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# SPP7.3 R-CODES

## VOLUME 2 - APARTMENTS

### ASSESSMENT TEMPLATE

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## 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 Group<sup>1</sup>, 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.

<sup>1</sup>Inner 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.

<b>A5 – Development application guidance (1/2)</b> <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?	
<b>Development details</b>	A summary document that provides the key details of the development proposal. It contains information such as the: <ul style="list-style-type: none"> <li>– plot ratio of the development</li> <li>– number, mix, size and accessibility of apartments</li> <li>– number of car parking spaces for use (residential, retail, accessible, visitor etc.)</li> <li>– percentage of apartments meeting cross ventilation and daylight requirements.</li> </ul>		
<b>Site analysis</b>	[Prepared at earlier stage of design development in A3 <i>Site analysis and design response guidance</i> ]		
<b>Design statements</b>	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 <a href="http://www.stateheritage.wa.gov.au">www.stateheritage.wa.gov.au</a> (for state registered places) or the relevant local government guidelines (for other places).		
<b>Site plan</b>	A scale drawing showing: <ul style="list-style-type: none"> <li>– any proposed site amalgamation or subdivision</li> <li>– location of any proposed buildings or works in relation to setbacks, building envelope controls and building separation dimensions</li> <li>– proposed finished levels of land in relation to existing and proposed buildings and roads</li> <li>– pedestrian and vehicular site entries and access</li> <li>– interface of the ground floor plan with the public domain and open spaces within the site</li> <li>– areas of communal open space and private open space</li> <li>– indicative locations of planting and deep soil areas including retained or proposed significant trees.</li> <li>– overshadowing over neighbouring sites</li> <li>– location of adjacent solar collectors.</li> </ul>		
<b>Landscape plan</b>	A scale drawing showing: <ul style="list-style-type: none"> <li>– the building footprint of the proposal including pedestrian, vehicle and service access</li> <li>– trees to be removed shown dotted</li> <li>– trees to remain with their tree protection areas (relative to the proposed development)</li> <li>– deep soil areas and associated tree planting</li> <li>– areas of planting on structure and soil depth</li> <li>– proposed planting including species and size</li> <li>– details of public space, communal open space and private open space</li> <li>– external ramps, stairs and retaining wall levels</li> <li>– security features and access points</li> <li>– built landscape elements (fences, pergolas, walls, planters and water features)</li> <li>– ground surface treatment with indicative materials and finishes</li> <li>– site lighting</li> <li>– stormwater management and irrigation concept design.</li> </ul>		
<b>Other plans and reports</b>	Acoustic Report (or equivalent) Waste Management Plan (or equivalent)		

## A5 – Development application guidance (2/2)

Documentation	Required information	Provided?	
<b>Floor plans</b>	<p>A scale drawing showing:</p> <ul style="list-style-type: none"> <li>all levels of the building including roof plan</li> <li>layout of entries, circulation areas, lifts and stairs, communal spaces, and service rooms with key dimensions and Real Level (RL) heights shown</li> <li>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</li> <li>accessibility clearance templates for accessible units and common spaces</li> <li>visual privacy separation shown and dimensions where necessary</li> <li>vehicle and service access, circulation and parking</li> <li>storage areas.</li> </ul>		
<b>Elevations</b>	<p>A scale drawing showing:</p> <ul style="list-style-type: none"> <li>proposed building height and RL lines</li> <li>building height control</li> <li>setbacks or envelope outline</li> <li>building length and articulation</li> <li>the detail and features of the façade and roof design</li> <li>any existing buildings on the site</li> <li>building entries (pedestrian, vehicular and service)</li> <li>profile of buildings on adjacent properties or for 50m in each direction, whichever is most appropriate.</li> </ul> <p>Samples or images of proposed external materials, finishes and colours of the proposal, keyed to elevations.</p>		
<b>Sections</b>	<p>A scale drawing showing:</p> <ul style="list-style-type: none"> <li>proposed building height and RL lines</li> <li>building height control</li> <li>setbacks or envelope outline</li> <li>adjacent buildings</li> <li>building circulation</li> <li>the relationship of the proposal to the ground plane, the street and open spaces particularly at thresholds</li> <li>the location and treatment of car parking</li> <li>the location of deep soil and soil depth allowance for planting on structure (where applicable)</li> <li>building separation within the development and between neighbouring buildings</li> <li>ceiling heights throughout the development</li> <li>detailed sections of the proposed façades.</li> </ul>		
<b>Building performance diagrams</b>	<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"> <li>number of hours of solar access to the principal communal open space</li> <li>number of hours of solar access to units within the proposal and tabulation of results</li> <li>overshadowing of existing adjacent properties and overshadowing of future potential development where neighbouring sites are planned for higher density</li> <li>elevation shadows if likely to fall on neighbouring windows, openings or solar panels.</li> </ul> <p>A ventilation diagram (where required) showing unobstructed path of air movements through dual aspect apartments and tabulation of results.</p>		
<b>Illustrative views</b>	<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>		
<b>Models</b>	<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>		

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	
<b>ELEMENT OBJECTIVES</b> <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>	
<b>O2.2.1</b> – 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.	<ul style="list-style-type: none"> <li>• The overall height for the building has also been extensively tested through judicious streetscape analysis with the 5 level maximum with a recessed 6th level considered to appropriately respond to the site's civic role in the neighbourhood, while not being overbearing on the streetscape.</li> <li>• The built form height strategy for the site takes the full site cover, 3 storey limit plus roof terrace, which is able to be developed on the site under a compliant R60 coded townhouse scheme, and proposes a varied built form that includes 1, 2, 5 and a recessed 6th storey element covering only 18% of the site that is not visible from the public realm</li> </ul>	
<b>O2.2.2</b> – The height of buildings within a development responds to changes in topography.	<ul style="list-style-type: none"> <li>• The building has been designed to respond to topography both within the site boundaries, and broader geography and topographic features within the peninsula setting.</li> <li>• In relation to its peninsula setting, the height of the development sits lower than Monument Hill, which provides a defining landscape feature to the Mosman Park neighbourhood. When viewed through long crosssectional studies, monument hill, together with the site, smaller topographic features and significant trees, creates a natural transition in height back to the current existing single and double storey residential character (refer figures 14-17).</li> <li>• Topography within Mosman Park, including the general rise of Samson Street East to West, rise of Manning Street south to north, and Wellington Street east to west, also results in the development having a very limited impact on long views towards the site from the surrounding street network (refer visual impact studies provided within NH Design Justification Report).</li> </ul>	

