ELEMENT 2.2	BUILDING HEIGHT	
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.	
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	**The CBACP permits 10 storey development (32 metre height limit) in the M10 zone, in which the development is proposed. Furthermore, the adjoining zone to the west is M15, which permits 15 storey development (48 metre height limit). The proposed west and east buildings have a height limit of 10-15 storeys, which is in line with the maximum height permissible under the CBACP (in storeys) and the future scale and character of the street and local area. The buildings do exceed the maximum height permissible under the CBACP in metres by 1.5m for the east building and 2.5m for the west building however the additional height will have no adverse impact on overshadowing of surrounding properties or public realm spaces. Any overshadowing created by this minor exceedance of will be cast over the Canning Highway road reserve.**	
O2.2.2 – The height of buildings within a development responds to changes in topography.	**The topography surrounding the development site is flat, with a gentle slope downward towards Canning Bridge. The height of the proposed development responds to the gentle slope of the site, with the development stepping down from west to east.**	
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	**The roof design of both buildings incorporates articulations and furthermore, both buildings have roof top communal areas, including multiple communal roof terraces with facilities and a communal roof top pool atop the western building.**	
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 proposed development does overshadow surrounding residences, however, having consideration to the coding under the CBACP and the residential density permitted, the overshadowing is considered acceptable when considering the future intended development and character of the area.**	
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 *refer A2*	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) *refer 2.2*	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:	**Building Height is amended by Element 3 of the CBACP. The proposed development meets the permitted building height under Element 3 of the CBACP, whilst also addressing the additional criteria under Element 21 and 22 to allow for bonus height for the western building.**

ELEMENT 2.3	STREET SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	**The east building has a two-storey podium in accordance with provision 3.3 of the CBACP, inclusive of a colonnade fronting Canning Highway at nil setback as required by provision 4.4 of the CBACP. Whilst the depth of the colonnade is 2m in lieu of the required 3m, it is consistent with Desired Outcome DO4 for the reasons outlined in the planning justification report. The remainder of the tower element setback 5m from the primary street (Canning Highway) in line with provision 4.1 of the CBACP.** **The east building is generally setback 3m from the other boundary lines and Robert Street in accordance with the required minimum under provision 4.3. The minor incursions within the setback area are above the podium and are predominately balconies, which provide articulation and amenity to the building façade.** **The west building also has a two-storey podium in accordance with provision 3.3 of the CBACP. The remainder of the tower element is setback 5m from the primary street (Robert Street) and the Lilly Lane boundary, and 3m from the secondary street (Cassey Street) in line with provision 4.3. Like the east building, the minor incursions within the setback area are above the podium and are predominately balconies, which also provide articulation and amenity to the building façade.** **Whilst the proposed development is one of the first within this precinct, the setback controls outlined by the CBACP will define the future building envelopes of development within this precinct, which has been upheld by the proposed development. It is therefore considered that the proposal will adhere to the future character.**	

O2.3.2 – The street setback provides a clear transition between the public and private realm.	**A cornerstone of the proposed development is the extent of public realm, particularly between the east and west buildings. The street setback area of both buildings is paved to delineate the public realm.**	
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	**Both buildings have a two-storey podium, which is setback closer to the property boundaries than the tower elements above, providing privacy to all apartments from the street as the podium largely screens the line of sight from street level.**	
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	**The podiums of both buildings have interactive street frontages with commercial tenancies providing passive surveillance and outlook to the street.**	

ACCEPTABLE OUTCOMES

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

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

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	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 *refer 2.3*	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:	**Street setback requirements are amended by Element 4 of the CBACP. The proposed development largely meets the required street setback requirements under Element 4 of the CBACP, with minor variations in the form of balconies protruding into the setback area.**

ELEMENT 2.4	SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	**The podium elements under provision 5.1 of the CBACP are permitted nil setbacks to the side and rear boundaries due to the Canning Highway frontage. Notwithstanding this, the podiums of both buildings have been setback a minimum of 4m to their northern boundaries to provide adequate separation to the adjoining residential properties which have a different zoning (H8) under the CBACP.**	
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character**.**	**The proposed boundary setbacks are consistent with the development standards of the CBACP and the future/desired character and form of the locality outlined by that document.**	
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.	**A heritage tree is to be retained in the north-west portion of 469-471 Canning Highway (east building).** **The northern boundary of the west building that interfaces with adjoining residential properties is designated as a deep soil area to support tree growth. The remainder of the setback areas are landscaped with a mixture of ground covering and trees.**	
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.	**As per O2.4.1, the podium elements have been setback 4m (in lieu of a nil-setback) to the northern adjoining properties in the 'H8' zone. The tower elements are then setback a minimum of 9m to adjoining residential properties for the 5th storey and beyond.**	
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 *refer A2*	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] *refer 2.4*	1[3]		1[3]	2[3]	2[3]		2	3	4		
Minimum side setbacks[6] *refer 2.4*	2m	3m	3m		3m		Nil				
Minimum rear setback *refer 2.4*	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m *refer 2.4*	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		

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

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

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

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

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

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Side and rear setbacks are amended by Element 5 of the CBACP. The proposed development largely achieves the side and rear setback provisions detailed by the CBACP with minor incursions into the setback area from balconies, which provide modulation and amenity to the building.**

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.	**No plot ratio provisions provided under the CBACP.** **Notwithstanding the above, provision 10.3 of the CBACP requires an equivalent landscaping area proportionate to 75% of the site area provided within the development. This has been achieved across both developments with the total area of landscaping equating to approximately 126%.**	

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 *refer A2*	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] *refer 2.5*	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:	**Plot Ratio is amended by the CBACP by requiring a 75% landscaping area proportionate to the site area. This has been achieved by the proposed development.**

ELEMENT 2.6	BUILDING DEPTH	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	**The majority of the proposed development adheres to the maximum building depth of 20m, as set out in Acceptable Outcome A2.6.1, with the following exceedances:** • **44% of the east building has a building depth of 20-23.6m which is a result of the irregular triangular shape, the retention of the heritage tree and the 2.5m wide Canning Highway road widening reservation.** • **40% of the northern tower on the west site has a building depth of 20-21m however this exceedance is not considered to impact on solar or natural ventilation as the greater depth relates to the balcony areas.** • **20% of the southern tower on the west site has a building depth of 20-21.8m and again the exceedance is not considered to impact on solar or natural ventilation as the greater depth relates to the balcony areas.** **In addition to the above, the majority of the units proposed are dual aspect corner units or in an "up-and-over" arrangement with excellent exposure to solar and cross ventilation opportunities.** **To this extent, 70.1% of apartments across both buildings will receive more than 2 hours of winter sunlight per day. This complies with the A4.1.1 a) Acceptable Outcome.** **A maximum of 11.6% of apartments across both buildings will not receive winter sunlight in a 24-hour day period. This complies with A4.1.1 b) Acceptable Outcome.**	

