
SPP7.3 R-CODES

VOLUME 2 - APARTMENTS

ASSESSMENT TEMPLATE

ABOUT THIS TEMPLATE

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

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

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

This template comprises of 2 parts:

PART 1 Recommended information to be submitted by applicant as part of a development application.

PART 2 Template for assessment under the R-Codes Vol. 2 (including any local planning framework that amends or replaces the R-Codes Vol. 2). It is recommended that this template is completed by:

- (a) the applicant and submitted as part of the development application; and
- (b) the Responsible Authority for the purposes of assessment.

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

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

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

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

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

PART 1 - INFORMATION FOR THE APPLICANT

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

A5–Development application guidance (1/2)

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.

Documentation	Required Information	Provided?	
Development details	<p>A summary document that provides the key details of the development proposal. It contains information such as the:</p> <ul style="list-style-type: none"> – plot ratio of the development – number, mix, size and accessibility of apartments – number of car parking spaces for use (residential, retail, accessible, visitor etc.) 		
Site analysis	[Prepared at earlier stage of design development in <i>A3 Site analysis and design response guidance</i>]		
Design statements	<p>An explanation of how the design relates to the Design Principles in State Planning Policy 7.0 Design of the Built Environment.</p> <p>An explanation of how the proposed development achieves the relevant objectives of this policy in <i>A6 Objectives summary</i>.</p> <p>For adaptive reuse projects which affect heritage places, provide a Heritage</p>		
Site plan	<p>A scale drawing showing:</p> <ul style="list-style-type: none"> – any proposed site amalgamation or subdivision – location of any proposed buildings or works in relation to setbacks, building envelope controls and building separation dimensions – proposed finished levels of land in relation to existing and proposed buildings and roads – pedestrian and vehicular site entries and access – interface of the ground floor plan with the public domain and open spaces within the site – areas of communal open space and private open space 		
Landscape plan	<p>A scale drawing showing:</p> <ul style="list-style-type: none"> – the building footprint of the proposal including pedestrian, vehicle and service access – trees to be removed shown dotted – trees to remain with their tree protection areas (relative to the proposed development) – deep soil areas and associated tree planting – areas of planting on structure and soil depth – proposed planting including species and size – details of public space, communal open space and private open space – external ramps, stairs and retaining wall levels – security features and access points – built landscape elements (fences, pergolas, walls, planters and water 		
Other plans and reports	<p>Acoustic Report (or equivalent)</p> <p>Waste Management Plan (or equivalent)</p>		

A5–Development application guidance (2/2)

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

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

It is recommended that the template is used as follows -

Applicants

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

Responsible Authority

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

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

ELEMENT 2.2		BUILDING HEIGHT	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.		<p>Yes – Building height provisions are prescribed as per the building envelope requirements of Schedule 13 of the ToEF Local Planning Scheme No.3 (45.0m AHD)</p> <p>Schedule 13 enables an additional building height (76.5AHD) subject to meeting additional development provisions. The proposed development meets these additional provisions via the provision of publicly accessible open space and thus the proposed height is compliant (76.5AHD) with the requirements of the Scheme.</p> <p>It is worth noting that the total building height is proposed to be 79.0AHD with this height relating to the lift overhang and plant equipment. This is consistent with the provisions of schedule 13 of the scheme.</p> <p>Assessment against the desired future scale and character is undertaken in the architect's design statement and SPP7.0 Assessment (Refer Section 4.1, 4.2 of the Planning Report & Appendix 13).</p>	
O2.2.2 – The height of buildings within a development responds to changes in topography.		Not applicable – Schedule 13 of LPS No. 3 provides provisions in relation to the building height that consider the sites relatively flat topography.	
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.		Roof top communal open space is provided at Level 3 & 12 through the inclusion of a pool, open fire pit, alfresco dining, and a lounge terrace.	
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.		The development has no directly adjoining properties. Nevertheless, the proposed building's shadow cast at midday on 21 st June onto the property immediately to the South is 25% of the site area of that lot.	
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	