<b>O2.2.3</b> – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	<ul style="list-style-type: none"> <li>The roof design, particularly of Building A &amp; B has been carefully considered to provide a gradual transition to lower storeys, especially from the key civic corner of Samson and Manning Street. This is achieved through a diagonal banding connecting the rood structure to the lower levels, creating a calmer transition and not drawing site upwards to accentuate vertical form of the recessed upper levels.</li> </ul>	
<b>O2.2.4</b> – 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.	<ul style="list-style-type: none"> <li>Given the largely north south orientation of the site following the alignment of Manning Street, the potential impacts for overshadowing are limited to the lots south of the site along Samson Street.</li> <li>This site consideration has been carefully managed through the use of upper-level setbacks from Samson Street ranging from 6.5 metres to 10.5 metres. In line with the methodology set out within acceptable outcome A 3.2.3 of SPP 7.3, the shadow cast by the proposed development impacts only one property 21st of June at 12pm, being 50 Samson Street (refer figure 22). The overshadow is minimal, being just 2.5% and landing within the front setback area, not reach any built structures.</li> </ul>	

## ACCEPTABLE OUTCOMES

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

**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.

*(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
Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9	

## LOCAL PLANNING FRAMEWORK

## REQUIREMENT

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

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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>	
<b>O2.3.1</b> – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	<ul style="list-style-type: none"> <li>Each street environment has been analysed and considered in relation to its current design outcome and future role and potential. The associated design responses have been made possible through the provision of basement car-parking to service the proposed development, freeing up at-grade space to respond to character and streetscape opportunities through built form, setbacks and landscape. Additional information provided on page 62 of planning report.</li> </ul>	
<b>O2.3.2</b> – The street setback provides a clear transition between the public and private realm.	<ul style="list-style-type: none"> <li>The street setbacks together with landscape treatment provide adequate transition between public and private realm including: <ul style="list-style-type: none"> <li>Ground floor courtyard space fronting Samson Street introduced through a 5 metre setback to the building line;</li> <li>3m setback to Manning Street providing a publicly accessible footpath to activate the commercial tenancies</li> <li>A varying setback of 2.1-6.2m allowing for the introduction of the north facing public plaza;</li> <li>A minimum 2.2-3m ground floor setback along Turnbull way, providing space for pedestrian and the ability to activate the laneway through retail and F and B.</li> </ul> </li> </ul>	
<b>O2.3.3</b> – The street setback assists in achieving visual privacy to apartments from the street.	<ul style="list-style-type: none"> <li>All apartments are set back from the primary street frontages to achieve visual privacy for the apartments. Balconies and terraces are appropriately screen and include an upstand to achieve visual privacy for residents.</li> </ul>	
<b>O2.3.4</b> – The setback of the development enables passive surveillance and outlook to the street.	<ul style="list-style-type: none"> <li>All apartments are orientated to the street, with a clear sight line to ensure visual privacy is achieved.</li> </ul>	



## 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
Site R-Coding	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 <sup>4</sup>	2m	2m		2m		2m or Nil <sup>5</sup>	2m or Nil <sup>5</sup>	2m or Nil <sup>5</sup>			

(4) Minimum secondary street setback 1.5m

(5) Nil setback applicable if commercial use at ground 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 2.4	SIDE AND REAR SETBACKS	
<b>ELEMENT OBJECTIVES</b> <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>	
<b>O2.4.1</b> – Building boundary setbacks provide for adequate separation between neighbouring properties.	<p>The subject site is largely surrounded by gazetted roads on all sides, which provides an offset and separation to neighbouring property boundaries including:</p> <ul style="list-style-type: none"> <li>• North across Wellington Street: 20 metres;</li> <li>• East across Manning Street: 20 metres;</li> <li>• South across Samson Street: 20 metres;</li> <li>• Turnbull Way (eastern leg): 4.5 metres;</li> <li>• Turnbull Way (southern leg): 5 metres.</li> </ul> <p>The only shared boundary to the subject site is the direct western interface, which has been carefully considered through a combination of setbacks, landscaping, building heights, and placement of major openings.</p> <p>The setbacks proposed, provide a generous transition to the west, acknowledging the sensitive residential use of the site.</p>	
<b>O2.4.2</b> – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.	<p>Development has been carefully considered to respond to existing and desired streetscape pattern, including:</p> <ul style="list-style-type: none"> <li>• Upper levels setback to mitigate perceptions of height from the surrounding streets</li> <li>• Tapering building form and setback upper levels compliments composition with Samson Street Building tapers to the corner, creating a relationship that reflects the built form condition of the street, different height homes sit next to each other</li> <li>• Setback of building form creates human scaled engagement with roundabout intersection</li> </ul>	
<b>O2.4.3</b> – 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.	<ul style="list-style-type: none"> <li>• A range of setbacks are also proposed to enable maximisation of deep root contribution on the site. This includes the retention of an existing tree on the south western portion of the site.</li> </ul>	
<b>O2.4.4</b> –The setback of development from side and rear boundaries provides a transition between	<ul style="list-style-type: none"> <li>• Considerable thought has gone into the sites relationship with its neighbours, including its transition to sensitive residential edges to the</li> </ul>	

sites with different land uses or intensity of development.	west. Additional information is provided on pg 64 of planning report.	
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west. Additional information is provided on pg 64 of planning report.

## ACCEPTABLE OUTCOMES

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

**b) a greater setback is required to address 3.5 Visual privacy.**

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) <sup>1,2</sup> <i>refer 2.4</i>	1 <sup>3</sup>		1 <sup>3</sup>	2 <sup>3</sup>	2 <sup>3</sup>		2	3	4		
Minimum side setbacks <sup>6</sup> <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
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	<ul style="list-style-type: none"> <li>The site is zoned “Centre” in the Town’s LPS No. 3, with a residential density code of R60. Noting the site’s strategic importance to the peninsula neighbourhood, an LDP is required to determine appropriate building height and plot ratio for the site, with no limit to this discretion as outlined within TOMP LPP 15.</li> </ul>

## REQUIREMENT

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| <p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p> | <ul style="list-style-type: none"> <li>The site is zoned "Centre" in the Town's LPS No. 3, with a residential density code of R60. Noting the site's strategic importance to the peninsula neighbourhood, an LDP is required to determine appropriate building height and plot ratio for the site, with no limit to this discretion as outlined within ToMP LPP 15.</li> </ul> |
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|  | <ul style="list-style-type: none"><li>• Without an approved LDP, the appropriateness of aspects such as height, bulk and scale of the proposed development are determined with reference to the element objectives of SPP 7.3.</li></ul> |
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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>										
<b>O2.5.1</b> – The overall bulk and scale of development is appropriate for the existing or planned character of the area.		<p>The bulk and scale of the development has been carefully considered to:</p> <ul style="list-style-type: none"><li>• Transition height and scale away from sensitive residential edges and prominent street locations;</li><li>• Ensure setbacks reinforce the existing and future character of the street and respond to neighbouring properties;</li><li>• Incorporate landscape as both an interface measure and a defining character element that enhances the streetscape; and</li><li>• Allow for the introduction of new public space on the site to activate and enhance the public offering.</li></ul>										
		<p>The associated plot ratio to deliver this built form strategy is 2.07. This remains below what could be developed on the site if a series of R60, 3 storey terraces were proposed on the site, which could ultimately equate to 2.4:1, with a significantly reduced residential density and no delivery of public benefit.</p>										
ACCEPTABLE OUTCOMES												
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>												
<b>A2.5.1</b> – 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	R-AC0
Plot ratio <sup>7</sup> <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												
LOCAL PLANNING FRAMEWORK						REQUIREMENT						