	67.4% of all apartments across both buildings achieve compliant natural ventilation in accordance with A4.2.2 a) of the Acceptable Outcomes	
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.	**As per the above, the greater building depths are largely attributed to the balcony areas and as such are not considered to impact on solar or natural ventilation. Furthermore, the majority of units are dual aspect or in an up-and-over arrangement with excellent exposure to solar and cross ventilation opportunities.**	
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.	**Most single aspect units are limited with a unit depth of 6-8m to the back of the kitchen wall in an open plan arrangement with a ceiling height of 2.7m throughout or a unit depth of 8-9m with a ceiling height of 3m. This is consistent with Acceptable Outcome A4.3.4 which states *"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"*.**	

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 *4.1 Solar and daylight access* and *4.2 Natural ventilation*.

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

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.	**Separation between the east and west building, as well as the proposed closure of Robert Street (subject to separate application), allow for an expansive area of landscaped public realm at ground level in the form of an active plaza. This provides opportunities for communal meeting and interaction areas, whilst also contributing to the overall leafy nature, consistent with Desired Outcome 10 of the CBACP.** **Furthermore, the multiple tower design with a suspended bridge section proposed for the west building allows further spaces between buildings and sightlines towards the river.**	
O2.7.2 – Building separation is in proportion to building height.	**The proposed podiums (up to 4th storey) are setback a minimum of 4m from side or rear boundaries to adjoining properties (i.e., excluding streets and laneways) to ensure that a minimum 8m separation can be achieved between the proposed developments and the future development located on adjacent sites. For storeys 5 and above, a minimum setback of 9m has been provided to rear/side boundaries and whilst it is noted that Table 2.7 requires a minimum of 12m for the 9th storey and beyond, the adjoining properties have a maximum building height of 8 storeys and therefore the reduced setback will have no adverse impact by way of additional overshadowing or overlooking.** **Within the site boundary, the building separation increases with the building height. Specifically, the separation between the northern and southern towers of the west building are as follows:** • **Level 3: 14.1-18.6 separation provided, compliant with the required 12m.** • **Levels 4-6: 15.4-18.6m separation provided, 18m is required.**	

	• **Level 7: 15.3-18.6m separation provided, 18m is required.** • **Level 8: 15.4-21.8 separation provided, 18m required..** • **Level 9: Minimum separation of 25.6m with a communal corridor on one side and a private balcony on the other, compliant with the required 24m.** • **Levels 10-11: Minimum 25.6m separation balcony to balcony, compliant with the required 24m.** **The areas of Levels 4-8 that do not achieve the required separation distance relate to open balconies; the separation distance (wall-to-wall) is otherwise compliant. This is discussed further in the next section below.** **The podiums of the east building and the north tower of the west building are separated by 25.3m, whilst the tower elements are separated by 26.1m. This complies with the acceptable outcomes for developments over 9 storeys.**	
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.	**As per the preceding Element Objectives, the buildings are adequately separated to provide residential amenity, ensuring that sufficient levels of natural ventilation, sunlight and daylight access are achieved, whilst also capitalising on outlook/views. Furthermore, the tower components incorporate a combination of solid and transparent sections of balustrade for privacy, external operable screens for privacy and solar control, and vertical privacy screens made from transparent photo voltaic solar glass that can generate electricity and provide shade to private open space.**	
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	**Ground floor public open space is provided across both buildings. Communal open space for residents is provided via rooftop terraces to both buildings. Landscaping is provided in the boundary setback areas and within the public open space areas at the ground floor as well as at the cul-de-sac end of Robert Street.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

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

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	**5-8 storeys** (up to 28m)	**≥ 9 storeys** (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

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

ELEMENT 3.2 ORIENTATION

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	**All buildings will have street frontages and are orientated to address Canning Highway, Robert Street, Cassey Street and/or the extensive at grade publicly accessible landscaped plaza. The plaza and through site linkages will provide opportunities for pedestrian shade / shelter via the planting of mature trees and provision of a colonnaded edge and permeable Church and residential lobby spaces.** **The proposed development proposes active retail spaces off the Casey Street and Roberts Road street frontages which will encourage retail trading and other street activities with the covered awning areas. Retail trading within these covered areas shall allow for continuous pedestrian movement and provide areas for café seating and on street trade displays**	

	within the site boundaries and public pedestrian thoroughfare areas. **The childcare on the east site will have a glazing to Canning Highway, providing an active frontage adjacent to the 2m wide colonnade and further extending awning.** **From a sustainability perspective, the development has been designed to maximise passive solar principles for heating, cooling, ventilation, and energy conservation. East and west facing glazing have been minimised where practicable and shading devices have been employed to reduce heat loads within the buildings and reduce reliance on air-conditioning systems.** **Buildings have been designed to enable superior access to natural light and cross ventilation. The development has been designed to meet or exceed a 5 Star design rating under Green Building Council of Australia or other equivalent rating system.**	
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	**The proposed development overshadows substantial portions of existing residential developments at 5 Cassey Street and 70 and 72 Leonora Street to the immediate south at midday on 21 June. Notwithstanding this, these properties are zoned 'Centre' under the City of South Perth's TPS6 and pursuant to the CBACP are zoned 'M15', allowing for a potential building height of 15 storeys. Accordingly, these would align with the R80 or higher coding under the acceptable outcomes, which have nil requirements regarding overshadowing pursuant to Acceptable Outcome A3.2.3.** **There is otherwise no overshadowing to the properties located to the east or west at midday on 21 June.** **Refer to solar studies at sections 19.1-19.3 of the Urban Design Report.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

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

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

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

- adjoining properties coded R25 and lower – 25% of the site area[1]
- adjoining properties coded R30 – R40 - 35% of the site area[1]
- adjoining properties coded R50 – R60 – 50% of the site area[1]
- adjoining properties coded R80 or higher – Nil requirements.