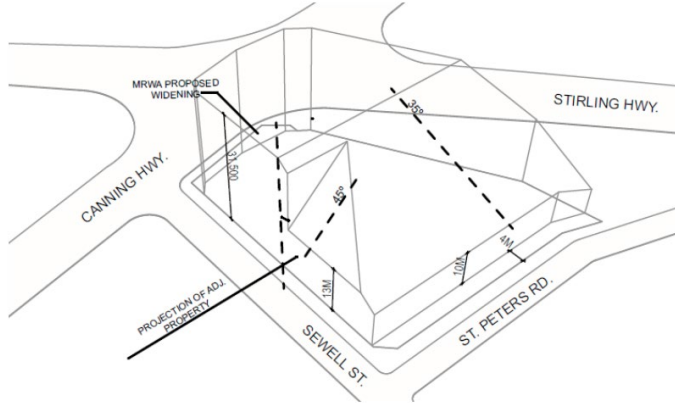
LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	<p>LOCAL PLANNING SCHEME NO. 3 PROVISIONS:</p> <p>Height control is amended by to the Town of East Fremantle's Local Planning Scheme No 3 by means of a building envelope and additional height allowance subject to conditions. These provisions read as follow:</p> <p>Building height and setback</p> <ol style="list-style-type: none"> 1. Development is to be contained within the building envelope shown in Figures 1 and 2 of this schedule. 2. Non-habitable resident amenities such as roof terraces, gardens and shade structures may project outside the building envelope where suitably integrated with the architecture of the development. 3. Solar collectors, air conditioning units, mechanical plant rooms and lift overruns setback within a 45 degree plane taken from the edge of the building may project outside the building envelope where suitably screened from view and integrated with the architecture of the development. <p>Additional height</p> <ol style="list-style-type: none"> 1. The height of development on the site may exceed the building envelope shown in Figures 1 and 2 of this schedule up to a maximum of 76.5m AHD where: <ul style="list-style-type: none"> (i) the building envelope permits development to a height of 45.0m AHD; (ii) Lot 81 St Peters Road and Lot 423 King Street, or an area of a similar size and location, are transferred to the local government free of cost, for the purpose of public open space, or subject to appropriate measures to ensure the public is granted permanent and unrestricted access at all times; (iii) the land subject to (ii) above is to be upgraded and landscaped to a standard suitable for public open space purposes to the satisfaction of the local government, and if not ceded to the Local Government maintained by the owner of the open space; (iv) a tree protection and management plan which ensures that trees identified for retention on the land subject to (ii) above are protected, is provided to the satisfaction of the local government; (v) overshadowing of adjoining residential properties does not exceed the maximum permitted under the deemed to comply requirements of the R Code applying to the impacted land; (vi) development incorporates dwellings, private open space or communal open space at ground level overlooking and contiguous with the land subject to (ii) above; and (vii) in the opinion of the local government, having regard to the advice of its nominated design review panel, development achieves and demonstrates design consistent with the design objectives. 2. Land subject to 1(ii) above shall continue to be considered as part of the site for the purposes of calculating the maximum plot ratio area.

ELEMENT 2.3		STREET SETBACKS	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.		Table 2.1 Setback provisions are varied as per the building envelope provisions of Schedule 13 of LPS No.3. The proposed development is compliant with the setbacks provided for by the building envelope provisions.	
O2.3.2 – The street setback provides a clear transition between the public and private realm.		Yes – The proposed development addresses all four street frontages with the ground floor having a strong public focus (including publicly accessible open space). The commercial ground floor uses have clearly definable entry points that clearly define the public and private realm.	
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.		<p>Yes – All but two (2) apartments are located above the ground floor, therefore privacy is created through distance above the public realm.</p> <p>The proposal also integrates deep recessed balconies to address visual privacy.</p> <p>For the two (2) apartments on the ground floor, the street setback is 4.5m at St Peters Road and a recessed balcony is provided to Sewell Street to provide for privacy to these apartments.</p>	
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.		Yes – Each apartment has access to a balcony that overlooks the streetscape/ Public Open Space. These balconies are accessible from habitable rooms.	
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 ⁴	2m	2m		2m		2m or Nil ⁵	2m or Nil ⁵	2m or Nil ⁵		

(4) Minimum secondary street setback 1.5m

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

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	<p>LOCAL PLANNING SCHEME NO. 3 PROVISIONS:</p> <p>Setbacks are determined by the building envelope provisions in Schedule 13 of the Town of East Fremantle's Local Planning Scheme No 3. The building envelope prescribes the following setbacks:</p> <p>Nil setback to the future road widening boundary of Canning Highway Nil setback to Stirling Highway Minimum 4m setback to St Peters Road. Nil setback to Sewell Road</p>  <p>Figure 1</p>

ELEMENT 2.4		SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.		Not applicable – no immediate neighbouring properties.	
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.		Yes – Setbacks are in accordance with Schedule 13 of the LPS No.3.	
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.		Yes. Building setbacks from Eastern and Southern boundaries have been proposed to retain trees, provide publicly accessible open space, and provide a deep soil area in <u>excess</u> of the minimum requirement.	
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.		Yes. The proposed setbacks of the development provides a transition from the R25 zoned land on other side of St. Peter's Road.	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided			

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

- a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument

AND /OR

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

(Excerpt from table 2.1)