<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<ul style="list-style-type: none"> <li>• The site is zoned “Centre” in the Town’s LPS No. 3, with a residential density code of R60. Noting the site’s strategic importance to the peninsula neighbourhood, an LDP is required to determine appropriate building height and plot ratio for the site, with no limit to this discretion as outlined within ToMP LPP 15.</li> <li>• Without an approved LDP, the appropriateness of aspects such as height, bulk and scale of the proposed development are determined with reference to the element objectives of SPP 7.3.</li> </ul>
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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>	
<b>O2.6.1</b> – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.		The proposed build depth provides for excellent apartment amenity and achieve optimal solar access (88% of all dwellings receiving at least 2 hours of sunlight between 9am and 3pm on 21 <sup>st</sup> June) and natural ventilation 69% of apartments achieving cross ventilation standards.	
<b>O2.6.2</b> – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.		N/A	
<b>O2.6.3</b> – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.		As above.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
<b>A2.6.1</b> – 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>			

ELEMENT 2.7	BUILDING SEPARATION	
<b>ELEMENT OBJECTIVES</b> <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>	
<b>O2.7.1</b> – New development supports the desired future streetscape character with spaces between buildings.	<ul style="list-style-type: none"> <li>• The building adheres to the controls established in table 2.7 to ensure an appropriate street scape, allowing sunlight penetration into Samson Street and maintaining amenity and visual privacy to the apartments</li> <li>• Building setbacks have been developed to transition the building into the existing urban condition, and create an attractive composition for the suburb.</li> <li>• The building bends and folds away and down to the street scape to ensure appropriate transition and reduce building mass to the street and at the point where the two buildings overlap to enhance the quality of separation and apartment amenity</li> </ul>	
<b>O2.7.2</b> – Building separation is in proportion to building height.	<ul style="list-style-type: none"> <li>• The building adheres to the controls established in table 2.7.1 to ensure an appropriate street scape, allowing sunlight penetration into Samson Street and maintaining amenity and visual privacy to the apartments</li> </ul>	
<b>O2.7.3</b> – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	<ul style="list-style-type: none"> <li>• The buildings have been designed in accordance with table 2.7 and 3.5 to ensure a quality living environment.</li> <li>• The internal planning of apartments have been coordinated to ensure no direct single aspect overlooking of living spaces for visual privacy and acoustic control.</li> <li>• The building façade incorporates a 600mm upstand enhancing the visual privacy whilst maintain sunlight / daylight penetration into the dwellings</li> <li>• 69% of apartments within the development achieve the natural ventilation controls before considering the single aspect apartments</li> <li>• 80 out of 83 apartments have access to unencumbered outlook</li> </ul>	



<b>02.7.4</b> – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	<ul style="list-style-type: none"> <li>The development includes 545sqm of communal open space on the podium (6.5sqm per dwelling) and generous areas of private open space through the form of terraces and balconies</li> <li>Deep soil is provided over and above the requirements and landscaping has been integrated into the architectural design to achieve an exceptional built form outcome.</li> </ul>	
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## 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
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 3.2	ORIENTATION	
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>	
<b>03.2.1</b> – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	<ul style="list-style-type: none"> <li>All buildings within the development have been orientated to front primary streets and laneway addresses, including Wellington Street, Manning Street, Samson Street and Turnbull Way, through activated ground floor retail tenancies and pedestrian entries and lobbies to</li> </ul>	

	<p>residential frontages. This has resulted in over 225m (281m including townhouse frontages) of activated frontages around the perimeter of the site.</p> <ul style="list-style-type: none"> <li>Northern aspects have also been maximised including the location of a north facing plaza space adjacent to Wellington Street, the orientation of apartments fronting onto Wellington Street, and the location of north facing communal open space on the podium level.</li> </ul>	
<b>O3.2.2</b> – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	<ul style="list-style-type: none"> <li>Through a combination of the proposed building form and setbacks, the north-south orientation of a large portion of the site and the 20 metre wide road reserves surrounding the site, the proposed development does not cast a shadow on any adjoining property at midday on 21<sup>st</sup> of June as from a minor portion of 50 Samson Street. This shadow is limited to 2.5% of the property, well below the 25% maximum for lots coded R25 or less;</li> <li>The development does not impact any solar collectors on adjoining lots.</li> </ul>	

## 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 area<sup>1</sup>
- adjoining properties coded R30 – R40 - 35% of the site area<sup>1</sup>
- adjoining properties coded R50 – R60 – 50% of the site area<sup>1</sup>
- 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
	<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>	
<b>O3.3.1</b> – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	<ul style="list-style-type: none"> <li>The proposed development retains an existing healthy tree located on the site's south-western boundary within the front / side courtyard of the western most south-facing terrace.</li> </ul>	
<b>O3.3.2</b> – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	<ul style="list-style-type: none"> <li>The existing site is developed with a dated commercial asset surrounded by at grade car-parking. It is estimated that a maximum of approximately 150sqm tree canopy currently exists. An estimated total of 1,292sqm of tree canopy is proposed on site through the development. This far exceeds the minimum canopy requirements of 256sqm.</li> <li>In addition, it is proposed that the existing street trees located within Samson and Manning Street Road Reserves, which are of varying condition and species are removed and replaced with consistent species and mature, large trees in line with the Town of Mosman Park street tree masterplan.</li> </ul>	
<b>O3.3.3</b> – 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.	<ul style="list-style-type: none"> <li>A total of 359sqm of deep soil is required to be delivered on site (7% of the site as the development proposes to retain an existing tree);</li> <li>A total of 269sqm of deep soil area on the ground floor is proposed, representing a shortfall of 90sqm. In line with the provisions of SPP 7.3, this can be contributed for with 2 x the amount of shortfall with on-structure planting i.e. 230sqm.</li> <li>As on structure planting is a key component of the overall design intent of the development, a total of approximately 833sqm is currently proposed.</li> </ul>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A3.3.1</b> – Retention of existing trees on the site that meet the following criteria: <ul style="list-style-type: none"> <li>– healthy specimens with ongoing viability <b>AND</b></li> </ul>		

- 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.

