



DESIGN GUIDELINES CHECKLIST – AREA A MONTARIO QUATER

Standard	Proposed	Compliant
5.1 Desired Character		
<i>DC1 All applications are to be accompanied by a context plan that outlines the response to local setting.</i>	The context plan is included in the SDRP#3 presentation set.	✓
5.2 Diversity & Adaptability		
<i>DC2 Demonstrate the incorporation of the Diversity and Adaptability Design Objectives and clearly outline the extent of the essential universal design features that are included.</i>	The proposal is designed for residents of special needs and will achieve the highest level of universal access. The proposal will be the only inclusive development within Montario that is not simply market lead, rather providing for the critical needs of vulnerable residents.	✓
5.3 Streets and Public Spaces		
<i>DC3 A landscape plan shall be required for newly created pedestrian access ways to ensure they contribute and become part of the high quality public realm.</i>	A landscape plan has been included in the SDRP#3 pack.	
<i>DC4 Direct pedestrian access to public open space from lots shall be provided.</i>	Direct access is provided to the POS to the west via a gate that provides access with stairs and a stair lift.	✓
<i>DC5 Buildings shall address the street and public open space, providing architectural quality and interest at ground level.</i>	The new buildings have strong, respectful connections to the street and public open space that provides a positive architectural resolution, which is scale appropriately to context and provide an appropriate development quality.	✓
5.4 Public Art		
<i>DC6 All public art proposals shall be in accordance with the Public Art Improvement Scheme Policy and have due regard for the Public Art Strategy which forms part of Montario Quarter Public Realm Design Guidelines.</i>	See Public Art Strategy by Philippa O'Brien.	✓

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5.5 Place Legibility		
<i>DC7 Development shall respond to key vistas and public open space through the positioning, orientation and massing of buildings and landscape elements.</i>	The development has been carefully designed to create a strong positive relationship with the adjoining public open space, and terminating vistas - as well as the creation of landscaping within the development that complements the landscaping on the periphery of the site.	✓
<i>DC8 New developments shall integrate with existing surrounding development.</i>	The development site has no common / adjoining boundaries with any lots, and is located within a different precinct to the surrounding development with different built form expectations. Notwithstanding, the development is carefully designed to respond to the existing and expected future built form and integrate to the surrounding context (including the landscaping).	✓
5.6 Safety and Surveillance		
<i>DC9 The size and position of windows from living spaces, balcony openings, hospitality and commercial areas shall be designed to promote natural surveillance of the public realm.</i>	The development provides strong levels of casual surveillance of the public realm to all three streets and contiguous public open space. Private courtyards, balconies and habitable rooms are orientated to the the adjacent public open space or the street.	✓
<i>DC10 Developments are to incorporate design principles of Crime Prevention Through Environmental Design (CPTED).</i>	The design provides extremely high levels of passive surveillance onto the streets and to the public open space (all four frontages).	✓
<i>DC11 Proposed access ways shall provide adequate lighting and passive surveillance to meet the CPTED guidelines for safety.</i>	Lighting concept has not been developed at this stage, however, there is a logical entry to the development, and lighting will provide an aspect of this (developed as part of the working drawings process).	✓
5.7 Access		
<i>DC12 Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement.</i>	The crossover is located in the nominated location and does not interfere with street trees or the levels of pavement.	✓
<i>DC13 Crossovers should be constructed from a material consistent with the Public Realm Design Guidelines and generally respond to the materiality of the verge hardscaping, either as constructed or</i>	The crossover is design to match the surrounding area and it is expected to be applied as a condition of approval.	✓