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

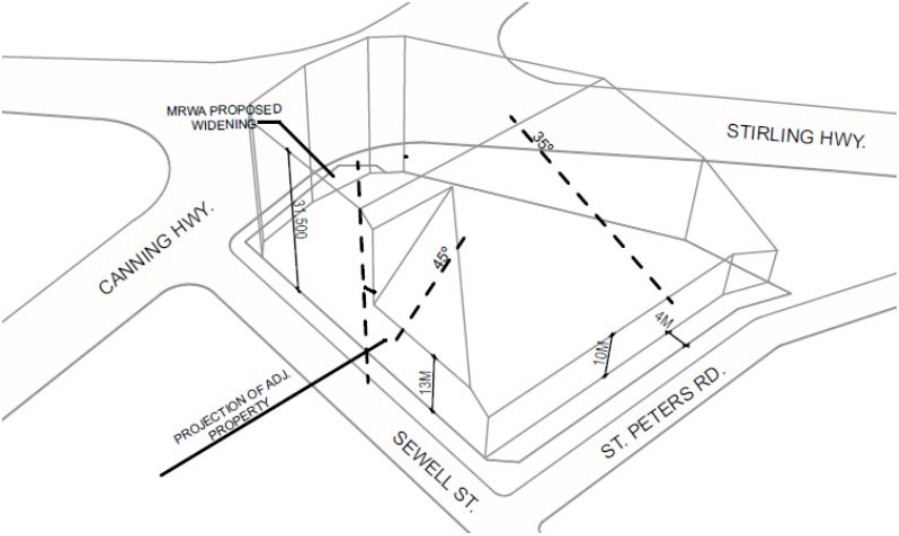
(1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions

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

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

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

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

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</p>	<p>LOCAL PLANNING SCHEME NO. 3 PROVISIONS:</p> <p>Setbacks are determined by the Schedule 13 building envelope provisions of the Town of East Fremantle's Local Planning Scheme No 3. Setbacks are to be in accordance with the below figure:</p>  <p>The diagram illustrates a 3D perspective view of a building's envelope and setbacks. The building is situated at the intersection of Canning Hwy., Stirling Hwy., Sewell St., and St. Peters Rd. Key features include: a dashed line for the 'MRWA PROPOSED WIDENING' on Canning Hwy.; a 'PROJECTION OF ADJ. PROPERTY' line; setbacks of 3.500m, 13m, 10m, and 4m; a 45° roof pitch; and a 2.25% slope. The building is shown with a flat roof and a gabled section.</p> <p>Figure 1</p>

ELEMENT 2.5		PLOT RATIO													
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives				APPLICANT COMMENT						ASSESSOR COMMENT					
				Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.											
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.				Yes. The proposed height enables setbacks and publicly accessible open space provision that are favourable to the existing character of the area. Further justification is provided in the SPP 7.0 assessment and the accompanying DA Report.											
				The proposed development is compliant with the plot ratio provisions of Schedule 13 of the Local Planning Scheme. (Proposed Plot ratio 2.98:1).											
ACCEPTABLE OUTCOMES															
Acceptable Outcome pathway may not be applicable where a performance solution is provided															
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument.															
(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			
Plot ratio ⁷ <i>refer 2.5</i>		0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0				
(6) Refer to Definitions for calculation of plot ratio															
LOCAL PLANNING FRAMEWORK				REQUIREMENT											
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:				LOCAL PLANNING SCHEME NO.3 PROVISIONS:											
				Schedule 13 of the LPS No.3 prescribes a plot ratio of 3.0:1											

ELEMENT 2.6		BUILDING DEPTH	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.		Yes, all 2- and 3-bedroom apartments have windows on 2 or 3 sides. Depth of single aspect 1-bedroom apartments is <20m (not including balconies).	
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.		Yes- The 12 th and 19 th storey of the buildings are staggered and designed around a light court that maximises access to daylight and natural ventilation.	
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.		Yes.	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to <i>4.1 Solar and daylight access</i> and <i>4.2 Natural ventilation</i> .			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 2.7		BUILDING SEPARATION																												
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT																											
		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.																												
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.		Development does not share boundaries with adjacent lots. The development also does not include separate towers.																												
O2.7.2 – Building separation is in proportion to building height.		Development does not share boundaries with adjacent lots.																												
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.		Development does not share boundaries with adjacent lots. Visual and acoustic privacy between 12 and 19 story portions of the building is achieved through architectural features such as blades/screens.																												
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings		Development does not share boundaries with adjacent lots, but suitable areas are provided around the building at ground level and L3 roof terrace for the provision of communal and private open space, deep soil areas and landscaping. (Refer to Plan 2 of the DA Report)																												
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																														
<table><tr><th rowspan="2"></th><th rowspan="2">Separation between:</th><th colspan="3">Building height</th></tr><tr><th>≤ 4 storeys (up to 15m)</th><th>5-8 storeys (up to 28m)</th><th>≥ 9 storeys (over 28m)</th></tr><tr><td rowspan="3">Within site boundary</td><td>Habitable rooms/balconies</td><td>12m</td><td>18m</td><td>24m</td></tr><tr><td>Habitable and non-habitable rooms</td><td>7.5m</td><td>12m</td><td>18m</td></tr><tr><td>Non-habitable rooms</td><td>4.5m</td><td>6m</td><td>9m</td></tr><tr><td>To adjoining property boundaries</td><td>Habitable rooms/balconies and boundary</td><td>Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)</td><td>9m</td><td>12m</td></tr></table> <p>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.</p>						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
	Separation between:	Building height																												
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	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																										
LOCAL PLANNING FRAMEWORK		REQUIREMENT																												
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		N/A																												