**A3.3.2** – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.

**A3.3.3** – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.

**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.

**Table 3.3a** Minimum deep soil area and tree provision requirements

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

<sup>1</sup> 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 <sup>1</sup> (min 1m depth)	Indicative pot size at planting
Small	4–6m	4–8m	9m <sup>2</sup>	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6–9m	8–12m	36m <sup>2</sup>	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m <sup>2</sup>	6m	4.5m (DSA) + 1.5m (RSZ)	500L

<sup>1</sup> 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
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 3.4	COMMUNAL OPEN SPACE	
<b>ELEMENT OBJECTIVES</b> <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>	
<b>O3.4.1</b> – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	<ul style="list-style-type: none"> <li>The development provides extensive and high quality communal open space. Shared private residential amenities are located on the podium level and include a shared kitchen and lounge space, landscaping and gardens, pool and orchard / vegetation planting space totalling 545 sqm. This is in excess of the maximum requirement of 300m<sup>2</sup> outlined within SPP 7.3 and represents a private communal space allocation of approximately 6.5m<sup>2</sup> per dwelling.</li> <li>The communal space will be heavily landscaped in accordance with the indicative landscape masterplan and is north facing, therefore not impacted by any overshadowing in winter.</li> <li>In addition to podium space for use by only residents, a portion of the podium is shared by both residents and the community. This area totals 370m<sup>2</sup> (562 including tenancy) and is accessible via stairs and lift from the ground floor below. This also provides access to the podium level 'wellness studio.</li> <li>In addition to the communal space on the podium, residents will also have access to extensive ground floor amenity, which includes plaza spaces, arcades and laneway spaces shared with neighbours.</li> </ul>	
<b>O3.4.2</b> – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	<ul style="list-style-type: none"> <li>The communal space is accessible via secure lifts from the basement, ground floor and residential floors above.</li> <li>It provides accessible / hard landscape area of 176m<sup>2</sup> and far exceeds the minimum dimension of 4m.</li> <li>Apartments are oriented to look over the space to ensure passive surveillance is maintained. The area will also be well lit and include landscaping that minimises areas of potential concealment.</li> </ul>	

	<ul style="list-style-type: none"> <li>Publicly accessible podium space and adjoining communal space for private and shared residential use will be clearly demarcated through the use of landscaping treatments.</li> </ul>	
<b>O3.4.3</b> – 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.	<ul style="list-style-type: none"> <li>The relationship between the communal space and adjoining residential neighbours and apartments has been carefully considered to manage potential amenity impacts. Specifically relating to the western boundary, this has been addressed through a 8m landscaped offset and the strategic placement of more passive recreation spaces. All apartments that have adjoining terrace space will be heavily landscaped in accordance with the landscape masterplan to minimise potential impacts associated with light, noise and privacy.</li> </ul>	

## 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 <sup>2</sup> per dwelling up to maximum 300m <sup>2</sup>	At least 2m <sup>2</sup> per dwelling up to 100m <sup>2</sup>	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
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*Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:*

ELEMENT 3.5	VISUAL PRIVACY	
<b>ELEMENT OBJECTIVES</b> <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>	
<b>O3.5.1</b> – 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.	<ul style="list-style-type: none"> <li>• Due to the site being adjacent to 20 metre road reserves to the north, east and south, the proposed development achieves exceptional visual privacy setbacks to the majority of nearby properties. Minimum building to building separation includes 26.5 metres (Wellington Street), 25.5 metres (Manning Street) and 36 metres (Samson Street);</li> <li>• In relation to the direct residential interface to the west, which is coded R20:             <ul style="list-style-type: none"> <li>○ the ground floor has a minimum 5 metre setback from the boundary to the western most terrace dwelling. This achieves the 4.5m minimum of table 3.5;</li> <li>○ In relation to level one, the second story of the terrace maintains a 5 metre setback to the boundary for a bedroom major opening, with the apartments within building C setback 8 metres from the boundary. This achieves the 4.5-6m minimums to major openings of table 3.5.</li> <li>○ In relation to all levels above (Storeys 3-5), the building maintains a minimum 8 metre minimum setback from the building line to boundary (9 metre minimum to the adjoining dwelling). This achieves the 7.5m minimum for the first 4 storeys outlined in table 3.5, and the intent of the element objective for the 5<sup>th</sup> storey, as there is no direct overlooking or visual privacy impacts relating to the R20 property, and this property is not coded for redevelopment (being the intent of the minimum building separation requirements in Table 2.7).</li> </ul> </li> <li>• In relation to the apartments in building A fronting Turnbull Way, balconies are a nil setback to this boundary, with Turnbull Way being 4.5 metre minimum width. Given the orientation, width, coding (R-60) and character of the adjacent terrace lots, any redevelopment would likely occur at the rear of the property</li> </ul>	

	<p>with outdoor living / balconies orientated south. The nil setback on the site's north-western boundary with 4.5 metre Turnbull Way providing separation is therefore considered appropriate.</p> <ul style="list-style-type: none"> <li>In relation to building separation within the site, the proposed development has a 12 metre minimum between buildings B and C.</li> </ul>	
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## 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
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 3.6	PUBLIC DOMAIN INTERFACE	
<b>ELEMENT OBJECTIVES</b> <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>	
<b>O3.6.1</b> – The transition between the private and public domain enhances the privacy and safety of residents.	<ul style="list-style-type: none"> <li>Interface between the public and private domain has been carefully considered throughout the design process, with all residential apartment lobbies accessed via the primary street (Manning and Samson) and ground floor terrace housing accessed directly from Samson Street.</li> <li>The majority of car parking is provided in the basement levels. At grade short stay car-parking is sleeved behind the building form off Turnbull Way, with integrated on-street car parking proposed within the Road Reserve of Samson and Manning Streets. On-street car parking has been designed and integrated with landscaping, including the replacement of existing street trees with mature trees to ensure a consistent and high amenity streetscape outcome, particularly on the Manning Street frontage</li> <li>Upper level balconies fronting public road reserves have been designed to overlook the street to provide passive surveillance</li> <li>The front fences of townhouses have been design to enhance both solar penetration and provide privacy to the living areas. The fences taper down from 2.4m at the living spaces to 800mm at the interface with the street this achieves a demarcation of public and private space and ensures the courtyard space of the terraces is usable.</li> <li>Bins, servicing, loading and back of house requirements are all located either off Turnbull Way or within the basement structure off the primary street.</li> </ul>	
<b>O3.6.2</b> – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	<ul style="list-style-type: none"> <li>Turnbull Way, Manning Street and Wellington Street have all been designed as a highly activated retail frontages, with the ground floor design of shopfronts reinforcing this design</li> </ul>	

	<p>intents through high quality treatments and finishes;</p> <ul style="list-style-type: none"> <li>• The development achieves activation of all key frontages and re-establishes the residential streetscape of Samson Street. Blank walls are limited and largely located on the north eastern frontage of Turnbull Way where the majority of back of house and loading occurs;</li> <li>• Amenity and safety for pedestrians is enhance through a 3-metre setback from Manning Street, allowing for a generous continuous footpath covered by an awning above. On Wellington Street the ground floor setback extends to 4 metre minimum, 8 metre maximum, providing space for the north facing plaza;</li> <li>• Landscaping has been designed to enhance the amenity of all key streetscapes.</li> </ul>	
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## ACCEPTABLE OUTCOMES