Standard	Proposed	Compliant
<i>proposed. Asphalt crossovers are not permitted.</i>		
<i>DC14 Paving to vehicle access ways shall be of an equivalent quality to paving used within public open space and public access ways, while meeting the requirements of heavy vehicles.</i>	The paving materials are all provided to a high standard and matches the quality of the surrounding area.	✓
<i>DC15 Car park entries, shall be positioned to minimise visual impact from the public realm.</i>	The crossover location is within the preferred location for vehicle access as per the Area A Design Guidelines. Landscaping and its position within the building have minimised the visual impact of the car park entry, and the provision of the building form over and wide landscaping areas, will also ensure that visual impact of the driveway access is minimised.	✓
5.8 Vehicle Parking		
<i>DC16 Vehicle parking shall be provided as per the rate specified in the Shenton Park Hospital Improvement Scheme.</i>	17 car bays are provided for 20 rooms, which will meet the needs of the development. No minimum or maximum standards apply to the proposed use, so the provision is bespoke to the requirements of the site to ensure it is not under or over supplied. The TIS included with the application has determined that the number of bays provided is adequate for the number of trips forecast.	✓
<i>DC17 Any above or at grade parking adjacent to the public realm shall be sleeved with habitable uses (residential or commercial).</i>	The bays are underneath residential and screened from the street and POS by built form and a planting and feature screening.	Alternate Design Solution
<i>DC18 Underground or concealed decked parking shall not be visible from the street or public realm and does not inhibit the activation of streets or public places.</i>	Underground or decked parking is not proposed.	N/A
<i>DC19 The maximum width of car parking and basement access shall be 6.5m and shall not be co-located with pedestrian access.</i>	Width of car parking access does not exceed 6.5 metres. Pedestrian access is separated from car access.	✓

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5.9 Signage		
<i>DC20 Signage shall be in accordance with the Signage Improvement Scheme Policy.</i>	Signage is restrained, limited to the use of the site, and consistent with the intent of the use to assist with wayfinding.	✓
6.1 Building Envelopes		
<i>Refer Block Specific Building Requirements section of these Design Guidelines.</i>	No notional building envelope provided	N/A
6.2.1 Site Planning, Orientation and Setbacks		
<i>DC21 All street setbacks where not specifically nominated in the Block Specific Building Requirements shall achieve an average of 2m. Developments over three storeys shall set back a minimum of 3m from the building edge, with the exception of developments within the Woodland precinct and locations where an alternative setback is applied. Refer to Block Specific Building Requirements.</i>	Setback requirements: North and East (Primary Frontage): Ground floor – 2.5 m minimum. Upper (third) level – 5m minimum.	✓
<i>DC22 Increased setbacks shall be required to accommodate a tree protection zone or for street tree planting.</i>	The design has worked to retain all significant trees on site or near the boundary within POS or road reserve.	✓
6.2.2 Height		
<i>DC23 All new development shall be a minimum of three stories along street frontages except where noted on Block Specific Building Requirements.</i>	A third storey is provided that addresses the Guttman Approach street frontage.	✓
6.2.3 Plot Ratio		
<i>DC24 Development shall not exceed the nominal plot ratio for the R Code as provided in and referenced in Block Specific Building Requirements.</i>	Plot ratio as per Block Specific Building Requirements is 0.7. Plot ratio of 0.49:1 is proposed.	✓
<i>DC25 The Design Review Panel may endorse a proposal with a maximum 50% bonus plot ratio for sites, where the proposal has met performance criteria outlined in Appendix A - Bonus Plot Ratio.</i>	Bonus plot ratio is not sought.	N/A
<i>DC26 All sites must achieve a minimum of 75 per cent of the plot ratio achievable under its R-Code designation (except Block 3: Heritage Precinct).</i>	The development does not have a residential typology, so a number of areas that contribute to bulk and scale are excluded due to the nature of the use. A similar form for a residential building would provide a significantly higher plot ratio.	Alternate Design Solution

