levels.	

At a closer view, these blocks are then broken down into a series of frames or portals that cluster a number of apartments at a scale that is familiar in the surrounding precincts with the prevalent low rise apartment complexes. Within these clusters each apartment is articulated with a different material and tone along with a recessed balcony which allows each dwelling to be identified; much as one would perceive when looking at a single house frontage within the precinct.

Overall, the composition clearly defines the ground floor or base as separate (commercial) function that is heavily recessed so as to create a strong shadow-line that underscores the main residential component above. The top floor is also recessed to firstly give the building a 5 level appearance instead of six; but also to articulate the top slightly differently in form, material and tone as a way of finishing the top of the building.



O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.

The overall building massing has been articulated into smaller elements that reflect the functional arrangements within the design for example the position of the lifts and associated lobbies facing Morley Drive; and the central atrium being expressed on the Main Street elevation. Each of these reveals is in turn accentuated by on-floor landscaping that appears to be cascading out of the composition. The ground floor commercial function is recessed from the main façade to provide shade but also to differentiate the functional aspects of the building

ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.10.1 – Façade design includes: <ul style="list-style-type: none"> – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour. 	
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.	
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.	
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.	
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: <ul style="list-style-type: none"> – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character. 	
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.11 ROOF DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	The roof is not necessarily an outward feature in the design and is of a low pitch, generally hidden behind the façade and parapets. One reason for this is to allow for incorporation of solar panels that are not overtly visible from street level, and the need to have easy access to them for cleaning and maintenance	
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	The project is envisaged to incorporate a large solar panel system to provide power and hot water, so much of the roof area will be taken up with this. The upper level apartments are all two level which will	

	negate the need to have a lift overrun protrusion. This also means that the roof will not be readily accessible for amenity. Instead, the design has incorporated communal spaces amenity on all the other levels.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.		
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.		
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.12 LANDSCAPE DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	The landscape design at street level provides for a series of interconnected spaces and walkway that are shaded, verdant, accessible and comfortable. The upper floors landscape rationale has been carefully planned to create a diverse experience that provides screening for privacy and out looks to vertical planes of greenery. A series of voids through the core of the building will support climbing and cascading planting that is well adapted to variable light conditions and deep shade where required.	



O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.

Plant selections have been made in response to both deeply shaded areas and the more exposed upper levels of the buildings accessways and lounge areas on each level. Planting themes from the top floor down incorporate edible and productive gardens, trellises and planters where residents can grow fresh herbs and vegetables. The fourth floor is the top floor for planting with an extensive pergola trellis with climbers over sheltered walkways to apartments and communal areas. The outlook from the fifth floor to the top of the structures will be verdant and cooling. The third floor incorporates a silver-foilage plant theme to maximise the light and bright character to the walkways and lounge areas. Succulents will form the underlying ground covers and cascading plants to look and feel different to floors above and below and thereby assisting with natural wayfinding.

The second floor incorporates a shadier planting palette with strappy leaf textures to the planters and flowering, scented climbers adding further interest and framing to these shared spaces. The first floor is a shadier plant mix again with the added drama of 5 transplanted Fan Palms extending up through the

	<p>central void from the sunken garden below on ground floor.</p> <p>Ground floor will support a variety of WA native planting to the northern and western boundaries with a generous courtyard incorporated on the southern boundary with barbeque facilities, exercise and alfresco dining areas and a spiral staircase up to the first floor lounge area. This space will be punctuated with the forest floor species like Tree Ferns, native Frangipani's, sedges and shade tolerant succulents.</p> <p>The frontage to Morley Drive is characterised by a broad verge under the management of Main Roads that supports a double stemmed Jarrah tree to be protected during construction. Some modest plantings are provided here to soften the interface with the multi-lane intersection to provide both residents and passers-by a softer vegetated outlook both into and from the site.</p>	
<p>O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.</p>	<p>A fully automated smart irrigation system is proposed with drip irrigation throughout, moisture sensors and weather-response controls to maximise water conservation. Harvesting of water for a complex of this nature is not practical in terms of storage costs outweighing benefit for relatively small planting areas.</p> <p>Passive irrigation is incorporated wherever possible to channel runoff to garden beds through voids and where paving is adjacent flush garden areas. The irrigation system will be designed during the detail design and documentation phase based on the principles above and on the landscape plans provided. These drawings will be submitted as part of the building permit submission subsequent to this DA.</p>	
<p>O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.</p>	<p>The landscape design has been carefully planned in collaboration with the Architect and Engineering team to ensure communal areas are activated, comfortable and fit for purpose. Universal access is provided throughout the shared spaces of this complex.</p> <p>Building fixtures are integrated into the building design and will not present as unsightly elements in the landscape. Climbers and tree ferns will soften and screen building fixtures where possible.</p>	

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.