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

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

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

ELEMENT 3.3	TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES *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.	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	**As required by A3.3.2, the proposed development is supported by an Arboricultural Impact Assessment ('AIA') prepared by Tree Care WA.** **The heritage listed Tuart tree (Tree 222) is to be retained in the north-west corner of 469-471 Canning Highway and has been incorporated into the outdoor play area of the proposed Child Care. An additional root mapping exercise has been carried out and the proposed basement design has been coordinated with the Arborist's recommendation to ensure any detrimental impacts are mitigated or minimised.** **The proposal will also retain two (2) of the WA Peppermint trees (Trees 223 &224). All other existing trees are required to be removed to make way for the proposed development and road widening/reconfiguration upgrades.** **The AIA identified that two (2) Lemon Scented Gums on the western site were considered to be of 'high' retention value (Trees 323 & 326), however, these will be impacted by the Cassey Street upgrade/reconfiguration and the excavation for the basement car park, respectively.** **As for the eastern site, four (4) other trees considered to be of 'high' retention value (Trees 231, 232, 233 & 234) will be impacted by the excavation works for the basement but ultimately, will need to be removed to provide the proposed widening of Canning Highway.**	
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	**As per the landscaping plan, it is proposed that the trees of 'high' retention value will be replaced, along with additional plantings, within the expanses of public realm.**	

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.	**In accordance with Table 3.3a, 7% of total site area (5698m^2) is 399m^2 and therefore would be required to be deep soil area to comply with A3.3.4. Furthermore, in accordance with Table 3.3b, 5.22 large trees would also be required, with small trees to suit area.** **Under the proposed development, the western site will be excavated for the basement car park and will leave no area for deep soil planting.** **As for the eastern site, the heritage Tuart tree provides a deep soil area of 245m^2, equivalent to 4.3% of the total site area and creating a shortfall of 154m^2.** **To compensate, 345m^2 (equivalent of 6.1%)of planting on structure is proposed, more than double the deep soil shortfall, to comply with A.3.3.7.** **In addition, and whilst not within the site boundaries, the proposed closure of Robert Street will allow a public plaza to be provided by the Church and will provide a large area of deep soil planting (approximately 475m^2) for large trees.** **All the above combined, the proposal will provide an extensive range of high-quality landscaping within the setback areas, the public plaza, the purpose designed outdoor play area for the childcare centre and on structure through extensive rooftop terraces / communal gardens and breakout terraces. Within the landscaping proposed will be a number of medium and large trees to provide shade canopies.** **Refer to the landscaping drawings and sections 13.21 & 13.22 of the Urban Design Report.**	

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

A3.3.1 – Retention of existing trees on the site that meet the following criteria:

- 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 700m²	10% **OR** 7% if existing tree(s) retained on site (% site area)	1 medium tree and small trees to suit area
700 – 1,000m²		2 medium trees **OR** 1 large tree and small trees to suit area
› 1,000m²		1 large tree and 1 medium tree for each additional 400m² in excess of 1000m² **OR** 1 large tree for each additional 900m² in excess of 1000m² 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	9m²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m²	3m	2m (DSA) + 1m (RSZ)	200L
Large	›9m	›12m	64m²	6m	4.5m (DSA) + 1.5m (RSZ)	500L
[1] Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.						

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

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

LOCAL PLANNING FRAMEWORK	REQUIREMENT

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

ELEMENT 3.4	COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	**The development proposes a series of landscaped communal spaces at the ground floor plaza level, podium level and roof levels to reduce the scale of the development to neighbouring properties and to provide landscape screening.** **More specifically, the communal open space on the upper floors will comprise of green roofs and break out terraces, along with a roof top pool and recreation lounges, inclusive of BBQ facilities with excellent views of the buildings. These areas will incorporate landscape plantings with a mix of native evergreen and exotic deciduous species to provide a habitable space all year round.** **The development also proposes a landscaped public plaza at ground level across both buildings which totals approximately 2,100m^2 and therefore exceeds the 300m^2 of communal open space specified in Table 3.4. This open plaza is intended for shared use by both the local community and residents to encourage social interaction and to ensure a focus for the development that is easily accessible and incorporates sunny and shaded outdoor seating areas and gathering spaces.** **From a site-by-site analysis, 500m^2 of open space/community facilities is provided on the western site, whilst 300m^2 is provided on the eastern site.** **The solar studies at Sections 19.1 & 19.2 of the Urban Design Report also demonstrate that the communal open space areas on Levels 9 & 10 of the easter site, Levels 13 & 15 of the western site, and the ground level plaza, all achieve more than 2 hours of direct sunlight to 50% of the open space areas between the hours of 9am and 3pm in mid-winter.**	

O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	**The communal open spaces on the upper levels of both the eastern and western sites are serviced via lifts accessible from the Roberts Street frontage and the public plaza. These upper levels are only accessible to residents.** **Surveillance of the public plaza and the communal areas for residents has been incorporated into the design through measures such as:** • **providing open space areas that attract pedestrian activity;** • **orientating residential windows and balconies to overlook pedestrian routes whilst not compromising residential privacy;** • **providing open and uncluttered planting treatments to not create concealed spaces; and** • **ensuring these areas are well illuminated to promote a safe and secure environment.**	
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.	**All roof top terraces are screened and separated from areas of plant with such plant areas being enclosed to ensure they are not visible and also to provide mitigation for any adverse acoustic impacts.** **Furthermore, the communal open space areas on Levels 9 & 10 of the eastern site and Levels 13 & 15 of the western site have been orientated away from residential apartments to ensure minimal impacts of noise, light spill and odour. On the eastern site, high-level screens will be placed between the communal open space and the balconies of Apartments 902 & 903. Whilst on the western site, a similar high-level screen will be placed between the communal open space on Level 13 and the balcony of Apartment 1304.** **Finally, the ground level public plaza has been separated from the bin storage and vehicle circulation areas.**	
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: 6m² per dwelling up to maximum 300m²	At least 2m² per dwelling up to 100m²	4m