ELEMENT 3.2		ORIENTATION	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.		Yes- The building addresses the public realm on Sewell St, St Peter's Road and proposed POS. The building also has direct access from both streets.	
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.		Yes - Overshadowing complies with A3.2.3 and A3.2.4 (Refer to the overshadowing plans within the development application plans.).	
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.			
<p>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:</p> <ul style="list-style-type: none"> – adjoining properties coded R25 and lower – 25% of the site area¹ – adjoining properties coded R30 – R40 - 35% of the site area¹ – adjoining properties coded R50 – R60 – 50% of the site area¹ – adjoining properties coded R80 or higher – Nil requirements. <p>(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)</p>			
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:		No.	

ELEMENT 3.3		TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.		<p>Yes - Refer to arborist report, landscaping plan and DA report. The proposal includes the retention and protection of 4 mature trees on site and also serves to protect the mature trees located in adjacent land.</p> <p>Due to the sites topography, there is a need to remove existing mature trees from the site in order to accommodate the parking requirement. In order to address this the development proposes the planting of medium and small-scale trees at a ratio of 1.6 trees planted per 1 tree removed.</p> <p>The existing Hills Weeping Fig tree will be retained as part of this application.</p>	
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.		<p>Yes- Refer to landscaping plans and DA report. The development proposal includes the planting of a number of trees across the site:</p> <p>1x large trees; 12x medium trees; and 24x small trees.</p>	
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.		<p>Yes -Refer to landscape plans and DA report. Deep soil area is <u>more than</u> Table 3.3a (1063m² of deep soil area proposed). Noting that 301m² is proposed on the structure.</p> <p>The proposal includes the provision of plants and trees as part of the landscaping package.</p>	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
<p>A3.3.1 – Retention of existing trees on the site that meet the following criteria:</p> <ul style="list-style-type: none"> – healthy specimens with ongoing viability AND – species is not included on a State or local area weed register AND – height of at least 4m AND/OR – trunk diameter of at least 160mm, measured 1m from the ground AND/OR – average canopy diameter of at least 4m. 			

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

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

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

Table 3.3b Tree sizes

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

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

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

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

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	No.

ELEMENT 3.4		COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.		Yes, 575sqm communal open space (including pool) with >150sqm hard landscape area and deep soil areas for trees provided at Level 3.	
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.		Yes, Level 3 COS is universally accessible and includes lift access. The proposed COS incorporates a pool, open fire pit and an alfresco dining area and quality landscape areas that provide a high level of amenity for residents. The COS is afforded passive surveillance from the apartments with access control for residents only.	
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.		<p>Yes, COS is located and orientated away from private balconies and living areas within the site.</p> <p>The COS is also located on Level 3 with the proposed residential units primarily being on the upper levels, creating separation and reducing impacts on amenity and privacy.</p> <p>The COS is compliant with the required visual privacy provisions of the R-Codes. Noise emissions associated with COS areas such as the pool are compliant with EPNR criteria (Refer to attached Acoustic Report).</p>	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A3.4.1 – Developments include communal open space in accordance with Table 3.4			

Table 3.4 Provision of communal open space

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

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

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

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

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

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

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

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

No.

ELEMENT 3.5		VISUAL PRIVACY		
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT		ASSESSOR COMMENT
		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.		
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.		The proposed development has no adjoining sites with the development being separated by the adjacent road reservations. As such, there is no undue impact of direct overlooking from any balconies. The Habitable rooms located around the light court (facing south, therefore no solar access) are screened using blades to restrict overlooking while maximising daylight, ventilation, and outlook.		
ACCEPTABLE OUTCOMES				
Acceptable Outcome pathway may not be applicable where a performance solution is provided				
A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.				
Table 3.5 Required privacy setback to adjoining sites				
Cone of vision from unscreened:		First 4 storeys		5th storey and above
		Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways		4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies		6m	4.5m	
Unenclosed private outdoor spaces		7.5m	6m	
A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).				
A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.				
A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.		