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<i>DC27 For entire Mixed-Use Zone, maximum retail floorspace of 5,000 sqm NLA shall be permitted, of which a maximum of 4,000 sqm NLA shall be permitted on Block 4.</i>	The development is not mixed use and no retail is proposed.	N/A
6.2.4 Building Separation		
<i>DC28 Developments shall comply to Table 1 and Figure 9 for minimum separation distances between two buildings on the same lot.</i>	The building has not adjoining lots.	N/A
<i>DC29 For developments in contiguous lots, lot boundary setbacks shall be half the distances provided in Table 1 and Figure 9, unless a different setback is defined in the block specific diagram.</i>	The development has no contiguous lot boundaries.	N/A
6.2.5 Floor Levels		
<i>DC30 Floor to floor heights on the ground floor commercial tenancies shall be a minimum of 3.5m. This may only be varied to meet site specific level constraints at the discretion WAPC on advice of the DRP.</i>	A 4.37 metre floor to floor is provided for the ground level to first floor.	✓
<i>DC31 Residential developments shall have minimum floor to ceiling height of 2.7m for habitable rooms.</i>	Floor to ceiling heights are 3.0 metres and achieve minimum 2.7m requirement.	✓
<i>DC32 Changes in internal floor levels shall be a maximum of 1.2m above the parallel street. Where larger internal level changes are needed, they shall occur at least 5m back from the building edge.</i>	Floor levels level changes within the development are minimal due to operational requirements and do not exceed 1.2 metres above the street level.	✓
<i>DC33 To provide direct access to ground floor active use premises, finished floor levels are to correspond to the adjacent footpath.</i>	Universal access is provided to the site as an essential part of the operational requirements as all residents are in wheelchairs.	✓
<i>DC34 Residential ground floors shall not be more than 0.9m above natural ground level at any point.</i>	Height of residential ground floor level is not greater than 0.9m above natural ground level.	✓
6.3 Built Form Character		
<i>DC35 Developments on corner lots shall address both the primary and secondary streets and/or public realm.</i>	The design guidelines classify both streets as 'primary streets', (even though Orton Road has not yet been created to the northern boundary) and the development has been carefully designed to address	✓

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	Guttmann Approach, the future Orton Road as well as and the public open space.	
<i>DC36 Blank walls, vehicle access and building services (e.g. bin store, booster hydrant meters) shall not exceed 20% of the total lot frontage to the public realm.</i>	No blank walls proposed, and building services are integrated and concealed into the building to the extent the service authorities will allow.	✓
<i>DC37 Long street facades shall contain building breaks at a maximum of every 40m.</i>	The entrance, public art and changes to building line break up any perception of a long façade.	✓
<i>DC38 Continuous horizontal and vertical elements shall be broken into smaller components through architectural features, materials, textures and building breaks to provide variety and relief.</i>	The proposal has developed a detailed façade to provide interest to the proposed building.	✓
<i>DC39 Awnings must be provided to Ground Floor commercial/retail developments with a minimum width of 2.2m.</i>	No commercial/retail developments proposed.	N/A
<i>DC40 Awning structures shall be an average 2.7 to 3.2m from the ground and not higher than 3.5m. Refer to Block Specific Building Requirements.</i>	No commercial/retail developments proposed	N/A
<i>DC41 Maximum building depth shall be 18 metres from the glass line.</i>	No accommodation rooms are deeper than 18m (typical 8 metres deep)	✓
6.4 Heritage		
<i>DC42 Alterations and additions to places of heritage value shall enhance the established heritage value and be compatible with or complementary to the design, siting, scale, built form, materials and external finishes.</i>	No established heritage value.	N/A
<i>DC43 Development shall conserve, maintain, enhance and reinforce the existing historic character, exhibiting architectural designs which complement without attempting to reproduce historic buildings or their detailing.</i>	No established heritage value.	N/A
<i>DC44 Dependant on the proposed use and resultant form and scale , contemporary interpretations and additions may be considered and approved based on the integration of the new design with the heritage building.</i>	No established heritage value.	N/A
<i>DC45 For lots that have heritage value through existing building, spaces or</i>	No established heritage value.	N/A