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

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

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

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

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

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

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

ELEMENT 3.5	VISUAL PRIVACY	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
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.	**Windows and balconies have been fully integrated into the design/built form and are key to facilitating an exciting, dynamic and sculptural architectural expression. Through strategic placement, opportunities are provided to allow daylight, natural ventilation and external outlook from each of the units, whilst not compromising visual privacy.** **In terms of the visual privacy setbacks, the following comments are made:** ***North*** **The podium element of the east building is setback 4m from the adjoining properties to the north (Nos. 102 & 102A Robert Street). Specifically, No. 102 currently exists with a single storey dwelling, whilst No. 102A exists with a two-storey dwelling that does not have any major openings on its second level. There is no direct overlooking into habitable rooms or private outdoor spaces of these areas from the podium levels.** **In a future context and as addressed with respect to Element 2.7, adequate building separation has been provided both internal and external to the site which ensures reasonable levels of internal and external visual privacy. Specifically, it is noted that the tower elements from the 5th storeys and beyond are setback 9m from their side/rear boundaries to allow for 18m building separation with the future development of adjoining properties and whilst a 12m setback to adjoining property boundaries is required for the 9th storey and beyond, the adjoining properties to the north have a maximum building height of 8 storeys. Accordingly, the reduced setback above the 9th storey will not provide additional overshadowing or privacy impacts.**	

	In the northern tower on the western site, portions of the eastern and western balcony corners for Levels 4-12 have a setback less than what is required under Table 2.7 however, these setback reductions also do not provide additional overshadowing or privacy impacts to the north. It should also be noted that to maximise solar orientation in accordance with the R-Codes, the future development to the north should limit the number of south-facing units. ***West*** **In a future context, Levels 4-8 of the northern and southern tower on the western site would provide a minimum separation of 12m from habitable to non-habitable spaces. For Levels 9 and beyond, any future development along the western edge of Lily Lane would require screening, however, to maximise solar orientation in accordance with the R-Codes, any future development should aim to orientate buildings and living spaces to the north, thereby reducing the number of east facing units.** ***South*** **Due to the road reserve width for Cassey Street, the separation distance between the western site and the properties on the southern side of Cassey Street complies with the 24m required from habitable-to-habitable spaces.** ***Between East and West Sites*** **Similarly, the road reserve width for Robert Street is such that separation distance between the eastern building and the north tower of the west site also complies with the 24m required from habitable-to-habitable spaces.** **As a result of the design and the lack of on-site screening required, the proposal is fully compliant with A3.5.2 and A3.5.3, and by extension, having**	

	regard to the above, the proposal is considered to adequately address A3.5.4.	

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

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

Table 3.5 Required privacy setback to adjoining sites

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

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

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

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

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

ELEMENT 3.6	PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	**No ground floor dwellings are proposed. The two-storey podium consisting of non-residential uses provides privacy and safety to the residents in the floors above.**	
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.	**Aside from two (2) short-stay bays, no at grade car parking is proposed. The entries to the basement parking areas located off Robert Street and fully integrated into the building façade design.** **The majority of all living areas and balconies have been orientated to allow overlooking over the pedestrian and public areas for passive surveillance, whilst the ground floor facades of the podiums have awnings / colonnades to enable unimpeded pedestrian access, with activated interfaces that allow for passive surveillance and interaction with the public realm.** **Specific to the balconies, they have been designed to have a solid upturn of 600mm in height with the remaining component of the balustrade to be glazed. This solid upturn has been introduced to provide privacy when viewed from the surrounding public realm and streets, and to contribute to the façade articulation. The glass component of the balustrade provides a sense of openness whilst allowing views.** **Landscaping in front of retaining, street furniture and articulation of walls has been used to screen and treat blank walls, with any fencing visible from a public place being of a high quality on both sides as required by Requirement 16.1 of the CBACP.** **Designated garbage rooms are provided within the basement car park and concealed on the ground floor level associated with the loading dock located at the rear, adjacent to Lily Lane, and therefore not**	

	visible from public streets. Whilst services and utilities have been fully integrated into the building and landscape design.	

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:	

ELEMENT 3.7	PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	**Residential and non-residential lobbies for both buildings are universally accessible and are in easily identifiable locations off the public plaza for the west building and Robert Street for the east building. More specifically, a kit of parts will be used for the design of residential lobby entries to create a visual language which assists in way finding and legibility of these spaces. These include soffits, materiality, lighting (e.g., light fittings, lux and colour), wall colour and applied graphics, floor material and signage.** **For the east building, the residential lobby is to be accessed via a verandah wrapping around the heritage tree and to ensure good visibility and way finding, the soffit treatment is to be extended the full length of the verandah, terminating at the awning along Robert Street. The internal lobby space will have direct sightlines from Robert Street at the entry to the verandah.** **For the northern tower of the west building, the soffit form will extend from inside the lobby to line up with the awning addressing Robert Street, with direct sightlines from the Robert Street cul-de-sac drop off and pick-up area.** **For the southern tower of the west building, the soffit treatment will extend along the full length of the passageway connecting Cassey Street to the public plaza to ensure good visibility and way finding. This lobby will have direct sightlines from the public plaza and the Robert Street cul-de-sac.** **All lobby entries are designed without columns and structures that could create opportunities for concealment.**	

	A shared zone is proposed adjacent to the loading area of the east building and the entry to the basement car park to provide a weather protected pedestrian route between Canning Highway and the public realm created by the proposed development. This will be activated by the retail/café at the southern end of the east building and will provide for a publicly accessible, presentation space with various graphic panels, effectively becoming a seamless extension of the public plaza. **The design of this shared zone is to ensure pedestrian priority through the pavement being consistent with pedestrian areas throughout the plaza and creative floor treatments (materials and colours) to articulate traffic movements. Signage will also be displayed limiting vehicle speeds to 10km/h and the movement around delivery vehicles will be managed and time restricted.**	
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	**The residential and non-residential lobbies for both buildings face the ground floor communal areas and appropriately address the public domain. As identified above, all entries are visible from the public domain without opportunity for concealment, with the high levels of activity around these entrances ensuing casual surveillance.** **Furthermore, no service and utility areas, or bin rooms, are located near pedestrian entry areas.**	

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:	