A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.

A4.12.3 – Planting on building structures meets the requirements of Table 4.12.

Table 4.12 Planting on structure: minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m³	800mm	3m × 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m³	800mm	2m × 2m
Shrubs	--	--	500-600mm	--
Ground cover	--	--	300-450mm	--
Turf	--	--	200mm	--

A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.

LOCAL PLANNING FRAMEWORK

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

REQUIREMENT

ELEMENT 4.13	ADAPTIVE REUSE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not	Not applicable. This proposal is a new development.	

detract from the character and scale of the existing building.		
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	Not applicable	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.		
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.14 MIXED USE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	The development includes commercial tenancies that front both Morley Drive and Main Street with active frontages with windows from the tenancies to the street. The use of low planting in front of the tenancies enhances the streetscape such that it does not present a harsh built form but a welcoming presentation.	
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	The parking for residents is located on a separate (basement) level with separate access. All dwellings are located above the ground level and will not be subject light and traffic impacts. The waste area is on the ground floor and all dwellings will be designed to minimise the impact of environmental and road noise to the dwellings.	

ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.	
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.	
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.	
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements	
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.15 ENERGY EFFICIENCY		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	Refer to Annexure 11 for the Sustainability Design Strategy report, detailing the relevant measures to be incorporated into the development. The worst case scenario dwelling exceeds the minimum NATHERS requirement by 0.5 stars and the overall rating is 7.0 stars, being 1.0 stars above the minimum NATHERS requirement.	
ACCEPTABLE OUTCOMES		
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.15.1 – <ul style="list-style-type: none"> a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.¹ 		
Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.		

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.16 WATER MANAGEMENT AND CONSERVATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.16.1 – Minimise potable water consumption throughout the development.	Where possible, water wise fittings will be utilised. Landscaping has been designed with waterwise plants and a smart irrigation system	
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	Stormwater run off will be managed on site. Preliminary assessment of stormwater has been undertaken, with detailed engineering drawings being provided as part of the building permit.	
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	Preliminary advice has been received that stormwater infrastructure will be capable of accommodating major rainfall events. The entrances to the basement and the basement itself will be appropriately designed to ensure that there is no adverse impact as a result of major rainfall events.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.16.1 – Dwellings are individually metered for water usage.		
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.		
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.17 WASTE MANAGEMENT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	The residential and commercial bin store is located away from the street, building entry and dwellings, yet is accessible to residents and commercial tenants. Sufficient area is provided to accommodate the required number of bins. Refer to the waste management plan provided as Attachment 8.	
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	The bin store has been designed to accommodate the 2 bin system as presently provided by the City of Stirling with space available for the required number of bins when the City moves to a FOGO system. Refer to the waste management plan provided as Attachment 8.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> (or local government requirements where applicable).		
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines - Appendix 4A</i> (or equivalent local government requirements).		
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines - Level 1 Waste Management Plan (Design Phase)</i> (or local government requirements where applicable).		
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.18 UTILITIES		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
04.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	The site is currently serviced with all utility services that are fit for purpose and meet current standards and requirements.	
04.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	Utilities are accessible and do not impede safe movement of vehicles or pedestrians. Services are located alongside the Main Street frontage and within the basement.	
04.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	Utilities are integrated into the design of buildings and are not visually obtrusive.	
04.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	Utilities are functional to the size of units. The location of air conditioning compressor units will be considered in the more detailed acoustic assessment of environmental noise to accompany the building permit. Condensers will be located and/or treated to minimise adverse air quality and noise impacts on dwellings.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.		
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.		
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.		
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