ELEMENT 3.6		PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.		The proposed development meets Acceptable Outcomes. Car parking is separated from pedestrian access; ground floor units have direct access to the street via separate lobby, communal amenities, café and lobbies located around shared public space to increase surveillance and safety for residents. Upper-level windows and balconies overlook the street and publicly accessible open space.	
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.		New street trees are proposed to provide shade and amenity. Public access to the open space from Sewell St is proposed via large vestibule, which also provides public and café seating. A new public shaded deck is proposed around retained fig tree.	
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. ¹			
(1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	No.
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ELEMENT 3.7	PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	<p>The proposed development meets the Acceptable Outcomes.</p> <p>Entries are proposed via a public shared ‘vestibule’ from Sewell St, which also connects to the POS and provides weather protection.</p> <p>The proposed entry is also overlooked from the street and publicly accessible open space and includes shared amenities (mail + deliveries, bicycle store) and a public café.</p>	
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	Yes - All pedestrian entrances to the proposed development connect directly to the public realm including the public street and the publicly accessible open space area. The proposed entry to the development via the publicly shared ‘vestibule’ creates an attractive street presence.	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		
A3.7.2 – Pedestrian entries are protected from the weather.		
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.		
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.		
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.		
A3.7.6 – Bins are not located at the primary pedestrian entry.		

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	No.

ELEMENT 3.8		VEHICLE ACCESS	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.		<p>The proposed development meets the acceptable outcomes.</p> <p>Entry for ground floor and basement parking is proposed from the lower order street frontages (St Peters Road) and are separated from pedestrian and cyclist entry points.</p> <p>Loading bays for deliveries and waste collection are located on street to avoid any crossover of heavy vehicles into pedestrian spaces.</p>	
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.		Yes – The proposed vehicle crossovers features a similar design to the surrounding public realm, reducing its impact on the streetscape.	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.			
A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.			
A3.8.3 – Vehicle entries have adequate separation from street intersections.			
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.			
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.			
A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: <ul style="list-style-type: none"> – 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).			

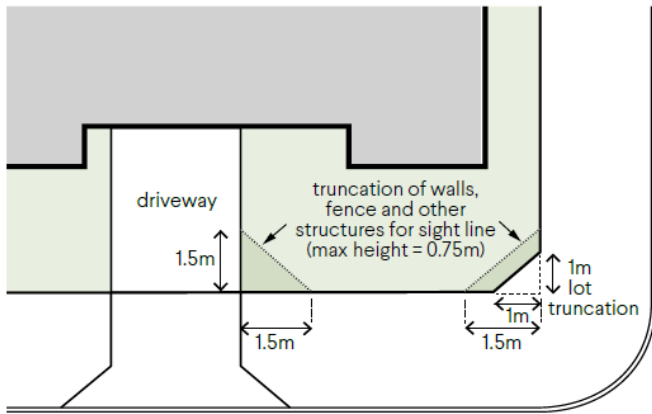


Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	No.

ELEMENT 3.9		CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.		<p>The proposed development meets the Acceptable Outcomes.</p> <p>In addition, cyclist parking is provided at a rate of 1 per dwelling, distributed across a shared bicycle store consisting of 19 double sided standing bike bays as well as 6 double sided hanging bays. There is also capacity for bicycle parking within individual residential basement stores. (Total of 115 residential bicycle bays).</p> <p>The development also integrates 12 publicly accessible bike racks for visitor parking as well as the commercial and café uses.</p> <p>The proposed development integrates end of trip facilities on the ground floor of the proposal. These facilities are directly accessible from the commercial tenancy and the vestibule.</p>	
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.		<p>The proposed development meets the Acceptable Outcomes.</p> <p>A minimum requirement of 161 bays is required based on the development proposed (residential, commercial and restaurant use). Based on the location of the development and its proximity to public transport Location B has been assumed.</p> <p>A total of 194 car bays are proposed by the development. Refer Section 4.5 of DA Report which elaborates on the car parking provision proposed.</p>	
O3.9.3 – Car parking is designed to be safe and accessible.		Yes – The proposed car parking is provided on site within basement levels and is safe and accessible.	
O3.9.4 – The design and location of car parking minimises negative visual and		Yes - All proposed parking is below ground or under building and screened from street.	

environmental impacts on amenity and the streetscape.		
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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 ¹	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above	
Bicycle parking ¹	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking ²	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays		

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

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

Definitions:
Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.
Location B: not within Location A.

