
SPP7.3 R-CODES

VOLUME 2 - APARTMENTS

ASSESSMENT TEMPLATE

Assessment report to accompany development application:

Proposed Mixed Use Development

Sorrento Activity Centre (various lots)

for WCD Pty Ltd

Prepared by:



ABOUT THIS TEMPLATE

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

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

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

This template comprises of 2 parts:

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

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

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

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

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

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

PART 1 - INFORMATION FOR THE APPLICANT

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

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

A5 – Development application guidance (2/2)

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

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

It is recommended that the template is used as follows -

Applicants

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

Responsible Authority

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

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

ELEMENT 2.2	BUILDING HEIGHT	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
<p>O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.</p>	<p>The Sorrento Activity Centre Plan (SACP) provides guidance for development on the subject site. Under the provisions of the SACP, Lots 147, 148, 149 and 2 are classified 'Commercial' and Lot 146 is classified 'Residential'. The subject site is designated an R80 density code. While Lot 145 is not included in the SACP, it falls within the area zoned 'Centre' under the City's Local Planning Scheme No. 3 (LPS3) to which the SACP applies. As such, the provisions of the SACP have been used to assess this portion of the development site as well.</p> <p>The SACP includes site-specific building height and massing guidance, with maximum building heights of between 3 – 5 storeys.</p> <p>The existing character and scale of the streets and surrounding area can be described as predominantly a mixture of one and two storey residential and non-residential buildings oriented towards Indian Ocean to the west.</p> <p>The proposed development has a maximum building height of eight (8) storeys and 35.3m (to top of roof), in lieu of the guiding 5 storey (17.0m) SACP requirement. The height of 8 storeys is deemed suitable for the SACP area considering the site's prominent location and context, exemplary design, and the building being designed to integrate with its surrounds. The height is expressed at the most prominent corner of the site, with upper floors of the building stepping away from West Coast Drive and lower zoned neighbours on Padbury Circle and adjoining Geneff Park. This has been done to create greater setbacks between the development and adjacent residential dwellings than required by the SACP and reduce perceptions of bulk and scale than what could be built under the SACP</p> <p>The proposed built form redistributes the permissible building heights and massing set out under the current SACP, providing for a taller and slimmer development than envisioned under the current local planning framework, but still essentially achieving the density targets (77 dwellings) with the SACP. In terms of establishing desired future character, it is intended the existing SACP will be amended to facilitate the proposed development, ensuring the development is consistent with the desired future scale and character of the street and local area. Initial feedback from the City and DPLH have indicated that they have no in-principal objection to the proposed SACP amendment. The SACP amendment has been lodged with the City and is being assessed at the time of lodging this development application.</p>	

	<p>Alternatively, a 'compliant' development would have the bulk and massing spread across the site, to a maximum height of 5 storeys, which could potentially have a greater impact on amenity of the area with increased bulk and scale along West Coast Drive frontage and increased overshadowing of the adjoining public realm.</p> <p>Combined with the development's orientation to its corner location, recessed height, and attractively designed facades, the proposal delivers a contemporary, unique and clearly identifiable development on this prominent corner site.</p>	
O2.2.2 – The height of buildings within a development responds to changes in topography.	The subject site slopes downwards from the east to the west, with a relatively steep fall of approximately 6.5 metres. The development responds to the natural ground level by cutting into the site along the north-eastern boundaries and pushing the bulk of the building towards the corner of West Coast Drive and The Plaza, stepping away from the adjoining neighbours and Geneff Park to the west.	
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	<p>The building is designed with a flat roof consistent with the contemporary design of the development. The upper floors of the development step back from the lower floors, contributing to an overall articulated built form and minimising building bulk, particularly when viewed from the adjoining neighbours and Geneff Park to the northwest.</p> <p>Communal open space is provided on Level 2 of the development instead of the roof. This allows for the provision of a significant amount of landscaping on Level 2 around the communal area and responds to the local weather conditions.</p>	
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.	<p>As detailed above, the development focuses height to the north western portion of the subject site which will ensure overshadowing of adjoining residences is minimised. The proposal meets the SPP7.3 requirements for overshadowing of neighbouring sites on 21 June; and no significant overshadowing occurs to Marmion Beach on the summer solstice (December 21st).</p> <p>Overshadowing diagrams are provided in Design Report at Appendix 5.</p>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument. <i>(Excerpt from table 2.1)</i>		

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas	
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0	
Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9		
LOCAL PLANNING FRAMEWORK					REQUIREMENT							
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:					Sorrento Activity Centre Plan 5.2 Building Height <ul style="list-style-type: none"> Maximum 3 storeys (10.6m) – Lot 146 Maximum 4 Storeys (13.8m) – Lot 145 under SPP 7.3 Maximum 4 storeys (13.8m) – Lots 147, 153 & 154 Maximum 5 storeys (17.0m) – Lots 148, 149 & 2 							