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

**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.

**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).

**A3.6.3** – Upper level balconies and/or windows overlook the street and public domain areas.

**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.

**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.

**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.<sup>1</sup>

(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
		<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>	
<b>O3.7.1</b> – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.		<ul style="list-style-type: none"> <li>Pedestrian entries to the residential lobbys are located from the primary street of Manning and Samson Street.</li> <li>Pedestrian entries to the terraces located on Samson Street are also provided with at grade access.</li> </ul>	
<b>O3.7.2</b> – Entries to the development connect to and address the public domain with an attractive street presence.		<ul style="list-style-type: none"> <li>The entrances are universally accessible, protected from weather and easily identified within the streetscape.</li> </ul>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
<b>A3.7.1</b> – 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.			
<b>A3.7.2</b> – Pedestrian entries are protected from the weather.			
<b>A3.7.3</b> – 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.			
<b>A3.7.4</b> – 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.			
<b>A3.7.5</b> – 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.			
<b>A3.7.6</b> – 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	
<b>ELEMENT OBJECTIVES</b> <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>	
<b>O3.8.1</b> – 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.	<ul style="list-style-type: none"> <li>Vehicle access to the site is consolidated into one access point utilising the existing Turnbull Way;</li> <li>The western leg of the laneway provides access to the basement car-parking structure, directing vehicles to an entry/exit portal to the underground basement car parking for both residents and longer term retail use;</li> <li>Egress from the site is provided via the eastern leg of the laneway;</li> <li>The design of Turnbull Way has been carefully considered to ensure the space acts as a shared zone between pedestrians and slow moving vehicles. This has been achieved through landscape treatments and irregular setbacks of the glass line and building form adjacent to the lane, widening portions of the laneway to provide pedestrian space and amenity;</li> <li>Traffic modelling of the laneway has been undertaken to ensure the space can function adequately as per its intended function. This modelling confirmed that during peak periods, an average of 1 car per minute will utilise the laneway.</li> <li>The laneway width, design and treatment has also been benchmarked against other shared spaces and laneways to inform its design.</li> </ul>	
<b>O3.8.2</b> – Vehicle access points are designed and located to reduce visual impact on the streetscape.	<ul style="list-style-type: none"> <li>Vehicle access has been consolidated onto Turnbull was, with only a small portion of the basement entry portal visible from the primary street frontage of Wellington Street, approximately 50 metres down Turnbull Way.</li> </ul>	
<b>ACCEPTABLE OUTCOMES</b> <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A3.8.1</b> – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.		
<b>A3.8.2</b> – 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.

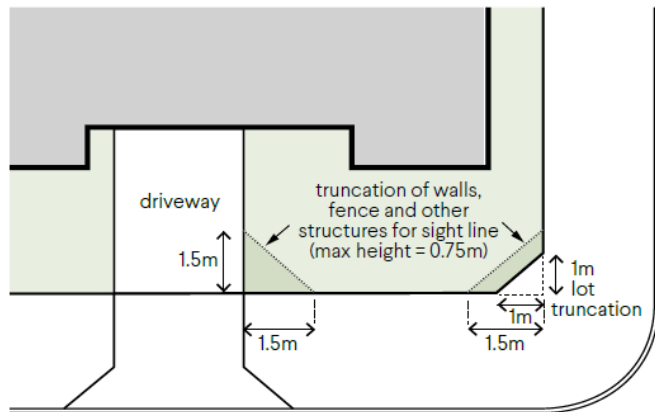
**A3.8.4** – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.

**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	
<b>ELEMENT OBJECTIVES</b> <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>	
<b>O3.9.1</b> – Parking and facilities are provided for cyclists and other modes of transport.	<ul style="list-style-type: none"> <li>Bicycle and car parking is provided in 2 levels of basement infrastructure accessed via Turnbull Way.</li> <li>Residential bike and car parking is provided within Basement Level 2, while longer term retail car parking with reciprocal visitor parking is located on Basement Level 1.</li> </ul>	
<b>O3.9.2</b> – 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.	<ul style="list-style-type: none"> <li>A total of 127 residential car bays are provided, exceeding the minimum requirement of 101 bays for Location B localities;</li> <li>A total of 54 bays are provided on Basement 1 for retail uses and are offered for reciprocal use as visitor bays given the varying peak usage of this infrastructure. This exceeds the minimum 12 bay requirement;</li> <li>A total of 62 bike parking racks are provided for residential use on Basement Level 2, exceeding the minimum requirement of 42 bays;</li> <li>78 visitor bike parking racks are provided within Basement Level 1 for visitor use (again reciprocal with retail use), exceeding the minimum requirement of 9 spaces;</li> <li>A total of 12 motorcycle bays are provided, exceeding the minimum requirement of 9.</li> </ul>	
<b>O3.9.3</b> – Car parking is designed to be safe and accessible.	<ul style="list-style-type: none"> <li>Car parking is designed in a logical and safe layout, in accordance with AS 2890.1.</li> </ul>	
<b>O3.9.4</b> – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	<ul style="list-style-type: none"> <li>The majority of car-parking is provided within two level of basement car-parking accessed via a laneway, greatly improving the current at-grade configuration of the site and ensuring that parking does not detract from the amenity of the streetscape;</li> <li>Short-term car-parking for retail use is integrated within the surrounding streets to ensure the convenience of the retail uses is not compromised and the distributed nature of traffic to and from the site is maintained, whilst</li> </ul>	

also taking pressure of Turnbull Way to enable it to provide public benefit and act as a shared space. This car parking includes 8 bays on Samson Street, 15 bays on Manning Street, and 6 bays off Turnbull Way and has been design to integrate with the street, and design to incorporate landscaping and public space.

## ACCEPTABLE OUTCOMES

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

**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 <sup>1</sup>	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 <sup>1</sup>	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking <sup>2</sup>		Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays	

<sup>1</sup> Calculations of parking ratios shall be rounded up to the next whole number.

<sup>2</sup> 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	
<b>ELEMENT OBJECTIVES</b> <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>	
<b>O4.1.1</b> – 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.	<ul style="list-style-type: none"> <li>Dwellings with a northern aspect have been maximised to the extent possible given the shape and orientation of the subject site. 88% of proposed dwellings receive direct sunlight on the 21<sup>st</sup> of June between 9am and 3pm, with only 12% (7 townhouses and 3 apartments) not achieving this target;</li> <li>It is noted the townhouses are south facing, and they have been designed to ensure a high level of amenity and daylight access. In particular, all habitable rooms have direct daylight access, and a skylight is positioned on the roof of the dwellings add additional daylight to the second story.</li> </ul>	
<b>O4.1.2</b> – Windows are designed and positioned to optimise daylight access for habitable rooms.	<ul style="list-style-type: none"> <li>Windows are designed to optimise daylight access and ensure the internal amenity of the apartments is highly liveable and responsive to Perth's climatic conditions.</li> <li>The façade and glazing arrangement has been designed to allow for great daylight penetration whilst maintaining privacy in the dwellings. Utilisation of an upstand, means residents do not necessarily require having there blinds closed when wanting privacy.</li> <li>A combination of inboard and outboard balconies are deployed to protect the dwellings from hot sun whilst on the east and south, allowing for living spaces to have glazing to façade, increasing daylight penetration and access to light</li> </ul>	
<b>O4.1.3</b> – The development incorporates shading and glare control to minimise heat gain and glare: <ul style="list-style-type: none"> <li>from mid-spring to autumn in climate zones 4, 5 and 6 AND</li> <li>year-round in climate zones 1 and 3.</li> </ul>	<ul style="list-style-type: none"> <li>A series of façade and plan strategies have been developed to respond to the various climate conditions of each elevation, to reduce heat gain and glare with a solid to glass percentage ranging from 40% – 50% solid.</li> <li>Common to all is a solid upstand with projecting shroud where, to eliminate hot summer sun hitting the glass, and reducing glare, whilst allowing for the winter sun to penetrate.</li> </ul>	