- A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.
- A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9
- A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.
- A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.
- A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.
- A3.9.7 – Visitor parking is clearly visible from the driveway, is signed ‘Visitor Parking’ and is accessible from the primary entry or entries.
- A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.
- A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.
- A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
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<p>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</p>	<p>LOCAL PLANNING SCHEME NO.3 PROVISIONS:</p> <p>Office – 1 space for every 30m² net lettable area, Minimum of 3 spaces per tenancy or office unit</p> <p>Restaurant(café) – 1 space for every 5m² seating and 1 space for every staff member present at any one time.</p> <p>Multiple Dwelling – As prescribed by the Residential Design Codes (Location B).</p>
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ELEMENT 4.1		SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.		Yes - 81 dwellings (85%) achieve A4.1.1 a). 14 dwellings (15%) receive no direct sunlight between 9am and 3pm on 21 June.	
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.		The proposed development meets the Acceptable Outcomes.	
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: <ul style="list-style-type: none"> – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3. 		The proposed development meets the Acceptable Outcomes by providing external shading devices to East and West facing windows and deep recessed balconies to the Northern elevation.	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.1.1 – In climate zones 4, 5 and 6 <u>only</u> : <ul style="list-style-type: none"> a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June. 			
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.			
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.			
A4.1.4 – The building is oriented and incorporates external shading devices in order to: <ul style="list-style-type: none"> – minimise direct sunlight to habitable rooms: <ul style="list-style-type: none"> ▪ between late September and early March in climate zones 4, 5 and 6 only AND ▪ in all seasons in climate zones 1 and 3 – permit winter sun to habitable rooms in accordance with A 4.1.1 (a). 			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.2		NATURAL VENTILATION	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.2.1 – Development maximises the number of apartments with natural ventilation.		The proposed development meets the Acceptable Outcomes as 70% of the apartments are capable of being naturally cross ventilated.	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		The proposed development meets the Acceptable Outcomes.	
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.		The proposed development meets the Acceptable Outcomes.	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.2.1 – Habitable rooms have openings on at least two walls with a straight-line distance between the centre of the openings of at least 2.1m.			
A4.2.2 – <ul style="list-style-type: none"> (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building (b) Single aspect apartments included within the 60 per cent minimum at (a) above must have: <ul style="list-style-type: none"> ▪ ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND ▪ room depth no greater than 3 × ceiling height (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings. 			
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.			
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.3		SIZE AND LAYOUT OF DWELLINGS													
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT												
		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.													
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.		The proposed development meets the Acceptable Outcomes, with the room design considering flexibility. All proposed dwellings meet minimum internal floor areas in Table 4.3a & 4.3b.													
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.		The proposed development meets/exceeds the Acceptable Outcomes. – Refer to Development Application Plans.													
ACCEPTABLE OUTCOMES															
Acceptable Outcome pathway may not be applicable where a performance solution is provided															
A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.															
<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	37m ²	1 bed	47m ²	2 bed × 1 bath ¹	67m ²	3 bed × 1 bath ¹	90m ²	¹ An additional 3m ² shall be provided for designs that include a second or separate toilet, and 5m ² for designs that include a second bathroom.	
Dwelling type	Minimum internal floor area														
Studio	37m ²														
1 bed	47m ²														
2 bed × 1 bath ¹	67m ²														
3 bed × 1 bath ¹	90m ²														
¹ An additional 3m ² shall be provided for designs that include a second or separate toilet, and 5m ² for designs that include a second bathroom.															
A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.															

Table 4.3b Minimum floor areas and dimensions for habitable rooms

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

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

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

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

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	No.

ELEMENT 4.4		PRIVATE OPEN SPACE AND BALCONIES																
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT															
		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.																
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.		The proposed development meets/exceeds the Acceptable Outcomes.																
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.		The proposed development meets/exceeds the Acceptable Outcomes.																
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.		The proposed development meets/exceeds the Acceptable Outcomes.																
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided																		
A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4. Table 4.4 Private open space requirements																		
<table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum Area¹</th> <th>Minimum Dimension¹</th> </tr> </thead> <tbody> <tr> <td>Studio apartment + 1 bedroom</td> <td>8m²</td> <td>2.0m</td> </tr> <tr> <td>2 bedroom</td> <td>10m²</td> <td>2.4m</td> </tr> <tr> <td>3 bedroom</td> <td>12m²</td> <td>2.4m</td> </tr> <tr> <td>Ground floor / apartment with a terrace</td> <td>15m²</td> <td>3m</td> </tr> </tbody> </table> <p>¹ Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.</p>				Dwelling type	Minimum Area ¹	Minimum Dimension ¹	Studio apartment + 1 bedroom	8m ²	2.0m	2 bedroom	10m ²	2.4m	3 bedroom	12m ²	2.4m	Ground floor / apartment with a terrace	15m ²	3m
Dwelling type	Minimum Area ¹	Minimum Dimension ¹																
Studio apartment + 1 bedroom	8m ²	2.0m																
2 bedroom	10m ²	2.4m																
3 bedroom	12m ²	2.4m																
Ground floor / apartment with a terrace	15m ²	3m																
A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.																		
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.																		
A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.																		
LOCAL PLANNING FRAMEWORK		REQUIREMENT																
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.																