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<i>identified for heritage interpretation, a Heritage Impact Statement shall be submitted to the DRP (Refer to Block Specific Building Requirements).</i>		
<i>DC46 Development must be in accordance with the Conservation Management Plan (where applicable).</i>	No established heritage value.	N/A
6.5 Materials and Colour		
<i>DC47 Highly reflective roofs/facades that could cause glare and discomfort shall not be used.</i>	The use of reflective roofing materials are natural tones and do not propose reflective materials.	✓
<i>DC48 Development shall incorporate a variety of materials such as rendered masonry, face brick, stone, steel, glazing and contemporary cladding materials.</i>	Feedback from the SDRPs have informed the composition of materials used in the design. The development includes feature aluminium battens, feature brickwork and glazing.	✓
<i>DC49 Colour selection composition shall be limited and well considered to reflect the local environment and heritage.</i>	The colour composition of the development reflects the surrounding the natural and local environment of Montario Quarter.	✓
<i>DC50 Materials and Colours shall respond to existing site character palettes. Additional materials and colours that complement the existing character are permitted.</i>	The materials and colours used for the development respond to the adjacent POS and character of the area.	✓
<i>DC51 Highly reflective materials (for example, walls, glazing, etc.) that could cause glare and discomfort shall not be used.</i>	The use of reflective roofing materials are natural tones and do not propose reflective materials. Additional screening will reduce the any perception of glare.	✓
6.6 Building Entrances		
<i>DC52 Pedestrian entrances shall be clearly defined and separate from vehicle access.</i>	Pedestrian access is separated from vehicle access by landscaped area. The location has been carefully designed to provide clear access for visitors, without reading as an institutional use and maintaining an aesthetic that reflects a residential character..	✓
<i>DC53 Commercial and residential entries shall be separate and well defined.</i>	The proposal is for residential care use and has a single access only.	N/A
<i>DC54 Building entrances shall be designed and located to be highly visible, well lit spaces that optimise the safety of residents and visitors.</i>	Building entries have been designed to be logical and provide a welcoming entry sequence. Lighting will be an essential aspect of the entrance and will be finalised at the working drawings stage.	✓

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<i>DC55 Building entrances shall be designed to assist with interest and fine grain at the ground level.</i>	Main entry point includes landscaped feature and public art, and clearly reads as the defined access into the building. Due to the nature of the use, multiple/individual entry to rooms is not possible.	✓
6.7 Roof		
<i>DC56 Design consideration shall be given to the view of the roof and cantilevered elements such as awnings from adjacent streets, taller buildings and the greater public realm.</i>	The roof has been carefully designed to promote interest and conceal building services.	✓
<i>DC57 Roofing materials, including shady structures shall have the following: -- For a pitched roof <15 degrees, a three year solar reflective index (SEI) of greater than 64 is required. -- For a pitched roof >15 degrees, a three SEI of greater than 34 is required.</i>	Roof is pitched at 3 degrees with a colorbond finish, and includes a solar array.	✓
6.8.1 Communal Outdoor Areas		
<i>DC58 A minimum area equivalent to 20% of the lot area to be provided for open space.</i>	40% of the site is open space, exceeding the minimum requirement.	✓
<i>DC59 Where communal open space cannot be provided on the ground level, it may be provided on a podium or roof.</i>	Communal open space is provided at ground level and second and third (roof) levels.	✓
<i>DC60 Opportunities for passive solar access to usable outdoor areas shall be optimised.</i>	All units have external facing balconies. Communal dining room and exercise room face the north and shaded to the west.	✓
<i>DC61 Where applicable, for lots that directly abut public open space, development is encouraged to respond through the placement of communal and private open space, which is accessible from, or provides a direct visual connection to these areas.</i>	Private open space is located contiguous to the western POS and clear visual connections are provided. The landscaping on site has been carefully design to reflect and complement the public open space.	✓
<i>DC62 All multiple dwelling developments shall incorporate a community garden, with a minimum size of 25sq.m per 250 residents or less (pro-rata). Refer to City of Sydney Community Gardens Policy.</i>	The proposed development is not considered a multiple dwelling, however a wheelchair accessible community garden is provided.	✓
<i>DC63 The strata company is to retain responsibility for maintenance.</i>	No strata company is proposed, as the facility will be operated and maintained by MSWA.	N/A