ELEMENT 3.8	VEHICLE ACCESS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
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.	**Vehicle access point to the east building is located away from lobby entries and communal open space.** **Vehicle access point on west building abuts the residential lobby for north tower however it is in the opposite direction to the likely pedestrian movement as it is located at the northernmost extent of the building and is similarly located away from the main plaza area. Landscaping treatments such as a truncated raised planter and differentiation of pavement provide a clear delineation between vehicular and pedestrian areas to avoid conflict, whilst allowing good sightlines for vehicle egress.** **Both vehicle access points come off the cul-de-sac proposed by the termination of Robert Street with only one entry per building. During Stage 1 of the project, the cul-de-sac will not be complete however a minimum separation of 25m to the nearest street intersection will be achieved.** **Providing a minimum width of 6m, both vehicular access points allow for two-way access, ensuring vehicles can enter and exit in forward gear.**	
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.	**The vehicle access point to the west building is located at the north point of the site and does not adversely impact the streetscape. The vehicle access point to the east building is in the centre of the north-west facing façade but as expressed in Element 2.7, this is to be a publicly accessible, high presentation shared zone and as such has been integrated into the building design.** **Secured doors to the basement carparks are to be located at the bottom of the ramps and fully integrated within the building design.**	

	As all living areas are located on the 3rd level and above, no headlights will shine into habitable rooms of the proposed development. Furthermore, the basement design from Robert Street ensures adjoining properties are also not adversely impacted in this regard.	

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

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

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

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

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

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

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

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

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

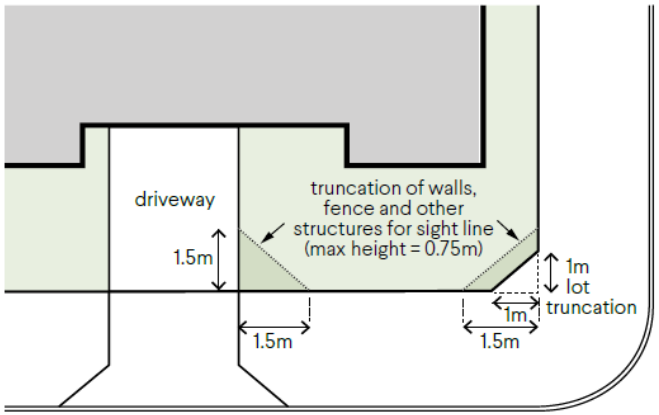

Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

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

ELEMENT 3.9	CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES *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.	
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	**Bicycle storage/parking spaces have been provided across the two buildings for all residential units, with a total of 85 bicycle storage/parking spaces for non-residential purposes which exceeds the requirements set out in the CBACP. In addition, the proposal also meets (and for some aspects exceeds) the requirements for end-of-trip facilities.**	
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.	**The proposed development is well connected to public transport routes and cycle networks. Furthermore, the subject site is located across Canning Bridge from the Applecross commercial centre and the amenities along that portion of Canning Highway.** **Whilst the proposal does result in a parking shortfall based on the requirements of the CBACP, the amount of car parking provided is considered sufficient when factoring in the following:** • **Provision of affordable/student housing on Level 1 of the eastern site (with no parking allocation);** • **Provision of bicycle parking and end-of-trip facilities which exceeds the requirements of the CBACP;** • **Provision of electric vehicle charging stations which exceed the requirements of the CBACP, promoting sustainability;** • **Provision of car share scheme bays, again promoting sustainable travel;** • **Intention by the Church to provide regular shuttle bus and carpool services for Church related functions and activities; and** • **The likely travel demand behaviours and patterns, including reciprocal/shared parking opportunities.**	

O3.9.3 – Car parking is designed to be safe and accessible.	**Car parking for the proposed development is located across two basement levels for each building. This car parking arrangement is both safe and accessible to residents and employees of the non-residential components of the development. As for visitors, way finding will be provided on approach to the basement car park entries through standard parking signage integrated with the building facade and legibly within the car park areas.**	
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	**The car parking has been deliberately designed across two basement levels in each building to activate the ground plane with an expansive public realm. As the car parking is located underground across two basement levels, there is no negative visual or environmental impacts on the amenity and the streetscape.**	

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**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Car parking is amended by Element 18 of the CBACP.** **A total of 258 car parking spaces have been provided across the two (2) basements, resulting in a technical shortfall of 38 bays based on the requirements of the CBACP. When due regard is given to the fact that the residential units on Level 1 of the Triangle/East site are proposed to be marketed as affordable/student housing with no resident parking, this shortfall is reduced by 13.5 bays to 25 bays.** **A total of 20 motorcycle/scooter bays have also been provided across the two (2) basements and on the ground level (abutting Lily Lane), resulting in a shortfall of 17 bays based on the requirements of the CBACP.** **A minimum of 309 bicycle parking/storage spaces have been provided across the two (2) basements and within the plaza, resulting in a surplus of at least 32 bays based on the requirements of the CBACP.** **Refer to Section 3.4.6 of the Planning Report, as well as the Transport Impact Assessments for further details and justification.**

ELEMENT 4.1	SOLAR AND DAYLIGHT ACCESS	
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.	
O4.1.1 – 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.	**70.1% of apartments across both buildings will receive more than 2 hours of winter sunlight per day. This complies with Acceptable Outcome A4.1.1a).** **A maximum of 11.6% of apartments across both buildings will not receive winter sunlight in a 24-hour day period. This complies with Acceptable Outcome A4.1.1b).** **Refer to solar access compliance diagrams in Section 19.3 of the Urban Design Report.**	
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	**Every habitable room has at least one window or major opening in an external wall and as such, no habitable room relies upon lightwells and/or skylights to provide their primary source of daylight.** **Furthermore, all windows provided to habitable rooms are at least 10% of the floor area which they serve.**	
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: – from mid-spring to autumn in climate zones 4, 5 and 6 **AND** – year-round in climate zones 1 and 3.	**Glare control for both buildings is incorporated through the inclusion of balconies to all apartments, which will provide overhang shading. Retail spaces will be provided shade with awning overhangs.** **Low-e single glazing will be used to reduce heat loss.**	

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 only: **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:

- minimise direct sunlight to habitable rooms:
  - 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:	