	<ul style="list-style-type: none"> <li>On the North and West facing apartments, predominate use of a full length outboard terrace protects the dwellings for the hot sun.</li> </ul>	
<b>ACCEPTABLE OUTCOMES</b> <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.1.1</b> – In climate zones 4, 5 and 6 <u>only</u> : <ul style="list-style-type: none"> <li>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 <b>AND</b></li> <li>b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.</li> </ul>		
<b>A4.1.2</b> – 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.		
<b>A4.1.3</b> – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.		
<b>A4.1.4</b> – The building is oriented and incorporates external shading devices in order to: <ul style="list-style-type: none"> <li>– minimise direct sunlight to habitable rooms:               <ul style="list-style-type: none"> <li>▪ between late September and early March in climate zones 4, 5 and 6 only <b>AND</b></li> <li>▪ in all seasons in climate zones 1 and 3</li> </ul> </li> <li>– permit winter sun to habitable rooms in accordance with A 4.1.1 (a).</li> </ul>		
<b>LOCAL PLANNING FRAMEWORK</b>	<b>REQUIREMENT</b>	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

<b>ELEMENT 4.2</b>	<b>NATURAL VENTILATION</b>	
<b>ELEMENT OBJECTIVES</b> <i>Development is to achieve the following Element Objectives</i>	<b>APPLICANT COMMENT</b>	<b>ASSESSOR COMMENT</b>
	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.	
<b>O4.2.1</b> – Development maximises the number of apartments with natural ventilation.	<ul style="list-style-type: none"> <li>A total of 69% of the proposed dwelling are capable of being naturally cross ventilated.</li> </ul>	
<b>O4.2.2</b> – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	<ul style="list-style-type: none"> <li>The plan has been designed to maximise the number of apartments that are dual aspect, and naturally cross ventilated.</li> <li>Combination of sliding doors and windows provide ventilation that can be scaled up or down depending on demand. Internally, use of sliding doors from bedrooms to living spaces, allowing for residents to have greater control to</li> </ul>	

	manage passive ventilation without risk of slamming hinge doors	
<b>O4.2.3</b> – Single aspect apartments are designed to maximise and benefit from natural ventilation.	<ul style="list-style-type: none"> <li>The location and configuration of single aspect apartment is responsive to the requirement for natural ventilation.</li> <li>50% of the single aspect dwellings are orientated between 45°-90° to the prevailing wind and have a room depth ratio of 3 x ceiling height.</li> <li>The remainder of the single aspect apartments have an inboard balcony with an opening perpendicular to the façade, creating a dual aspect type approach. Windows in the primary façade in both the living room and bedroom create a ventilation pathway. Sliding doors are utilised to increase control and functionality of ventilation.</li> </ul>	
<b>ACCEPTABLE OUTCOMES</b> <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.2.1</b> – 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.		
<b>A4.2.2</b> – <ul style="list-style-type: none"> <li>(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</li> <li>(b) Single aspect apartments included within the 60 per cent minimum at (a) above must have:             <ul style="list-style-type: none"> <li>▪ ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction <b>AND</b></li> <li>▪ room depth no greater than 3 x ceiling height</li> </ul> </li> <li>(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.</li> </ul>		
<b>A4.2.3</b> – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.		
<b>A4.2.4</b> – No habitable room relies on lightwells as the primary source of fresh-air.		
<b>LOCAL PLANNING FRAMEWORK</b>	<b>REQUIREMENT</b>	
<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.		<ul style="list-style-type: none"><li>The apartments are generous in the planning, allowing for flexibility in furniture layouts and configurations. Conscious of the type of buyer for the dwellings, the spaces have been designed to allow for large furniture pieces, once purchased for a detached houses to be accommodated.</li></ul>													
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.		<ul style="list-style-type: none"><li>The building has been designed with a larger than typical floor to floor dimension increasing the internal ceiling heights.</li><li>The façade ventilation strategies have been designed to enhance and balance daylight access, ventilation and privacy.</li></ul>													
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>															
A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.															
<div>Table 4.3a Minimum floor areas for dwelling types</div> <table><tr><th>Dwelling type</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>37m²</td></tr><tr><td>1 bed</td><td>47m²</td></tr><tr><td>2 bed × 1 bath¹</td><td>67m²</td></tr><tr><td>3 bed × 1 bath¹</td><td>90m²</td></tr><tr><td colspan="2">¹An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.</td></tr></table>				Dwelling type	Minimum internal floor area	Studio	37m²	1 bed	47m²	2 bed × 1 bath¹	67m²	3 bed × 1 bath¹	90m²	¹An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.	
Dwelling type	Minimum internal floor area														
Studio	37m²														
1 bed	47m²														
2 bed × 1 bath¹	67m²														
3 bed × 1 bath¹	90m²														
¹An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² 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 <sup>2</sup>	3m
Other bedrooms	9m <sup>2</sup>	3m
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
<sup>1</sup> 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
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES		
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>	
<b>O4.4.1</b> – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	<ul style="list-style-type: none"> <li>All apartments have access to generously sized and appropriately located private open space through the form of courtyards, terraces or balcony space;</li> <li>All private open space requirement reach the minimum area and minimum dimension criteria as stipulated within table 4.4;</li> <li>Many of the apartments have balcony and terrace spaces significantly over and above these minimum requirements.</li> </ul>	
<b>O4.4.2</b> – Private open space is sited, oriented and designed to enhance liveability for residents.	<ul style="list-style-type: none"> <li>Courtyards, balconies and terraces are sited and orientated to enhance the liveability of spaces and benefit the apartment residents. Minimal screening is required for visual privacy control.</li> </ul>	
<b>O4.4.3</b> – Private open space and balconies are integrated into the overall architectural form and detail of the building.	<ul style="list-style-type: none"> <li>Balcony recessing on the building form as well as strategic location of balcony placement has been considered through the integrated architectural response of the concept. Balconies will have planters to provide vertical greenery to the building form and integrate the physical form in its surrounding natural environment.</li> </ul>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.4.1</b> – 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 <sup>1</sup>	Minimum Dimension <sup>1</sup>
Studio apartment + 1 bedroom	8m <sup>2</sup>	2.0m
2 bedroom	10m <sup>2</sup>	2.4m
3 bedroom	12m <sup>2</sup>	2.4m
Ground floor / apartment with a terrace	15m <sup>2</sup>	3m
<sup>1</sup> 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.		
<b>A4.4.2</b> – 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.		
<b>A4.4.3</b> – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.		
<b>A4.4.4</b> – 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	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

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>	
<b>O4.5.1</b> – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	Circulation spaces are adequately sized with a 1.5m minimum width.	
<b>O4.5.2</b> – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	Circulation spaces are well design and include good opportunities for passive surveillance, and avoidance of major openings directly onto the circulation area.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.5.1</b> – Circulation corridors are a minimum 1.5m in width.		