ELEMENT 2.3		STREET SETBACKS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.		As stated above, the subject site is zoned ‘Centre’ under LPS3 and classified ‘Commercial’ and ‘Residential’ under the SACP, with an applicable density code of R80. The SACP prescribes a minimum nil street setback and maximum 2.0m for the Commercial zone, and minimum 2.0m street setback for the Residential zone.	
		The proposed development provides a nil building setback to West Coast Drive and varied street setbacks along The Plaza, exceeding the maximum 2.0m requirement for Commercial zoned land. The proposed street setbacks to the development along Padbury Circle vary between nil and approximately 3.0m, in lieu of the minimum 2.0m requirement for the Residential zone.	
		The development has been specifically designed to provide activation and public realm improvements at the corner of West Coast Drive and The Plaza, including food and beverage tenancies, a large alfresco area and public plaza in the northern portion of the site providing opportunity to interaction and activation.	

	The setback areas create sheltered space away from strong coastal winds, in contrast to the SACP provisions which are generic 'main street' design imperatives that do not respond to the local weather conditions. This area is intended to be a focal point of the development at ground floor level in terms of the public realm interface and place activation, with provision of active ground floor uses and a significant amount of high-quality landscaping on the subject site and adjoining verge areas, which will enhance the amenity of the streetscape and provide community benefit.	
02.3.2 – The street setback provides a clear transition between the public and private realm.	The proposed built form provides clear transition between the public and private realm along all street frontages. The ground floor commercial tenancies and landscaping design features in the northern portion of the site clearly delineate where the public realm transitions to the private realm.	
02.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	<p>None of the apartments are located on the ground floor, therefore privacy is created through distance above the public street, where views into apartments are not achievable.</p> <p>The composition of apartments with the location of balconies, landscaping planters and windows further facilitates privacy from the street.</p>	
02.3.4 – The setback of the development enables passive surveillance and outlook to the street.	The proposed setbacks to West Coast Drive and Padbury Circle, combined with the location of balconies and windows from habitable spaces offers an outlook to the adjoining streets. This allows for passive surveillance from the dwellings to the adjoining streets, limiting opportunities for crime and antisocial behaviour in accordance with Crime Prevention Through Environmental Design (CPTED) principles. Furthermore, the alfresco area adjoining The Plaza and nil setback of the commercial tenancies to West Coast Drive, combined with significant amounts of glazing along these frontages, provides further opportunities for passive surveillance to the adjoining streets.	

ACCEPTABLE OUTCOMES

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

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

(Excerpt from table 2.1)

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

(4) Minimum secondary street setback 1.5m

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

LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		Sorrento Activity Centre Plan 5.3 Street Setbacks <ul style="list-style-type: none"> Minimum street setback in Commercial zone is nil and maximum street setback is 2.0m – Lots 147, 148, 149, 2, 153 & 154 Minimum street setback in Residential zone is 2.0m (Lots 145 & 146) 	
ELEMENT 2.4		SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.		<p>The proposal includes a nil setback to the adjoining Lot 800 West Coast Drive (identified as Lots 153 & 154 on the SACP) where the existing BP service station is located; and a setback of between 1.6m – 5.0m to the adjoining Lot 144 Drakes Walk.</p> <p>Given the R-Codes requires a minimum nil or 3.0m setback to side and rear boundaries in R80 coded areas, and Lot 800 contains existing commercial development and forms part of the SACP area, the proposed nil setback to this lot boundary/s is considered acceptable. It is also understood the adjoining property owner of Lot 800 has no in principle objection to the proposal.</p> <p>The proposed setback to Lot 144 is also considered generally consistent with the R-Codes lot boundary setback requirements, being between 1.5m – 5.0m in lieu of the minimum nil – 3.0m requirement. The upper floors of the development are stepped back from this lot boundary, ensuring adequate separation between the building on-site and neighbouring property.</p>	
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.		<p>The proposed side and rear setbacks are generally consistent with the applicable SACP and R-Codes Vol 2 lot boundary setback requirements, and therefore considered consistent with the desired streetscape character.</p> <p>The design responds appropriately to the different street contexts, providing an active ground floor use, whilst ensuring the apartments are adequately setback from the adjoining streets and neighbouring residential properties.</p> <p>It is noted that while the SACP requires a view corridor be provided between Lots 2 and 153 on the SACP. Lot 800 (identified as Lots 153 & 154 on the SACP) has been developed with a single storey service station, ensuring a view corridor from the adjoining residential properties at the rear of the site is maintained to the Indian Ocean. In this way, it is considered the proposal has addressed the view corridor requirement of the SACP.</p>	