ELEMENT 4.2 NATURAL VENTILATION

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT 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.*	ASSESSOR COMMENT
O4.2.1 – Development maximises the number of apartments with natural ventilation.	**As per the ventilation compliance diagrams in Section 19.4 of the Urban Design Report, 67.4% of all apartments across both buildings achieve compliant natural ventilation in accordance Acceptable Outcome A4.2.2a).** **Windows above the 10th storey are to have low- and high-level ventilation.**	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	**The majority of apartments are dual aspect which allows air flow through windows on opposite walls, set apart by a distance greater than 2.1m (measured from the centre of each opening).** **In addition, air flow through windows on opposite walls will have a maximum distance between openings of 20m.** **The built form maximises the capture and use of prevailing breezes for natural ventilation in habitable rooms and all windows provided to habitable rooms are at least 10% of the floor area which they serve.** **Furthermore, lightwells will not provide the primary source of natural ventilation to habitable rooms.**	

O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	**All unit depths are not less than 3 x ceiling height and all winter gardens/balconies are incorporated with high and low level ventilation openings.**	

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 –

(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:

- ventilation openings oriented between 45^{o} – 90^{o} 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:	

ELEMENT 4.3	SIZE AND LAYOUT OF DWELLINGS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
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.	**All proposed dwelling layouts are functional with the ability to flexibly accommodate furniture settings and personal goods.** **Proposed minimum apartment sizes:** **Studio – 41m^2** **One bedroom – 47m^2** **Two bedroom – 74m^2** **Three bedroom – 98m^2** **Four bedroom – 142m^2** **These proposed minimum apartment sizes align with the minimums outlined under Table 4.3a below.** **The bedrooms have been sized to allow for maximum flexibility when furnishing, with a minimum dimension of 3m and a minimum area of 10m^2.** **As for living/dining areas, 1-bedroom units have a minimum dimension of 3.6m in width and 2 & 3-bedroom units have 4m.** **These proposed minimum floor areas and dimensions align with Table 4.3b below.**	
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	**All dwellings have a minimum ceiling height of 3.1-3.25m. This adheres to minimum 2.7m required by Acceptable Outcome A4.3.3 for habitable rooms and 2.4m for non-habitable rooms.** **All unit depths are not greater than 3 x ceiling height and all single aspect units have a maximum depth of 9m from a window.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

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

Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m²
1 bed	47m²
2 bed × 1 bath[1]	67m²
3 bed × 1 bath[1]	90m²
[1]An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.	

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

Table 4.3b Minimum floor areas and dimensions for habitable rooms

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m²	3m[1]
Other bedrooms	9m²	3m[1]
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
[1]Excluding robes		

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

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

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

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

ELEMENT 4.4	PRIVATE OPEN SPACE AND BALCONIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	**Private open spaces have been designed as an extension of each residential unit through their siting adjoining living areas. All private open spaces have been designed to comply with the minimum area and dimensions listed in Table 4.4.** **By having a usable external balcony or terrace associated with the living area ensures that residents can enjoy an outdoor lifestyle whilst creating a seamless and fully accessible transition between the indoor and outdoor areas.**	
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	**Only a small proportion of the balconies face due south, with majority of balconies orientated either north, east, or west, ensuring high quality daylight is received onto the balconies and into associated living areas. Furthermore, the space afforded to each balcony allows for a liveable and useable area for the residents, with many apartments having exposure to river views and distant views toward the CBD.** **Where screens are introduced for visual privacy, less than 25% of the balcony is screened to ensure good solar access and views.**	
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	**Balconies are integrated into the design of the building in a way that enhances the aesthetic and design of the overall development. Specifically, all private open spaces are an extension of the internal living space with contiguous floor finishes and operable glazing.** **Furthermore, all services and fixtures located within the private open space areas will be screened by solid balustrade components or metal mesh screens which are designed to integrate with the façade and overall building form.**	

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

Dwelling type	Minimum Area[1]	Minimum Dimension[1]
Studio apartment + 1 bedroom	8m²	2.0m
2 bedroom	10m²	2.4m
3 bedroom	12m²	2.4m
Ground floor / apartment with a terrace	15m²	3m

[1] Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.
A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

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

ELEMENT 4.5	CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	**Corridors in communal areas achieve the minimum width of 1.5m and will allow for universal access.**	
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	**Common spaces are open in design and promote interaction between residents with direct lift access to the landscaped communal open space areas.**	

	Large breakout / glazed areas are also provided at the ends of the circulation areas to allow for the infiltration of natural light and ventilation into these common areas. **Furthermore, the design is such that light spill will not impact habitable rooms within apartments. Common areas have been located mostly far away from apartments and any habitable spaces. For Apartments 902 & 903 (East building) and Apartment 1304 (West building), 1.8m high screens will be introduced between the private open space and the communal terrace to ensure privacy and avoid any potential light spill.** **The front doors to apartments will be set in a minimum of 600mm to create a sense of privacy and to not open directly into the circulation or common spaces.**	

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:	

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.	**Each dwelling has been provided with an internal storage area, with some dwellings (e.g. Units 305-605 of the East site and Units 402-602 of the West site) afforded the exclusive use of a storage area within the basement carparks to ensure that each dwelling achieves the amount of storage area prescribed in Table 4.6 (or in some cases, e.g. Units 402-602 of the West site, exceeds the storage area requirement). The 'split' arrangement allows for convenient storage of frequently used items within the apartment itself and provides the flexibility in allowing storage of infrequently used or non-household related items in the basement.** **These storage areas which are not located within the apartments will be in the basement and therefore not visible from the public realm. Whilst the storage areas within the private open space areas will be screened.**	

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

Dwelling type	Storage area[1]	Minimum dimension[1]	Minimum height[1]
Studio dwelling	3m²	1.5m	2.1m
1 bedroom dwelling	3m²		
2 bedroom dwellings	4m²		
3 bedroom dwellings	5m²		

[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:	

ELEMENT 4.7	MANAGING THE IMPACT OF NOISE	
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.	
O4.7.1 – 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.	**All dwellings have been designed to exceed the minimum requirements of the NCC such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).** **All garage doors, driveways, refuse bins, etc. are located within the ground floor podiums for both the eastern and western buildings.** **For the eastern building, these will be setback from the building façade to avoid any ground floor noise sources adversely impacting the habitable spaces on Level 1. The proposed recessed balcony design on Level 1 will also assist in reducing and mitigating noise transmission without compromising daylight access.** **For the western building, the nearest residential private open spaces are located on Level 3 of the northern tower and Level 2, providing separation from the ground floor noise sources. In addition, the units on these levels which front the ground floor**	

	plaza are provided with balconies on these frontages, further separating the habitable rooms.	
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	**In accordance with *State Planning Policy 5.4 Road and Rail Noise,* the application is supported by a specialist acoustic assessment undertaken by Herring Storer Acoustics. The results of the acoustic assessment indicate that noise received from future traffic on Canning Highway will exceed the external noise level criteria and therefore, noise amelioration in the form of "Quiet House Design" is required.** **The report also suggests that notifications be placed on the Certificates of Title.** **In addition, winter gardens have been proposed to the majority of units with major openings fronting Canning Highway as a mitigation measure. Further assessment will be undertaken at the detailed design stage (once glazing sizes are confirmed) to ensure the appropriate Weighted Sound Reduction Index (R_w) is achieved for those units.** **Double glazing or acoustic laminated glass will also be provided to units fronting Canning Highway, as required under Requirement 12.1 of the CBACP.**	