<b>A4.5.2</b> – Circulation and common spaces are designed for universal access.	
<b>A4.5.3</b> – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.	
<b>A4.5.4</b> – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.	
<b>A4.5.5</b> – 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																		
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.		All storage is located within the basement structure and are of an area and dimension that make them usable for their intended purpose.																			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																					
<b>A4.6.1</b> – 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.																					
<b>Table 4.6</b> Storage requirements																					
<table><tr><th>Dwelling type</th><th>Storage area<sup>1</sup></th><th>Minimum dimension<sup>1</sup></th><th>Minimum height<sup>1</sup></th></tr><tr><td>Studio dwelling</td><td>3m<sup>2</sup></td><td rowspan="4">1.5m</td><td rowspan="4">2.1m</td></tr><tr><td>1 bedroom dwelling</td><td>3m<sup>2</sup></td></tr><tr><td>2 bedroom dwellings</td><td>4m<sup>2</sup></td></tr><tr><td>3 bedroom dwellings</td><td>5m<sup>2</sup></td></tr><tr><td colspan="4"><sup>1</sup> Dimensions exclusive of services and plant.</td></tr></table>				Dwelling type	Storage area <sup>1</sup>	Minimum dimension <sup>1</sup>	Minimum height <sup>1</sup>	Studio dwelling	3m <sup>2</sup>	1.5m	2.1m	1 bedroom dwelling	3m <sup>2</sup>	2 bedroom dwellings	4m <sup>2</sup>	3 bedroom dwellings	5m <sup>2</sup>	<sup>1</sup> Dimensions exclusive of services and plant.			
Dwelling type	Storage area <sup>1</sup>	Minimum dimension <sup>1</sup>	Minimum height <sup>1</sup>																		
Studio dwelling	3m <sup>2</sup>	1.5m	2.1m																		
1 bedroom dwelling	3m <sup>2</sup>																				
2 bedroom dwellings	4m <sup>2</sup>																				
3 bedroom dwellings	5m <sup>2</sup>																				
<sup>1</sup> Dimensions exclusive of services and plant.																					
<b>A4.6.2</b> – 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.																					
<b>A4.6.3</b> – Storage provided separately from dwellings or within or adjacent to private open space <sup>1</sup> , 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																			
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:																					

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>	
<b>O4.7.1</b> – 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.	<ul style="list-style-type: none"> <li>The development has been carefully planned in order to consolidated loading and refuse into two enclosed spaces that have the necessary acoustic treatments to minimise noise transfer.</li> <li>A podium deck with residential buildings setback over limits the transfer of noise from the street and lane into the dwellings</li> <li>Plant spaces have been located in enclosed spaces in both the basement and on top of the buildings to alleviate any noise transfer to dwellings both on the site and adjacent.</li> <li>The facades are between 40%-50% solid, with openings protected by setbacks or balconies, to limit the spread of noise</li> </ul>	
<b>O4.7.2</b> – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	<ul style="list-style-type: none"> <li>The apartments have been designed such that privacy can be maintained within the dwellings with noisy areas such as, bathrooms, laundries and kitchens been separated from the main living spaces and enclosed, with limited doors accessing bedrooms off of these spaces</li> <li>The façade design and balcony configuration coupled with the setbacks allowing residents to have doors or windows opened for ventilation whilst limiting noise transfer.</li> <li>The planning of the precinct protects the dwellings from noise transfer from loading docks and plant spaces</li> </ul>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.7.1</b> – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).		
<b>A4.7.2</b> – 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.		
<b>A4.7.3</b> – Major openings to habitable rooms are oriented away or shielded from external noise sources.		
LOCAL PLANNING FRAMEWORK		REQUIREMENT

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

ELEMENT 4.8		DWELLING MIX	
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>	
<b>O4.8.1</b> – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.		<p>The proposed development responds to these challenges through the introduction of 83 new dwellings, which includes:</p> <ul style="list-style-type: none"> <li>• 7 x 2 storey townhouses fronting Samson Street (8%);</li> <li>• 10 x 1 bedroom apartments (12%);</li> <li>• 43 x 2 bedroom apartments (52%); and</li> <li>• 23 x 3 bedroom apartments (28%).</li> </ul> <p>This diversity in dwelling product is considered to adequately cater for singles, couples, families and downsizers, and particularly allow the emerging first home buyers and downsizers an opportunity to stay within the local Peninsula Neighbourhood by providing a product other than a single detached dwelling.</p>	
ACCEPTABLE OUTCOMES			
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
<b>A4.8.1</b> – <ul style="list-style-type: none"> <li>a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument <b>OR</b></li> <li>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.</li> </ul>			
<b>A4.8.2</b> – 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.		<ul style="list-style-type: none"> <li>The development has been designed to accommodate residents requiring universal design features. 60% of dwellings meet the Silver Standard as defined in the Liveable Housing Guidelines.</li> <li>All remaining dwellings, excluding the townhouses meet the silver standards for bathroom design.</li> </ul>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
<b>A4.9.1 –</b> <b>a)</b> 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) <b>OR</b> <b>b)</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>	
<b>O4.10.1</b> – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	<p>The façade strategy learns from and incorporate the typology and scale of the fenestration of the context, to create a human scaled reference within the building. The context is comprised of a variety of housing types and scales, which in the street elevation create a dynamic mix of fenestration and façade relief. The overall composition is one of shifting linked together by the punched hole type and scale relationship. These principles of composition are then overlayed with the floor plan design, to optimise the internal amenity, whilst creating the dynamic scale shift with the overall built form. Further strategies of expressing the balcony planter and the shroud, provide additional relief to the façade, and disturb any dominate reading of a grid, successfully tying in with the character and scale of the context</p> <p>A complimentary material palate has also been a key strategy, drawing on the tones of the environment to transition built form to landscape context.</p>	
<b>O4.10.2</b> – Building façades express internal functions and provide visual interest when viewed from the public realm.	The façade includes balconies, windows and on-structure landscaping which orientate to the public realm and reflect their internal function.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.10.1</b> – Façade design includes: <ul style="list-style-type: none"> <li>– scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm</li> <li>– rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.</li> </ul>		
<b>A4.10.2</b> – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.		
<b>A4.10.3</b> – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.		
<b>A4.10.4</b> – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.		
<b>A4.10.5</b> – Development with a primary setback of 1m or less to the street includes awnings that:		