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6.8.2 Private Outdoor Areas		
<p><i>DC64 Each unit shall be provided with at least one balcony or equivalent accessed directly from a habitable room with a minimum area of 10sq.m and a minimum dimension of 2.8m.</i></p> <p><i>Smaller balconies can be considered for studio apartments.</i></p>	All units have a large balcony or courtyard.	✓
<p><i>DC65 Balconies or courtyards are to be provided for all dwellings fronting the public realm. Bushfire regulations may impact in the location of private outdoor areas.</i></p>	All units fronting the public realm have a balcony or courtyard.	✓
<p><i>DC66 Balcony balustrades shall be visually permeable to 50% of the area and compliant with minimum height requirements.</i></p>	Balustrades to the balconies are glass to ensure permeability.	✓
<p><i>DC67 Airconditioning condenser units are to be located as to not impact on the functionality of space.</i></p>	Airconditioning units are located on the roof and are enclosed with a screen.	✓
<p><i>DC68 All ground level dwellings shall have an outdoor living area relative to the size of dwelling, directly accessible from an internal living space:</i></p> <p><i><80sqm dwelling = 12sqm min. outdoor space</i></p> <p><i>80–120sqm dwelling 16sqm min. outdoor space</i></p> <p><i>>120sqm dwelling = 20sqm min. outdoor space.</i></p>	All ground level dwellings have a courtyards with a minimum 18 sq.m.	✓
<p><i>DC69 Overlooking between balconies and adjoining residences shall be carefully considered and privacy screening provided where necessary.</i></p>	Balconies are separated by a wall, building orientation ensures minimal overlooking.	✓
<p><i>DC70 Development fronting Lemnos Street or adjacent to existing residential development shall be designed to minimise overlooking from private development. Planting trees in specific locations may assist in providing a visual screen.</i></p>	The subject site does not front Lemons Street.	N/A
6.9.1 Waste Management		
<p><i>DC71 An integrated Waste Management Strategy shall be submitted at the development application stage.</i></p>	A Waste Management is provided in the TIS and all required movements for the vehicles are accommodated.	✓

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<i>DC72 Waste storage facilities shall be designed to allow collection of waste from within the site or a strategy for transfer of waste developed within the waste management strategy.</i>	All waste will be collected from the designated bin area. A detailed overview of the collection arrangements are provided within the Waste Management Plan included with the application. .	✓
<i>DC73 Waste collection areas shall be located and designed so they are not visible from the public realm and screened from view.</i>	The bin store is screened from view from the public realm and communal areas.	✓
<i>DC74 Waste collection areas shall be located behind the primary building line, incorporated into the building with a quality material, compatible with the building design.</i>	The bin storage area, which is integrated into the building design and not visible from the street or primary building line.	✓
<i>DC75 Bin storage areas shall be located to minimise the impact on adjoining residences and screened from public view.</i>	Bin storage areas are enclosed to ensure they will not be visible from public open space.	✓
6.9.2 Drying Areas		
<i>DC76 A naturally ventilated drying cupboard/area shall be provided to each dwelling. This may be within a secondary balcony.</i>	Ventilated drying area not provided due to the specific requirements of the proposal (a commercial style laundry is provided in a separate building on site.	N/A
<i>DC77 Any drying areas shall be screened from view.</i>	Drying area not provided.	N/A
6.9.3 Storage		
<i>DC78 Adequate storage shall be incorporated into the building design.</i>	A total of 16 storage areas are incorporated within the building – however, these will be managed to the specific requirements of the MSWA operations.	✓
<i>DC79 Storage areas in 1 bedroom apartments shall be a minimum of 6m³ in addition to storage in kitchens, bathrooms and bedrooms.</i>	Storage will not be provided in a typical manner due to the specific requirements of the proposal.	N/A
<i>DC80 Storage areas in 2 bedroom apartments shall be a minimum of 8m³ in addition to storage in kitchens, bathrooms and bedrooms.</i>	No 2 bedrooms apartments are proposed.	N/A
<i>DC81 A minimum of 50% of the required storage shall be located within the apartment.</i>	Storage will not be provided in a typical manner due to the specific requirements of the proposal.	N/A
6.9.4 Mechanical Services		
<i>DC82 Piped and wired services including conduit shall be concealed from view or integrated into the building design.</i>	Services have been integrated into the building design.	✓