<p>O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.</p>	<p>Deep soil areas are provided along the north-western and north-eastern boundaries of the subject site, adjoining The Plaza and Padbury Circle verge areas which are intended to be landscaped as part of this development (subject to agreement with City of Joondalup).</p> <p>The landscape concept has been designed to reflect and enhance the existing landscape character of the area, comprising tree retention, coastal trees and planting, and community green spaces. This will provide for a significant landscaped area at street level and reinforce the landscape character of the area. Refer to Appendix 6 for the Landscape Concept. On-structure landscaping meets the Acceptable Outcomes, with a further analysis of landscaping provided in Element 3.3 below.</p>	
<p>O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.</p>	<p>The proposed development is generally consistent with the setback requirements of the SACP and provides a height datum along Padbury Circle consistent with the scale of existing residential development on the adjoining properties.</p> <p>As stated above, the proposal includes a nil setback to the adjoining Lot 800 which contains an existing BP service station. Given the commercial nature of the existing service station development (a non-sensitive land use), the local planning framework, and nature of the proposal in its context, the transition between sites along this boundary is considered acceptable.</p> <p>Refer Appendix 5, Design Report depicting the development in its context and transition between sites.</p>	
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>		
<p>A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where:</p> <ul style="list-style-type: none"> 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 <i>Visual privacy</i>. <p><i>(Excerpt from table 2.1)</i></p>		

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

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

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

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

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

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

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	<p>Sorrento Activity Centre Plan</p> <p>5.4 Lot Boundary Setbacks</p> <ul style="list-style-type: none">5.4.1 – Unless otherwise stipulated under Clauses 5.4.2 – 5.4.5, all boundary setbacks to be in accordance with the R-Codes.<ul style="list-style-type: none">Table 2.1 of R-Codes Vol 2 requires a minimum nil or 3.0m setback to side and rear boundaries in R80 coded areas.5.4.2 – A 8.0m wide view corridor shall be provided between Lot 2 and Lot 153 which is to comprise a 4.0m side boundary setback above the 3rd storey of development to the north-western boundary of Lot 153 and a 4.0m side boundary setback shall be provided above the 3rd storey of development to the south-western boundary of Lot 2.5.4.4 – A 3.0m rear setback shall be provided above the 3rd storey of development to Lots 153, 154 and 2.

ELEMENT 2.5		PLOT RATIO										
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>			APPLICANT COMMENT								ASSESSOR COMMENT	
			<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>									
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.			The proposal comprises an overall plot ratio of 2.1:1.									
			Under the provisions of SACP, there is no plot ratio requirements applicable to the subject site. The proposed plot ratio is therefore compliant with the planning framework.									
			Bulk and scale of the development have been addressed in detail throughout this submission and accompanying materials, demonstrating the proposal is appropriate for the site.									
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>												
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument. <i>(Excerpt from table 2.1)</i>												
Streetscape contexts and character <i>refer A2</i>		Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
		Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1
Plot ratio ⁷ <i>refer 2.5</i>		0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	
(6) Refer to Definitions for calculation of plot ratio												
LOCAL PLANNING FRAMEWORK			REQUIREMENT									
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			Sorrento Activity Centre Plan									
			5.1 Plot Ratio <ul style="list-style-type: none">No maximum plot ratio applies to the SACP area.									

ELEMENT 2.6		BUILDING DEPTH	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.		The buildings are carefully designed to optimise access to daylight and natural ventilation. Specifically: <ul style="list-style-type: none">• 70% of all apartments are capable of cross ventilation.• 26 apartments are dual or triple aspect, accounting for 35% of dwellings proposed.• Single aspect apartments are less than 20m in depth.• All apartments feature full height glazing. The proposed development has been designed to maximise access to daylight and natural ventilation for apartments, while providing relief from the more intense western sun and prevailing winds. Cross ventilation and solar access drawings are provided in the Design Report at Appendix 5 .	
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.			
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to 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 <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	Adequate setbacks are provided between the building and the property boundaries, providing sufficient separation between the proposed development and adjacent buildings, particularly to the adjoining residential property.	

O2.7.2 – Building separation is in proportion to building height.	<p>The portion of the proposed development adjoining residential development is only three storeys in height. For buildings under four storeys in height, the acceptable outcome for boundary separation is as per Elements 2.4 and 3.5 in relation to side and rear setbacks and visual privacy. A minimum of approximately 4 metres separates the proposed development from the dwelling to the south-east of the site.</p> <p>As stated in Element 2.4 above, the proposed side setback to the eastern boundary is generally consistent with the applicable requirements and therefore considered acceptable from a building separation perspective. Furthermore, the height of the building where adjoining the residential property to the south-east is consistent with the adjoining property and is setback further from the side boundary than the adjoining property.</p> <p>Privacy screening has been provided along the eastern elevations to protect the privacy and amenity of the adjoining residential property. The commercial building to the south is not a sensitive land use, meaning overlooking and privacy is not as much of an issue.</p> <p>The development includes communal and private open space along the eastern elevations, providing a buffer between the development and adjoining properties.</p> <p>Refer Elements 2.4 and 3.5 of this assessment for further justification.</p>	
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.		
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings		

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 <i>Side and rear setbacks</i> (Table 2.1) and 3.5 <i>Visual privacy</i> (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