ELEMENT 4.5		CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.		<p>The proposed development meets/exceeds the Acceptable Outcomes.</p> <p>All spaces are in accordance with the acceptable outcomes of element 4.5.</p>	
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.		<p>The proposed development meets/exceeds the Acceptable Outcomes.</p> <p>All spaces are in accordance with the acceptable outcomes of element 4.5.</p>	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.5.1 – Circulation corridors are a minimum 1.5m in width.			
A4.5.2 – Circulation and common spaces are designed for universal access.			
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.			
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.			
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.6		STORAGE																			
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT																		
		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.																			
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.		The proposed development meets/exceeds Acceptable Outcomes and is consistent with Table 4.6.																			
ACCEPTABLE OUTCOMES																					
Acceptable Outcome pathway may not be applicable where a performance solution is provided																					
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.																					
Table 4.6 Storage requirements																					
<table><tr><th>Dwelling type</th><th>Storage area¹</th><th>Minimum dimension¹</th><th>Minimum height¹</th></tr><tr><td>Studio dwelling</td><td>3m²</td><td rowspan="4">1.5m</td><td rowspan="4">2.1m</td></tr><tr><td>1 bedroom dwelling</td><td>3m²</td></tr><tr><td>2 bedroom dwellings</td><td>4m²</td></tr><tr><td>3 bedroom dwellings</td><td>5m²</td></tr><tr><td colspan="4">¹ Dimensions exclusive of services and plant.</td></tr></table>				Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹	Studio dwelling	3m ²	1.5m	2.1m	1 bedroom dwelling	3m ²	2 bedroom dwellings	4m ²	3 bedroom dwellings	5m ²	¹ Dimensions exclusive of services and plant.			
Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹																		
Studio dwelling	3m ²	1.5m	2.1m																		
1 bedroom dwelling	3m ²																				
2 bedroom dwellings	4m ²																				
3 bedroom dwellings	5m ²																				
¹ Dimensions exclusive of services and plant.																					
A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.																					
A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space ¹ , 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:		No.																			

ELEMENT 4.7		MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.		<p>The proposed development meets the Acceptable Outcomes.</p> <p>The development has been designed to appropriately mitigate the impacts of external noises (Canning Highway, Stirling Highway and the Fremantle Port).</p> <p>Further justification is provided in attached Acoustic Report.</p>	
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.		<p>The proposed development meets the Acceptable Outcomes.</p> <p>LPP 3.1.1 prescribes additional construction provisions that need to be implemented due to the development's proximity to regional roads and the Fremantle Port. These are explored and justified in the attached Acoustic Report with acoustic treatments being implemented in the building design.</p>	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).			
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.			
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		<p>Local Planning Policy 3.1.1 Residential Design Guidelines.</p> <p>The development is sited within Area 2 of the Fremantle Port Buffer Area with the built form needing to include the following:</p> <p>Windows and Opening Requirements:</p>	

- | | |
|--|--|
| | <ul style="list-style-type: none">i. Any glass used for windows or other openings shall be laminated safety glass of minimum thickness 6mm or “double glazed” utilising laminated or toughened safety glass of a minimum thickness of 3mm, and;ii. All safety glass shall be manufactured and installed to an appropriate Australian Standard |
|--|--|

Air Conditioning Requirements:

- i. Multiple systems to have internally centrally located shut down points and associated procedures for emergency use; and
- ii. Preference for split “refrigerated” systems.

Construction Requirements:

- i. Adopt the general principles of quiet house design for residential developments; and
- ii. All developments shall incorporate roof insulation.