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<i>DC83 Building services, including air conditioning units, satellite dishes and other plant equipment shall be screened from view or not be visible from the public realm and should not impact on visibility of outdoor areas.</i>	Services have been screened from public view.	✓
<i>DC84 Building services, including air conditioning units and condensers, shall not be located on balconies or viewed from the public or private realm, unless screened from view.</i>	Air conditioning units are located on the roof and screened by aluminium battens	✓
<i>DC85 Meter boxes and letter boxes shall be contained within development lots, screened and integrated into the overall development.</i>	The letter box is located outside the building enveloped by the pedestrian entrance. However, the design is integrated with the overall development.	✓
<i>DC86 Car park venting service lids and other utility infrastructure or equipment's shall not be visible from the adjacent public or private realm and shall be appropriately screened to ensure they do not detract from the visual quality of the development.</i>	Utility infrastructure is not visible from the public realm.	✓
<i>DC87 Plant, service equipment and lift overruns shall not be visible from the public realm.</i>	Plant and service equipment is generally not visible from the public realm.	✓
6.9.5 End of Trip Facilities		
<i>DC88 Bicycle parking and end-of-trip facilities shall be provided in accordance with the Improvement Scheme.</i>	A separate bike store is provided on site and showers and changing areas are provided within the main building.	N/A
7.10 Fencing		
<i>DC89 Front fences shall not exceed 1.2 m in height and shall be a minimum of 50% permeable.</i>	Low, permeable fencing is proposed to the primary frontage of the building.	✓
<i>DC90 All fencing adjacent to POS shall be at least 50% visually permeable and no more than 1.5 m high.</i>	Low, permeable fencing is proposed to the POS.	✓
<i>DC91 Front fencing shall be designed to complement the built form design.</i>	Low perimeter fencing is proposed, which is minimal and built to match the external appearance of the development.	✓
<i>DC92 Colorbond and super six style fencing is not permitted.</i>	Colorbond and super six style is not proposed.	✓
7.1.1 Sustainable Design		
<i>DC93 The development shall achieve a minimum 4 Star Greenstar demonstrated at</i>	An Environmental Sustainability Strategy prepared by Emergen has demonstrated	✓

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<i>development application stage by a certified Green Building Council of Australia (GBCA) professional.</i>	that the proposed development will be a 5 Star Green Rating (see report attached with development application).	
7.1.2 Solar Design		
<i>DC94 Minimum 60% of all residential apartments shall receive 2 hours direct sunlight to major living area between 9am and 3pm mid-winter.</i>	The proposal will comply with this requirement.	✓
<i>DC95 Development applications require shadow studies on buildings over 10m.</i>	Development marginally exceeds 10 m in height, however this element is centralised and will not cast additional shadow over any residential development.	N/A
7.1.3 Shading		
<i>DC96 Openings not shaded by appropriate eave overhangs shall be shaded with an appropriate shading device eg awning, louvre that enable winter sun penetration while keeping out summer sun.</i>	Balconies of habitable rooms include screening devices.	✓
<i>DC97 Glazing to habitable rooms facing east and west shall have vertical protection, such as louvered solar-shutters, blinds or screening devices.</i>	All habitable rooms include screening devices.	✓
<i>DC98 West-facing outdoor living areas shall be provided with shading devices to provide sun control.</i>	Outdoor living areas are well shaded.	✓
7.1.4 Ventilation		
<i>DC99 Maximise natural ventilation potential by orienting buildings and their openings to maximise air intake from the “windward” side of the building and by providing air outlets on the “leeward” side of the building.</i>	Not provided due to the specific requirements of the proposal (health care use that requires centralised climate control).	N/A
<i>DC100 Residential dwellings shall be designed to maximise cross ventilation by providing direct breeze paths for cooling and air circulation.</i>	Not provided due to the specific requirements of the proposal (health care use that requires centralised climate control).	N/A
<i>DC101 A minimum of 70% of apartments shall be naturally cross ventilated.</i>	Not provided due to the specific requirements of the proposal (health care use that requires centralised climate control).	N/A
7.2 Energy Efficiency		
<i>DC102 Air-conditioning systems shall be minimum 3 star energy rating and sized appropriately for the space.</i>	The air conditioning units will be of a high efficiency.	✓