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

ELEMENT 3.2		ORIENTATION	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.		<p>The proposed development is oriented towards the site's prominent corner of West Coast Drive and The Plaza, and Indian Ocean to the west.</p> <p>The proposed development includes commercial tenancies on the ground floor fronting West Coast Drive and The Plaza, ensuring the ground floor is activated to the public realm.</p> <p>The development responds to the topography of the site by cutting into the north-eastern portion of the site and stepping height away from the site's high point and adjoining residential properties.</p> <p>The proposed development is oriented north west / north east. Each apartment provides sufficient opportunities for solar and daylight access, particularly to the living rooms. Full height windows have been provided to all apartments to optimise solar and daylight access.</p> <p>Solar access diagrams are provided in the Design Report at Appendix 5.</p>	
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.		<p>The proposed development meets the R-Codes requirements for overshadowing, with no overshadowing of the neighbouring sites zoned less than R80 to occur between 9am and 3pm on 21st June.</p> <p>Overshadowing diagrams are provided in the Design Report at Appendix 5.</p>	
ACCEPTABLE OUTCOMES			
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
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: <ul style="list-style-type: none"> – adjoining properties coded R25 and lower – 25% of the site area¹ – adjoining properties coded R30 – R40 - 35% of the site area¹ – adjoining properties coded R50 – R60 – 50% of the site area¹ – adjoining properties coded R80 or higher – Nil requirements. 			
(1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)			

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

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

ELEMENT 3.3	TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate trees and protects the viability of adjoining trees.	The proposal includes retention of existing trees within the adjoining verges. The existing vegetation on-site is not deemed worthy of retention.	
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	<p>The proposed development meets the acceptable outcomes for tree canopy, providing a mix of large, medium and small trees to meet and exceed the canopy requirements of Element Objective 3.3.2 and Table 3.3a. Specifically the proposal provides the following:</p> <ul style="list-style-type: none"> • 1 large tree • 6 medium trees • 38 small trees • Total canopy = 622m² (exceeds the 496m² requirement) <p>The proposal also includes significant landscaping of the adjoining public realm which will improve the landscape character and pre-development condition of the surrounding area.</p> <p>For more details on the species and location of the trees, and proposed landscaping design, refer Appendix 6 Landscape Concept.</p>	
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	<p>The proposed landscape design consists of deep soil areas and on-structure planting that meets and exceeds the acceptable outcomes of Element 3.3. Specifically:</p> <ul style="list-style-type: none"> • Site area = 5,780m² • Deep soil requirement = 578m² (10% of site area) • Proposed deep soil = 610m² (approximately 10.5%) • Proposed on-structure planting = 708m² <p>The landscape concept designs incorporate waterwise design principles that will be implemented across the site to support and sustain healthy plant and tree growth.</p>	

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

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

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

Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided ¹ (min 1m depth)	Indicative pot size at planting
Small	4–6m	4–8m	9m ²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6–9m	8–12m	36m ²	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m ²	6m	4.5m (DSA) + 1.5m (RSZ)	500L
¹ Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.						

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

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

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

ELEMENT 3.4	COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	A large communal open space area is provided on Level 2 of the development, comprising high quality landscaping and residential amenities. The communal area includes a central garden, resort pool, pool deck and cabana lounge, seating nooks, and a sundeck with outlook to the Indian Ocean. Overall, it is considered the communal open space offers an outstanding level of amenity for residents.	
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	The communal area is universally accessible with access via lift and stairs. The area is safe and private, being located on Level 2 of the development and separated from the adjoining streets. The communal open space area also provides a high level of amenity for residents (as stated above).	

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.	The design of the communal open space area minimises impacts on the adjoining residential properties, with active areas including pool and pool deck situated at the western end of the development (away from the adjoining residential properties to the east). Dense planting is provided along the eastern edge of the communal open space area, providing a buffer and screening to the adjoining residential property (Lot 144) and ensuring their privacy and residential amenity is maintained.	
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ACCEPTABLE OUTCOMES

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

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

Table 3.4 Provision of communal open space

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

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

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

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

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

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

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

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

ELEMENT 3.5		VISUAL PRIVACY	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.5.1 – 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.		As stated above, the proposed development is oriented to the north west / north east, with apartments on the upper floors facing west, away from the adjoining dwellings to the east of the subject site. The proposed development has been designed to minimise the impacts on the adjoining residential properties, with the upper levels stepping away from the eastern and northern boundaries. The development is also generally consistent with the applicable lot boundary setback requirements and includes privacy screening along the eastern elevations to ensure the amenity of neighbouring residential properties is maintained.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
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 <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.		The proposed apartments are elevated above the public realm to enhance the privacy and safety of residents, while maintaining interaction with the street through the inclusion of balconies and providing passive surveillance.	
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.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
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			
<small>(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.</small>			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:			