- 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>	
<b>O4.11.1</b> – Roof forms are well integrated into the building design and respond positively to the street.	The roof design, particularly of Building A & B has been carefully considered to provide a gradual transition to lower storeys, especially from the key civic corner of Samson and Manning Street. This is achieved through a diagonal banding connecting the rood structure to the lower levels, creating a calmer transition and not drawing site upwards to accentuate vertical form of the recessed upper levels.	
<b>O4.11.2</b> – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	With communal facilities located on the podium level, the rooftop will be used for services and solar panels. All this infrastructure will be located within the middle of the roof structure and screened to ensure it cannot be seen from the adjoining public realm.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.11.1</b> – The roof form or top of building complements the façade design and desired streetscape character.		
<b>A4.11.2</b> – Building services located on the roof are not visually obtrusive when viewed from the street.		
<b>A4.11.3</b> – 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>	
<b>O4.12.1</b> – 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.	<p>The proposed landscape design has been carefully considered to respond to existing urban conditions, integrate with the design intent of the architecture and enhance streetscape and pedestrian amenity. Central to the landscaping strategy has been a strong emphasis on:</p> <ul style="list-style-type: none"> <li>• Landscape of the ground floor and the establishment of a 'green frame' through the incorporation of surrounding streetscapes into landscape works; and</li> <li>• Podium design and on-structure planting including publicly accessible space, communal open space and private terraces.</li> </ul> <p>The proposed landscape approach achieves exceptional amenity outcomes for the community, substantially improves the visual appear of the existing centre and creates amenity for the surrounding apartments.</p>	
<b>O4.12.2</b> – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	Plant selection has been considered to respond to orientation, aspect and prevailing winds. A full list of proposed species is provided in Appendix F – Landscape Context Report.	
<b>O4.12.3</b> – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	Details of the irrigation strategy and management of the proposed landscape are provided in Appendix F – Landscape Concept Report.	
<b>O4.12.4</b> – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	Landscape and architectural have been designed in a dynamic and responsive manner, with each informing the final design, resulting in a highly integrated outcome. This includes the consideration of the green frame around the site and areas for deep soil planting responding to basement configuration, extensive podium landscaping to provide communal amenity and soften the building to the public realm, and integrated on structure plan using planters adjacent to balconies and strategic breaks within the building.	
<b>ACCEPTABLE OUTCOMES</b> <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		

**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	76.8m <sup>3</sup>	1,200mm	64m <sup>2</sup> with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m <sup>3</sup>	1,000mm	36m <sup>2</sup> with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m <sup>3</sup>	800mm	3m × 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m <sup>3</sup>	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	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

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>	
<b>O4.13.1</b> – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	N/A	
<b>O4.13.2</b> – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	N/A	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.13.1</b> – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.		
<b>A4.13.2</b> – 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>	
<b>O4.14.1</b> – Mixed use development enhances the streetscape and activates the street.	The vision for the ground plane is to engage the public realm with a much greater level of activation and retailing opportunity, that service the growing demand of the area, whilst providing amenity for the new residences. The plan enlists the opportunity of all edges creating both new spaces for the area, such as the laneway, whilst complementing the character and quality of the existing streets with a green frame that defines the new building edge with the street, blending the development into the surrounding street context maintaining the character of the suburb.	
<b>O4.14.2</b> – 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.	All amenity considerations have been addressed with aspects such as noise and waste management reported on to maintain an exceptional living environment.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.14.1</b> – 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.		
<b>A4.14.2</b> – 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.		
<b>A4.14.3</b> – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.		
<b>A4.14.4</b> – 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		
<b>A4.14.5</b> – 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>	
<b>O4.15.1</b> – Reduce energy consumption and greenhouse gas emissions from the development.	<ul style="list-style-type: none"> <li>• The buildings have been designed to reduce energy consumption through passive design solutions, decreasing the demand for active heating and cooling systems.</li> <li>• The buildings and floorplan have been designed and orientated to best suit the climatic conditions for site.</li> <li>• A 40-50% solid façade reduces heat transfer through the glass</li> <li>• Shrouds and balconies used to alleviate impact of hot summer sun, while letting the winter sun in.</li> <li>• PV array on roofs. There is a shared power arrangement, where the retailers and IGA use the power generated from the PV during the day when there is limited demand from the residences</li> <li>• Shared building infrastructure, reducing duplication of construction</li> </ul>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.15.1</b> – <ul style="list-style-type: none"> <li>a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) <b>OR</b></li> <li>b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.<sup>1</sup></li> </ul> <p>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.</p>		
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>	
<b>O4.16.1</b> – Minimise potable water consumption throughout the development.	Dwellings are individually metered.	
<b>O4.16.2</b> – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	Stormwater is managed on site.	
<b>O4.16.3</b> – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	Stormwater is managed on site.	
<b>ACCEPTABLE OUTCOMES</b> <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.16.1</b> – Dwellings are individually metered for water usage.		
<b>A4.16.2</b> – Stormwater runoff generated from small rainfall events is managed on-site.		
<b>A4.16.3</b> – 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>	
<b>O4.17.1</b> – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	Waste storage is contained within the basement level structure and collected via an enclosed portal on Turnbull Way. This ensure there are no negative impacts on the surrounding streetscape.	
<b>O4.17.2</b> – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	Waste will be divided as per current best practice and will be managed and organised for collection by a building supervisor / groundskeeper. Full details of the Waste Management arrangement are provided in Appendix H.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.17.1</b> – 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).		
<b>A4.17.2</b> – 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).		
<b>A4.17.3</b> – 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).		
<b>A4.17.4</b> – 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 4.17 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>	
O4.18.1 –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 fully serviced and all utilities have been carefully planned and located to ensure access to service providers.	
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	<ul style="list-style-type: none"> <li>The loading and building services have been consolidated in order to maintain a safe precinct for pedestrians and vehicles.</li> <li>Loading docks have been designed to not effect the day to day public operation of the development, whilst in use.</li> <li>They are accessible through secure and isolated passages for maintenance purposes.</li> </ul>	
O4.18.3 – 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.	<ul style="list-style-type: none"> <li>All service zones, including air intakes , exhaust, fire hydrant boosters and plant screening, have been integrated into the architecture as a total design approach.</li> </ul>	
O4.18.4 – 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.	<ul style="list-style-type: none"> <li>Hot water units, air-conditioning condenser units and laundries are located and configured to be functional, non obtrusive and not visible from the street.</li> </ul>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<b>A4.18.1</b> – 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.		
<b>A4.18.2</b> – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.		
<b>A4.18.3</b> – 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.		
<b>A4.18.4</b> – 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

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