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<i>DC103 An energy efficient hot water system shall be installed (e.g. gas or solar boosted gas - centralised or local).</i>	These requirements will be addressed at the detailed design stage.	✓
7.3.1 Plumbing Fixtures		
<i>DC104 All kitchen, laundry, bath and basin tap fittings shall be minimum 4 star WELS rated.</i>	The water fixtures will be of a high efficiency.	✓
<i>DC105 All shower fittings shall be minimum 3 star WELS rated 7.5L/min consumption.</i>	The water fixtures will be of a high efficiency.	✓
<i>DC106 All WCs shall be minimum 4 star WELS rated. All basin taps shall be 6 star WELS rated.</i>	The water fixtures will be of a high efficiency.	✓
7.3.2 Water Collection		
<i>DC107 All 1:20 year stormwater volumes shall be contained within the site for multiple residential and mixed use developments. This may be re-used or disposed of on-site.</i>	Stormwater collection and disposal design will be provided as a condition of approval.	✓
7.4 Lighting		
<i>DC108 Lighting shall be provided under awnings to illuminate the footpath below.</i>	Lighting plan to be provided at as part of the working drawings stage.	✓
<i>DC109 All outdoor lighting shall be directed downwards with no light spill above the horizontal plane.</i>	Lighting plan to be provided at as part of the working drawings stage.	✓
<i>DC110 Front outdoor/security lights shall be operated via a timed sensor with manual over-ride.</i>	Lighting plan to be provided at as part of the working drawings stage.	✓
<i>DC111 Rear outdoor areas adjacent to laneways shall be well lit and incorporate motion activated light fittings.</i>	Lighting plan to be provided at as part of the working drawings stage.	✓
7.5 Acoustics		
<i>A noise management plan shall be prepared by a suitably qualified consultant and included in an application for development approval. The plan is to address: Sound proofing measures to be used in the design and construction of the development and predictions of noise levels. Control measures to be undertaken (including monitoring procedures), and a complaint response procedure (for commercial activities within a mixed-use</i>	The proposal is isolated and not expected to create significant amounts of noise.	N/A

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<p><i>building/or contained as part of a land use management plan).</i></p> <p><i>Noise generating services such as air conditioning units to be remotely located or utilise noise control measures to minimise impacts on adjacent users.</i></p>		
8.1.1 Biodiversity and Habitats		
<p><i>DC113 A minimum 25% of the combined Communal Open Space and Private Open Space (excluding Balconies) shall be provided as deep root zones within consolidated areas for planting larger trees. Lots that are required to conserve/ retain existing trees (Tree Protection Zone) can include those areas within the 25%.</i></p>	<p>Proposal achieves minimum deep soil area (25% of open space)</p>	✓
<p><i>DC114 Developments are encouraged to use these zones for the location of communal open space.</i></p>	<p>Deep root zones are provided in areas that can be uses for communal open space.</p>	✓
<p><i>DC115 Tree protection setbacks shall apply to specific lots (Refer to Block Specific Building Requirements.).</i></p>	<p>The large tree within the road reserve will be protected to ensure it ongoing viability.</p>	✓
<p><i>DC116 A tree protection setback shall be developed during the concept design phase demonstrating adequate building setbacks and other protective measures to ensure existing trees avoid damage during construction and also the long term. An arborist report confirming the approach shall be included in the development applications.</i></p>	<p>All trees that will be retained are being design to ensure their on-going health is supported.</p>	✓
<p><i>DC117 Weed potential plants shall be avoided. Refer to LandCorp's Public Realm Design Guidelines for Landscape planting lists.</i></p>	<p>Planting palette included on landscape plan.</p>	✓
8.1.2 Hardscaping		
<p><i>DC118 Hard stand areas shall be designed so that heat retention and re-radiation is minimised so the increase in ambient air temperature around buildings is contained.</i></p>	<p>Limited hard stand areas are provided, in order to control the heat island effect.</p> <p>The only hard stand area proposed is associated with car parking and access for service vehicles.</p>	✓
<p><i>DC119 Minimise the extent of paving, or use permeable paving, to increase stormwater permeability.</i></p>	<p>Paving for car parking areas provided, however it is considered to be as minimum as practical.</p>	✓
<p><i>DC120 Paths, and hard surfaces shall be constructed of materials expressive of the</i></p>	<p>Car parking areas provided, however it is considered</p>	✓