ELEMENT 3.7	PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	Pedestrian access has been carefully considered in the design of the development, which provides pedestrian access connections from existing and proposed public footpaths along West Coast Drive, The Plaza and Padbury Circle.	
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	<p>Access to commercial tenancies is direct from either West Coast Drive or The Plaza via existing and proposed new footpaths external to the development. The main entries to the commercial tenancies along West Coast Drive are weather protected.</p> <p>Pedestrian entry points and pathways have been designed in accordance with universal design principles, except for the steps up to the outdoor alfresco area from West Coast Drive. The alfresco area is universally accessible via an alternative entry point from The Plaza to the north. A secondary residential lobby and access for residents has been provided from Padbury Circle, to increase activation along the secondary street.</p> <p>Pedestrian paths provide a legible, well-defined, continuous path of travel to building entrances and basement car parking. Lifts are incorporated into the building to ensure disability access to all levels and apartments.</p> <p>Additionally:</p> <ul style="list-style-type: none"> • The pedestrian entry points will be well-lit, legible, and visible from the public domain. • The ground floor residential lobby provides access to the apartments and will be clearly identifiable from the public realm. • The deep soil area in the front setback areas will provide sufficient space for trees that when grown to maturity, will provide a shaded canopy and attractive entrance to the development. 	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		
A3.7.2 – Pedestrian entries are protected from the weather.		
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.		

A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.	
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.	
A3.7.6 – Bins are not located at the primary pedestrian entry.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 3.8	VEHICLE ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	<p>Two vehicle access points are proposed for the development, as follows:</p> <ul style="list-style-type: none"> One entry only crossover from West Coast Drive providing access to the on-site commercial and residential car bays. One full movement crossover from Padbury Circle providing access to the on-site residential car bays. <p>Access points have visual truncations in accordance with Figure 3.8a to provide clear sight lines for vehicles, pedestrians, and cyclists. The traffic report prepared by Cardno demonstrates access is functional and safe, and traffic impacts are acceptable (refer Appendix 8, Transport Impact Assessment).</p>	
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.	The proposed vehicle access points on West Coast Drive and Padbury Circle have been designed and located to reduce visual impact on the streetscapes.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
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).

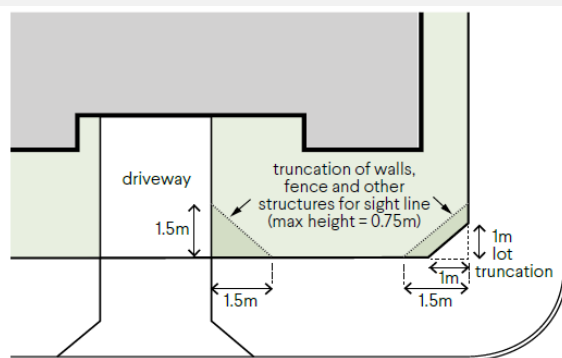


Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

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	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	<p>The subject site is classified as a Location B site. Parking and facilities for cyclists are provided within the development. Specifically:</p> <ul style="list-style-type: none"> A residential bike store with 37 bike bays is provided within the residential car park area on Level 1 of the development. 	

	<ul style="list-style-type: none"> • 20 secure bike bays are provided for visitors on the ground floor of the development. • 3 end of trip facilities are also provided on the ground floor of the development and accessed via the car park. <p>20 Motorcycle / scooter bays are provided within the car parks (4 visitor bays and 16 residential bays).</p>	
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	<p>The proposed development provides the required number of residents' bays and resident visitor bays pursuant to the Acceptable Outcomes for this element.</p> <p>Residents: For the purpose of this assessment, Location B requirements have been used for the residential component. While a frequent bus route is available in the vicinity of the development, as a result of the long travel times associated with connection to the nearest rail hub (23 minutes to Warwick and 32 minutes to Stirling Station), the service is likely to be less attractive, resulting in a requirement for a higher vehicle ownership by residents. The residential component of the development meets this statutory requirement.</p> <p>For Location B, the Acceptable Outcomes require provision of 92 car bays for the 75 apartments. 155 resident bays are provided on site which is considered to meet the needs of the future residents.</p> <p>Visitors: 11 residential visitor car bays are required under the Acceptable Outcomes. 12 visitor bays are provided within the ground floor public parking area, meaning the proposal exceeds the minimum requirement.</p> <p>Commercial: Under the SACP, the applicable requirement for commercial car parking is 1 bay per 20m² of NLA. The proposed development comprises 1,374m² of commercial floor space, which means the development requires provision of 68.7 (69) commercial bays. The proposed development provides 68 commercial bays meaning the development falls short of the requirement by 1 bay. The variation is considered minor, and warrants approval accordingly.</p> <p>Refer Appendix 8, Traffic Impact Assessment for a detailed parking analysis.</p>	
O3.9.3 – Car parking is designed to be safe and accessible.	Car parking and vehicle circulation areas are designed in accordance with AS2890.1. All visitor bays will be marked appropriately to aid visibility. Visitor bays are located on the ground floor and not within the residents' car parking area which is clearly separated.	
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	The design and location of the on-site car parking has been specifically designed to ensure it does detract from the visual and environmental amenity of the streetscapes, with the car parking area being cut into the site and appropriately screened from view of the adjoining streets.	