ELEMENT 4.8		DWELLING MIX	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.		The proposed development meets Acceptable Outcome A4.8.1 b) with 22% of the proposed dwellings being 1-bedroom apartments, 43% 2 bedroom and 35% 3 bedroom.	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.8.1 – <ul style="list-style-type: none"> a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument OR b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers. 			
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.9		UNIVERSAL DESIGN	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
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.		The proposed development meets the Acceptable Outcomes as the overall design implements universal access design principles.	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.9.1 – <ul style="list-style-type: none"> a) 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) OR b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia). 			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.10		FAÇADE DESIGN	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.		Yes – The materiality selection is an abstraction of the 1960s/70s Mediterranean architectural style which is complimentary to the surrounding residential architecture. (Refer to section 4.4.4 of the DA Report and Development Plans).	
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.		<p>Yes – At a podium level, the materiality consists of a masonry white brick and mortar with the development creating architectural interest through rounded edges and the inclusion of dense white brick screens.</p> <p>At a tower level, visual interest is achieved through a mix of clear glazing, precast white fluted concrete and the inclusion of anodised screens and balustrades.</p>	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.10.1 – Façade design includes: <ul style="list-style-type: none"> – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour. 			
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.			
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.			
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.			
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: <ul style="list-style-type: none"> – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character. 			
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.11		ROOF DESIGN	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.		Yes.	
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.		<p>Yes – Level 3 integrates a communal open space on the rooftop that provides residential amenity and functionality to the development.</p> <p>Level 12 integrates as lounge terrace. The roof also integrates solar panels, plant equipment and water tanks to reduce energy generation and promote sustainability.</p>	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.			
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.			
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.12		LANDSCAPE DESIGN	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.		<p>Yes – The proposal includes significant focus on the landscaping design across the site and within open space areas creating high levels of amenity and visual appeal across the development, including an inviting publicly accessible open space. Refer landscape plan.</p> <p>The proposed landscaping supports the pedestrian orientation of the development and provides an attractive outlook for the proposed residential dwellings.</p>	
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.		Yes – Planting choice was selected by the landscape architect, aiming to retain the existing character of the area, enhance the streetscape and encourage connection to and use of the proposed publicly accessible open space -refer landscape plan.	
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.		Yes – to 5* Greenstar or equivalent – Refer to Landscape Plan	
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.		<p>Yes – The planting strategy is designed to add a strong well-vegetated character to the site and present a response that interfaces with the neighbouring residential frontages.</p> <p>Further justification is provided in the SPP 7.0 assessment and the attached landscaping plan.</p>	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.			
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.			

A4.12.3 – Planting on building structures meets the requirements of Table 4.12.**Table 4.12** Planting on structure: minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m ³	1,200mm	64m ² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m ³	1,000mm	36m ² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m ³	800mm	3m × 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m ³	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
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	No.

ELEMENT 4.13		ADAPTIVE REUSE	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.		Not applicable – There is no retained existing buildings.	
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.		Not applicable.	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.			
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.14		MIXED USE	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.14.1 – Mixed use development enhances the streetscape and activates the street.		<p>The proposed development meets the Acceptable Outcomes.</p> <p>The proposed development has been designed with a streetscape and public realm focus. This has led to a building design that enhances the streetscape through land use activation and beautification of the ground floor.</p>	
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.		The proposed development meets Acceptable Outcomes as there is a clear separation between residential and commercial uses, including the cafe.	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.			
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.			
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.			
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements			
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.15		ENERGY EFFICIENCY	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.		<p>Yes – development aims for 5* Greenstar or equivalent, average 8* NATHERS rating for residential portion, 5* NABERS rating for commercial portion. The project is exploring initiatives to align itself with a net-zero carbon operational emissions.</p> <p>Refer to Sustainability Report.</p>	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
<p>A4.15.1 –</p> <p>a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR</p> <p>b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.¹</p> <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	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:			

ELEMENT 4.16		WATER MANAGEMENT AND CONSERVATION	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.16.1 – Minimise potable water consumption throughout the development.		Yes – to 5* Greenstar or equivalent.	
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.		Development meets Acceptable Outcomes; stormwater retained on site and where possible, utilised for irrigation.	
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.		Development meets Acceptable Outcomes.	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.16.1 – Dwellings are individually metered for water usage.			
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.			
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.17		WASTE MANAGEMENT	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.		Yes – Waste storage is located internally and not visible to the street. - Refer to Waste Management Plan.	
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.		Yes – Waste chutes for general waste and recycling assist in the separating of waste, in addition to standard waste and recycling provisions. - Refer Waste Management Plan.	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> (or local government requirements where applicable).			
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> - Appendix 4A (or equivalent local government requirements).			
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).			
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	

ELEMENT 4.18		UTILITIES	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
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.		Yes – with exception of gas, which has been excluded to reduce greenhouse gas emissions.	
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.		Yes – Utilities are located internally and secluded externally from pedestrian and vehicle spaces.	
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.		Yes.	
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.		Yes – a/c condensers are located in dedicated plant rooms at each level, electric hot water units are also located within dedicated storage areas within each dwelling.	
ACCEPTABLE OUTCOMES			
Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.			
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.			
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.			
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		No.	