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<i>immediate site context, prevailing adjacent architecture or preferred precinct materials.</i>		
<i>DC121 Damage to public realm works shall be rectified by the developer at the developer's expense to match pre-existing works.</i>	Noted and may be addressed as a condition of approval.	✓
8.1.3 Softs caping		
<i>DC122 A minimum of 1 shade tree per 10 metres shall be included in the following frontages (Refer to Block Specific Building Requirements): -- For developments within Heritage Precinct addressing Victoria House and POS.</i>	Shade trees have been provided where possible, as detailed in the landscaping plans.	✓
<i>DC123 A landscaping plan shall be submitted detailing plant types, number, irrigation and mulch type for Building Permit.</i>	See Landscape Plan included with application for details.	✓
<i>DC124 Landscaping will be designed with a view to CPTED principles and allow development to take advantage of views over open space while assisting with creation of an attractive urban edge with landscaping on verge and near-verge areas to soften the appearance of buildings and provide shading.</i>	Large trees are along the western boundary maintains views to the public open space. Smaller and more formal planting and vegetation design is provided between the public realm and residential units. These spaces are more private by nature, and benefit from clearer view corridors. See Landscaping Plan for detail.	✓
<i>DC125 Landscaping plans are to be prepared by a suitably qualified Landscape Architect shall and submitted with all development applications to demonstrate how the site responds to the relevant precinct character.</i>	A detailed landscaping plan prepared by a qualified Landscape Architect, see attachments.	✓
<i>DC126 Plants shall be selected based on relevance to the precinct planting plan and climate tolerance. Plant species are best chosen with reference to the Public Realm Design Guidelines.</i>	A detailed landscaping plan prepared by a qualified Landscape Architect, see attachments.	✓
<i>DC127 Species selection and planting themes shall respond to local conditions and relate to the character, scale and proportions of the streetscape.</i>	A detailed landscaping plan prepared by a qualified Landscape Architect, see attachments.	✓
<i>DC128 Avoid the use of continuous lengths of blank walls on sites where outdoor space (private or communal) is raised over 0.5m</i>	A detailed landscaping plan prepared by a qualified Landscape Architect, see attachments.	✓

Standard	Proposed	Compliant
<i>above street level (or open space) by placing planting to soften the edges and reduce their apparent scale.</i>		
<i>DC129 All road verges adjacent to private development shall be designed to be reticulated and maintained by the development, including street trees and planting beds beyond immediate foot-path barriers.</i>	A detailed landscaping plan prepared by a qualified Landscape Architect, see attachments.	✓
8.1.4 Water Efficiency and Maintenance		
<i>DC130 Water efficient in line drip irrigation shall be installed for all garden beds.</i>	A detailed landscaping plan including reticulation design will be provided at the building permit stage.	✓
<i>DC131 Private water bores are not permitted.</i>	No private water bores are proposed.	N/A
<i>DC132 Spray irrigation may be used on turf areas only.</i>	A detailed landscaping plan including reticulation design will be provided at the building permit stage	✓
<i>DC133 An automatic irrigation system including a rain sensor shall be installed</i>	A detailed landscaping plan including reticulation design will be provided at the building permit stage	✓
<i>DC134 Developments shall allow water to permeate the ground surface by maximising permeable ground surface treatment such as gravel, crushed stone, permeable paving or pavers on a sand base.</i>	A detailed landscaping plan including irrigation design will be provided at the building permit stage.	✓
<i>DC135 Developments shall install systems which will capture and treat stormwater such as rain gardens, swales or roof gardens.</i>	A detailed landscaping plan including irrigation design will be provided at the building permit stage.	✓
<i>DC136 An irrigation plan shall be included as part of the Landscape Plan for Building Approval.</i>	A detailed landscaping plan including irrigation design will be provided at the building permit stage.	✓