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:	

ELEMENT 4.8	DWELLING MIX	
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.	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	**Requirement 1.15 of the CBACP defers to the R-Codes in relation to dwelling diversity within Q3.** **The proposed development provides a mix of dwelling types in accordance with A4.8.1b). Specifically, the 224 apartments are comprised of the following:** ***East Building (87 apartments)*** • **12 studio apartments (13.8%)** • **25 one-bedroom apartments (28.7%)** • **43 two-bedroom apartments (49.4%)** • **7 three-bedroom apartments (8%)** ***West Building (137 apartments)*** • **29 one-bedroom apartments (21.2%)** • **95 two-bedroom apartments (69.3%)** • **12 three-bedroom apartments (8.8%)** • **1 four-bedroom apartment (0.7%)** **Furthermore, a mix of dwelling types, sizes and configurations is provided on each level.**	

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A4.8.1 – **a)** Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument **OR** **b)** Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.

LOCAL PLANNING FRAMEWORK	REQUIREMENT

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

ELEMENT 4.9	UNIVERSAL DESIGN	
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.	
O4.9.1 – 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.	**All units will be designed to meet Silver Level requirements as defined in the Liveable Housing Design Guidelines, with 5% of units designed to Platinum Level.** **Specifically, the Silver Level features include:** • **Allow for additional reinforcement in walls for future installation of handrails.** • **Minimum door clearance of 820mm** • **Internal corridors to have minimal clearance of 1m.** **Whilst Platinum Level includes the above plus accessible bathrooms, laundry, and kitchen.**	

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

A4.9.1 –

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:	

ELEMENT 4.10	FAÇADE DESIGN	
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.	
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	**The proposed development incorporates aspects and materials of the site's heritage and the existing Como Baptist Church, whilst also incorporating modern design principles and materials to set a precedent and standard for future development within the precinct.** **The proportions and the selection of material and finishes, and how these respect and reference the local character, has been further explained in the Concept Design section of the accompanying Urban Design Report, particularly in relation to the podium levels. These podium levels create a defined base and a human scale.**	
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	**The building facades create active street level frontages that promote a sense of openness and inclusion from the public realm.** **Windows and balconies have been fully integrated into the design and along with the twists and turns of the various levels, provides visual interest when viewed from the public realm. The retention of, and the design of the built form around, the existing Chapel adds a unique focal point that recognises the site's history and connection to the local community.** **Building services have been incorporated into the design and are not visually intrusive from the public realm.** **Awnings have also been provided along the Canning Highway (in addition to the colonnade required by the CBACP) and Cassey Street frontages, as well as the entrances to the lobbies to provide weather protection. These awnings do not rely upon structural supporting columns and therefore do not disrupt the footpath areas.**	

	Only statutory signage is proposed as part of this application to avoid visual clutter. Any additional signage will be subject to a separate application and assessment.	

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A4.10.1 – Façade design includes: – 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: – 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:	

ELEMENT 4.11	ROOF DESIGN	
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.	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	**The west building incorporates a tiered roof terrace design, which steps down from the western tower to the eastern tower over 3 levels. This is a design feature that responds to the height of the east building and the natural slope of the site, as well as the corresponding zones and future built form within the precinct. Furthermore, the roof forms are flat in profile providing a sleek and unobtrusive aesthetic to the buildings.**	
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	**The west building, being the taller of the two, has solar panels incorporated onto the roof in three separate areas (across separate levels), as well as solar panels on the pergola structure above the lifts and stairwell to the rooftop pool area.** **The east building also incorporates a total of four awning structures integrated with solar photovoltaic systems above the communal roof terrace areas.** **Having roof terraces atop both buildings makes the most of the space available.** **The design is also such that the building services have been incorporated into the overall built form and therefore are not visually obtrusive when viewed from surrounding communal areas and the public realm.**	
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:	

ELEMENT 4.12	LANDSCAPE DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	**The landscape plans and design has been prepared by DEM's landscaping consultants.** **Landscaping is proposed via the provision of a large, landscaped plaza at ground level and extensive rooftop landscaped terraces / communal gardens, a series of cascading green roofs, landscaped breakout terraces above the podium levels and a purpose designed landscaped area for the proposed Early Childhood Centre which focuses on the retention of the heritage tree.** **The landscape vision for the site includes:** • **Provision of private, communal, and common open spaces which are clearly delineated through the use planting, fences / balustrades, and varying site levels.** • **Incorporation of a mix of mainly indigenous / native vegetation and some exotic vegetation to provide biodiversity and contribute to solar performance.** • **Selection of drought tolerant indigenous, native, and exotic plant species to minimise water use on the site.** • **Provision of communal open space and podium roof garden to maximise usable outdoor space with excellent outlook and daylight opportunities.** **The proposed landscaping, especially within the plaza of the west building and the northern point of the east building, will help to create inviting and inclusive communal open spaces. Whilst the landscaping of the communal roof terraces will promote a connection with nature and enhance visual aesthetic of the areas for the residents.**	

O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	**Ground floor landscaping is to incorporate species from the Banksia Woodlands plant community as well as other native and exotic species, with low water requirements, that combine to enrich the open space and landscape experience, contribute to biodiversity, enhance views, and allow for summer shade and winter sun.**
	
	The roof terraces will incorporate a mix of permanent green elements and species with foliage and flowers that provide seasonal interest, to enhance views and amenity. Specifically:
	• **Plants are also to be low maintenance, have low water requirements and be tolerant of wind.**
	• **A range of native and exotic plants is to be provided to:**
	  ○ **promote biodiversity;**
	  ○ **allow for winter sun and summer shade;**
	  ○ **provide an enhanced visual aesthetic;**
	  ○ **promote a connection with nature;**
	  ○ **provide screening and buffers at critical private to public areas; and**
	  ○ **provide a low maintenance and drought tolerant landscape.**	