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:		Sorrento Activity Centre Plan 5.8 Parking and Access: 5.8.1 b) Non-residential car parking is to be provided at a rate of 1 on-site bay per 20sqm of net lettable area (NLA).	
ELEMENT 4.1	SOLAR AND DAYLIGHT ACCESS		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
04.1.1 – 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.		The development is located within climate zone 5. 80% of the apartments receive direct sunlight on 21 June, which means the proposed development meets the acceptable outcomes for solar access. Most of the apartments are oriented in a northerly direction, with windows configured to ensure winter sunlight is received. Each dwelling has a large balcony opening into a living area and is designed to optimise access to winter sunlight. Solar access diagrams are provided in the Design Report at Appendix 5 .	
04.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.		The development provides full height windows to habitable rooms, which optimise access to daylight for all apartments.	
04.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: <ul style="list-style-type: none">– from mid-spring to autumn in climate zones 4, 5 and 6 AND– year-round in climate zones 1 and 3.		Shading and glare control measures are provided throughout the development. Measures include providing a roof above each balcony, regulating the amount of sun received by each apartment. Adjustable shade screens are also provided for the western facing apartments on the upper levels of the development, and eastern facing apartments on Level 2.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.1.1 – In climate zones 4, 5 and 6 <u>only</u> : <ul style="list-style-type: none">a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June ANDb) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.			
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.			
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.			

A4.1.4 – The building is oriented and incorporates external shading devices in order to: <ul style="list-style-type: none"> – minimise direct sunlight to habitable rooms: <ul style="list-style-type: none"> ▪ between late September and early March in climate zones 4, 5 and 6 only AND ▪ in all seasons in climate zones 1 and 3 – permit winter sun to habitable rooms in accordance with A 4.1.1 (a). 	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.2	NATURAL VENTILATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.2.1 – Development maximises the number of apartments with natural ventilation.	Apartments within the proposed development are designed to maximise natural ventilation and the majority contain openings in two different orientations. 70% of the proposed apartments are capable of cross ventilation, exceeding the 60% requirement of A4.2.2 below. Ventilation diagrams are provided in the Design Report at Appendix 5 .	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.		
A4.2.2 – (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° – 90° of the prevailing cooling wind direction AND ▪ room depth no greater than 3 x ceiling height (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.		
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.		

A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.3		SIZE AND LAYOUT OF DWELLINGS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.		<p>The apartment room layouts are functional, well-organised and provide a high standard of amenity. The size of all apartments and bedrooms/living rooms meets the minimum sizes as set out in the 'Acceptable Outcomes' for this element.</p> <p>The proposed development includes a mix of one-, two-, three- and four- bedroom apartments. This offers a diversity of housing stock to meet the needs of the locality, with the larger three- and four- bedroom apartments providing opportunities for families and luxury sized living. All dwellings exceed the minimum size requirements under the Acceptable Outcomes.</p>	
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.		<p>Minimum floor to floor heights of at least 3.3m are achieved for all apartments. This is consistent with the Acceptable Outcome A4.3.3 for this design element. All rooms are well-proportioned, and most dwellings benefit from cross ventilation and sunlight access as outlined above.</p> <p>The apartment sizes and habitable rooms are consistent with A4.3.1 and A4.3.2 below.</p>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.			

Table 4.3a Minimum floor areas for dwelling types

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

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

Table 4.3b Minimum floor areas and dimensions for habitable rooms

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

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

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

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

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

ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	<p>Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with the Acceptable Outcomes:</p> <ul style="list-style-type: none"> • Each of the single bedroom apartments has an outdoor living area at least 10m². • Each of the two-bedroom apartments has an outdoor living area at least 10m². • The three-bedroom apartments have an outdoor living area of at least 25m². 	
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	<p>Each apartment will have a generous balcony, significantly exceeding the size required under the R-Codes. Each balcony is oriented to ensure views are maximised, whilst also protecting the privacy of adjoining developments through the use of screens. Adjustable shade screens are also provided for the residents on the western side of the development to provide a level of protection from the afternoon sun and wind. The apartment balconies also provide opportunity for passive surveillance of the public realm. Each private open space will receive a significant amount of sun and is directly accessible from a habitable room in the apartment.</p> <p>Clothes drying areas/facilities are not provided within balconies, rather, each apartment is to be fitted with a mechanical dryer. The facility will include solar panels, which offsets the energy consumption of mechanical dryers.</p>	
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	The materials and treatments are consistent with the overall design of the development and are contextually appropriate for the Sorrento area. The materials used, including the off-white rendering, is consistent with the form of numerous buildings along West Coast Drive. Frame features and composite panelling with a wood finish add varying elements to the balcony design, creating visual interest to the public realm. Landscaping planters are also proposed on the apartment balconies, further creating an attractive interface with adjoining streetscapes.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.		