O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	**The species proposed for landscaping are to have low water requirements, this will directly relate to the irrigation system. In this regard, all planting on structure areas are located over concrete slabs with an automated drip irrigation system proposed on all slab areas, including private courtyards.**	
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.	**The landscaping integrates well with the proposed built form, especially within the ground floor communal areas, creating vibrant and inviting spaces. Furthermore, all building services will be screened to not be visually obtrusive when viewed from the public realm.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		

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

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

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

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

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

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

ELEMENT 4.13	ADAPTIVE REUSE	
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.	
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	**The existing Chapel is proposed to be retained, adapted and reused in the new development to illustrate the Church's historic use of the site and its ongoing connection to the community.** **The new built form around the Chapel ensures that the original building is clearly identifiable and becomes a focal point of the design and activities, particularly for the west building.**	
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	**Residential dwellings are provided within the new tower elements, not the retained Chapel.**	
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:		

ELEMENT 4.14	MIXED USE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT 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.*	**ASSESSOR COMMENT**
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	**The proposed development incorporates non-residential land uses within the podium which are publicly available, including:** • **retail/cafe tenancies;** • **childcare premises;** • **commercial tenancies;** • **medical tenancies;** • **a recording studio;** • **a wellness centre; and** • **further expansion of the Como Baptist Church facilities.** **In addition, the proposed development includes:** • **An extensive at grade publicly accessible landscaped plaza which will be activated by Church, community and retail / commercial uses;** • **A series of through site pedestrian linkages to facilitate vibrant and safe in and around the site and to facilitate the site as a key element in the Cassey Street public transport interchange;** • **Publicly accessible at grade café and recreational seating, bicycle and scooter parking;** • **A series of terraced landscaped roof treatments which will comprise green roofs, break out terraces, communal fruit & vegetable gardens; and** • **A rooftop pool and recreation lounges including BBQ facilities.**	
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 podium levels ensure visual and physical separation between the non-residential uses on the lower levels and the residential uses within the towers above. The non-residential land uses will provide a vibrant ground floor precinct, ensuring**	

	CPTED principles are upheld through a high level of activation, surveillance, lighting and community population.	
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:		

ELEMENT 4.15	ENERGY EFFICIENCY	
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.	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	**The development has been designed to maximise passive solar principles for heating, cooling, ventilation, and energy conservation. Specifically, east and west facing glazing have been minimised where practicable and shading devices have been employed to reduce heat loads within the buildings and reduce reliance on air-conditioning systems. Buildings have also been designed to enable superior access to natural light and cross ventilation.** **Overall, the development has been designed to meet a 5-Star Green Star certification, with a Fitwel certification, which is considered to provide a greater benefit than simply meeting a 6-Star Green Star rating (refer to Sustainability Plan by Full Circle Design Services).** **As an example of the initiatives proposed, the development incorporates rooftop solar panels integrated with shading structures. The solar panels are situated to avoid overshadowing from the development and can generate between 40-50kW peak power for the eastern site and 70-80kW peak power for the western site. The renewable generation plus the building embedded meter network will avoid the need to export energy and will allow occupants access to low carbon, low-cost electricity.** **The Sustainability Plan also notes that most dwellings will achieve a 7-Star NatHERS rating.**	

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

A4.15.1 –

a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) **OR**

b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.[1]

Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.	
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
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 *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.	
O4.16.1 – Minimise potable water consumption throughout the development.	**Any sanitary fixtures provided within the development are to meet the following WELS ratings:** • **Taps – 5 stars;** • **Urinals – 5 stars;** • **Toilets – 4 stars;** • **Showers – 3 stars;** • **Clothes Washing Machines – 4 stars; and** • **Dishwashers – 5 stars.** **The building sprinkler design will seek to capture water used for testing and will include floor-by-floor isolation valves to avoid wastage during maintenance or modification.** **This irrigation for the extensive landscaping areas is proposed to utilise smart irrigation controls which detect rainfall and reduce irrigation volumes accordingly.**	
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	**Included in the City of South Perth's drainage requirements is that all stormwater falling on the site, irrespective of the storm intensity and/or the duration of the event, is to be collected and contained on site, and disposed through an approved disposal method. Accordingly, the proposed development will utilise a storage tank in the basement of each building to detain a 100-year storm event on-site and discharge to the City's stormwater drainage network via two connections located in Robert Street and Lily Lane.**	
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	**As above, the proposal will be designed to detain a 100-year storm event on-site before discharge to the local network.**	
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:	

ELEMENT 4.17	WASTE MANAGEMENT	
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.	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	**Bin stores are located at the ground floor and within the basement of each building and will be collected from Lily Lane for the west building or internally for the east building. This will eliminate any impact on the streetscape.**	
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	**Waste and recyclables will be sorted on-site and as close to source as possible. The dedicated garbage room within the basement car park will have direct access from the lobbies, with general waste and recycle waste bins provided for residents.** **Non-residential tenants will have separate garbage rooms / collection areas and will be serviced by the City of South Perth twice per week for recycling and three times per week for general waste.** **Sorting will rely on appropriate education of tenants and staff in addition to adequate signage for bins located in the refuse rooms.** **Refer to the Waste Management Plans prepared by Cardno for further details.**	
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 *WALGA Multiple Dwelling Waste Management Plan Guidelines* (or local government requirements where applicable).		
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - 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 *WALGA Multiple Dwelling Waste Management Plan Guidelines* - 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:	

ELEMENT 4.18	UTILITIES	
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.	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	**The site will be serviced by power, water, wastewater, fire services and telecommunications services, including NBN or high-speed internet, at or above minimum BCA requirements.**	
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	**Main switch, communications, plant, substation, and fire control rooms are all accessible at ground floor or on the roof top for maintenance and do not restrict pedestrian or vehicular movement**	
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.	**All utilities are internally located within the ground floor buildings or are located on the rooftop and therefore will not detract from the amenity of the streetscape.**	
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.	**Services will utilise a central plant area, ameliorating any noise impacts for occupants. In addition, perforated metal panels are proposed to screen storage areas and air conditioning units on balconies.**	
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:		