Table 4.4 Private open space requirements		
Dwelling type	Minimum Area ¹	Minimum Dimension ¹
Studio apartment + 1 bedroom	8m ²	2.0m
2 bedroom	10m ²	2.4m
3 bedroom	12m ²	2.4m
Ground floor / apartment with a terrace	15m ²	3m
¹ Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.		
A4.4.2 – Where private open space 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 <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	All corridors within the development achieve the minimum 1.5m width, as recommended by the Acceptable Outcomes. This is considered to meet the needs of residents and visitors, with sufficient space 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 have been carefully considered and are designed in an attractive manner. The main common area on Level 2 is surrounded by extensive and high-quality landscaping. The private dining, cocktail lounge and gym will also provide further opportunities for interaction between residents.	

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

ELEMENT 4.6	STORAGE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.	<p>The proposed development provides 75 store rooms which equates to one per dwelling. Specifically:</p> <ul style="list-style-type: none"> • 27 stores located on the mezzanine level. • 48 stores located on level 1. <p>The dimensions and size of each storeroom is consistent with the 'Acceptable Outcomes' requirements of Table 4.6.</p>	
ACCEPTABLE OUTCOMES		
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.		

Table 4.6 Storage requirements

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

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

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

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

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

ELEMENT 4.7 MANAGING THE IMPACT OF NOISE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	<p>The development is designed and sited to minimise the impact of noise on apartments. Appropriate construction materials and glazing will be implemented into the design to ensure acceptable level of noise protection for all dwellings.</p> <p>Refer to Acoustic Report and SPP5.4 Noise Management Plan at Appendix 10.</p>	
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	<p>Suitable glazing treatments will be incorporated into the development to reduce sound transfer and transmission from external sources. The dwellings are also separated by dividing walls with limited opportunities for direct noise impacts between dwellings.</p> <p>The bin storage areas are located within the ground floor of the proposed development and are therefore considered to have minimal noise impact on the apartments above.</p> <p>Mechanical plants are screened and located on the ground floor. Air conditioning plant rooms are located on most floors throughout the development, and will be treated with appropriate materials to ensure noise transmission is mitigate.</p> <p>Appropriate materials will be used within the ground floor commercial tenancies to ensure noise transmission is minimised.</p> <p>Refer to the Acoustic Report at Appendix 10.</p>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).		
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.		
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.8		DWELLING MIX	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.		<p>The proposed development includes a mix of one, two, three- and four- bedroom standard apartments. Specifically:</p> <ul style="list-style-type: none"> • 6 x one-bed apartments • 30 x two-bed apartments • 32 x three-bed apartments • 7 x four-bed apartments <p>This offers a diversity of housing stock to meet the needs of the locality and various age groups. The apartment mix also contributes towards the residential infill targets of the strategic planning framework.</p>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.8.1 – <ul style="list-style-type: none"> a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument OR b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers. 			
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 4.9		UNIVERSAL DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	

<p>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.</p>	<p>The proposed development incorporates universal design features, providing opportunities for people with disabilities and/or limited mobility to reside and visit. Such features include easy at grade building access from the street and parking areas, lift access to all apartments and generously proportioned lobbies, communal accessways and apartments providing ample manoeuvring space.</p> <p>The variety of apartments proposed are also designed to cater for a variety of age groups which supports the concept of 'ageing in place'.</p> <p>All apartment entries have the required latch-side clearances for universal access.</p> <p>The development will also meet the minimum 20% Silver Level standard of Livable Housing Australia.</p>	
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>		
<p>A4.9.1 –</p> <p>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</p> <p>b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).</p>		
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>	
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>		

ELEMENT 4.10	FAÇADE DESIGN	
<p>ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i></p>	APPLICANT COMMENT	ASSESSOR COMMENT
<p>O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.</p> <p>O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.</p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p> <p>The proposed development has been designed to reflect and respond to the coastal character of the Sorrento locality, utilising materials and design elements that complement and enhance the existing character of the adjoining streetscapes and surrounding local area.</p>	
	<p>The material choices made for this project provide for an attractive and contemporary design that will enhance the amenity of the area, and ensure an excellent build quality and longevity due to the fact that they are easy to maintain and resilient over time, especially needed in a coastal environment</p>	

	<p>The ground floor commercial tenancies have also been designed to create visual interest when viewed from the public realm, including active frontages with substantial glazing and awnings that extend from the ground floor facades.</p> <p>Refer to Appendix 5, Design Report context analysis, perspectives and detailed materials schedule depicting the proposed development in its setting.</p>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.10.1 – Façade design includes: <ul style="list-style-type: none"> – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour. 		
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.		
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.		
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.		
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: <ul style="list-style-type: none"> – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character. 		
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.11 ROOF DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	

O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	Whilst the highest point of the development features a flat roof, the overall design theme ‘steps upwards’, to reduce the perceived bulk and scale from the surrounding low-density residential developments. Solar panels are proposed on the roof deck of Level 5 and 6, in the northern portion of the subject site.	
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.		
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.		
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.12	LANDSCAPE DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	<p>A landscaping plan has been prepared by Aspect Studios and is included within this report (refer Appendix 6).</p> <p>A mixture of deep soil planting and on-structure planting is proposed, to allow for a holistic approach to site landscaping. The proposed landscaping will enhance the overall presentation of the development, whilst also enhancing the quality of the public realm and streetscape. On-structure planting is proposed on the amenities deck on level 2, as well as the balconies of levels 3-7. The on-structure planting will improve the development visual amenity as viewed from the pedestrian realm.</p> <p>10.5% deep soil planting is provided on the ground level, which complies with the requirements of the R-Codes.</p>	

O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	The landscaping plan includes a species list that is appropriate to the site context and conditions, providing a variety of textures and colours whilst being hardy enough to function adequately within the pedestrian realm, and within the coastal context. For further details on plant species, please refer Landscape Concept (Appendix 6).	
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	Water efficient irrigation systems and water sensitive design technologies will be incorporated wherever possible. For further details on planting strategies and irrigation, please refer to the Landscape Concept (Appendix 6) and Sustainable Design Assessment Report (Appendix 7).	
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 landscape design is entirely consistent and integrated with the building design. The locations of deep soil planting and on-structure planting have been strategically considered, in order to enhance the amenity of spaces and the appearance of the development from the pedestrian 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	76.8m ³	1,200mm	64m ² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m ³	1,000mm	36m ² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m ³	800mm	3m × 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m ³	800mm	2m × 2m
Shrubs	--	--	500-600mm	--
Ground cover	--	--	300-450mm	--
Turf	--	--	200mm	--

A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.13 ADAPTIVE REUSE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
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.		
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.		
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.14 MIXED USE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	<p>The proposed development incorporates three commercial tenancies on the ground floor, which provides activation to West Coast Drive and The Plaza. A significant amount of glazing is incorporated along the ground floor frontages, to ensure interaction between development and the public realm is positive. This is further enhanced by the extent of upgrades proposed to the public realm, assisting to create a new heart in the Sorrento community.</p> <p>The apartments fronting The Plaza, West Coast Drive and Padbury Circle have large balconies, providing passive surveillance to the street and pedestrian realm. A use of attractive and contextually appropriate materials has been selected to ensure the developments presence to the street is enhanced.</p>	
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	<p>The commercial tenancies are located directly below the apartments on the ground floor and are not visible from inside the apartments on the upper floors. Therefore, impacts from lighting are appropriately mitigated.</p> <p>The commercial tenancies and residential amenities will contain appropriate noise insulation / mitigation measures. Similarly, the slabs separating the commercial tenancies and residential floors above will be constructed to an appropriate standard to reduce noise impacts.</p> <p>The proposed bin stores are located well away from the dwellings and residential lobby, public realm, and accessible areas of the commercial tenancies, minimising the impact of odour. Waste Management will be undertaken in accordance with the Waste Management Plan prepared by Talis (refer Appendix 9).</p>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.14.1 – Where development is located within a mixed-use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.		
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.		
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.		
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements		
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.		

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

ELEMENT 4.15	ENERGY EFFICIENCY
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ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	<p>The proposed development has been designed to achieve a 7-star NATHERs rating, and a 5-star Green Star rating. This is achieved through choice of building material and building design, including cross ventilation, solar access, waterwise planting, efficient fittings, and fixtures, and the provisions of solar PV cells.</p> <p>For further details, refer to Appendix 7 of this report for a copy of the Sustainable Design Assessment Report, prepared by Cundall.</p>	

ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>

<p>A4.15.1 –</p> <p>a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR</p> <p>b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.¹</p> <p>Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.</p>
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LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.16 WATER MANAGEMENT AND CONSERVATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.16.1 – Minimise potable water consumption throughout the development.	Water consumption will be minimised through the use of efficient appliances and fittings. Waterwise landscaping and irrigation systems will further minimise consumption – specific details of waterwise principles that will be utilised are detailed in the Landscape Concept and Sustainable Design Assessment Report (refer Appendix 6 and 7 respectively).	
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	Stormwater runoff from small rainfall events is to be managed on site consistent with element objectives.	
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	The natural topography of the site slopes towards the corner of The Plaza and West Coast Drive, ensuring flooding is adequately minimised.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.16.1 – Dwellings are individually metered for water usage.		
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.		
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.17 WASTE MANAGEMENT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	

O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	The proposed development includes a single residential bin storage area in the western portion of the ground floor car park. The development will also include one commercial bin store. The bin stores are internal to the development and accessible from the car park area. No bins will be placed on the street for collection. The bin storage facilities will be equipped with wash down facilities and provide the requisite space to cater for the 75 dwellings and commercial tenancies. Further details are included in the enclosed Waste Management Plan (refer Appendix 9).	
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> (or local government requirements where applicable).		
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> - Appendix 4A (or equivalent local government requirements).		
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).		
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.18 UTILITIES OBJECTIVES		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	The site is serviced with all necessary urban services, fit for purpose and capable of meeting the needs of residents.	

O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	All utilities are in accessible locations for maintenance and do not restrict safe movement of vehicles or pedestrians.	
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 such utilities are to be integrated into the building design and are not visually obtrusive.	
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.	Utilities within individual dwellings have been appropriately designed/sized and located to minimise noise and air quality impacts.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.		
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.		
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.		
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		