

Appendix C

Planning Framework and Development Assessment

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
16-Nov-2018	08-50167-1

Planning Framework and Development Assessment

State Planning Policy No. 3 – Urban Growth and Settlement

State Planning Policy No. 3 – Urban Growth and Settlement (SPP3) sets out the principles and considerations which apply to planning for urban growth and settlements in Western Australia. The objectives of SPP3 are as follows:

- To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
- To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

As part of the above objectives, SPP3 promotes urban growth that encourages higher densities around high frequency public transport nodes and areas that are well serviced by public transport.

State Planning Policy No. 4.2 – Activity Centres for Perth and Peel

State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP4.2) has been prepared to guide the planning and development of activity centres throughout the Perth and Peel region. The main purpose of this policy is to specify broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. It is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres, and with coordinating their land use and infrastructure planning.

The objectives of SPP4.2 are as follows:

- Distribute activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community.
- Apply the activity centre hierarchy as part of a long-term and integrated approach by public authorities and private stakeholders to the development of economic and social infrastructure.
- Plan activity centres to support a wide range of retail and commercial premises and promote a competitive retail and commercial market.
- Increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets.
- Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and support centre facilities.
- Ensure activity centres provide sufficient development intensity and land use mix to support high-frequency public transport.

- Maximise access to activity centres by walking, cycling and public transport while reducing private car trips.
 - Plan activity centre development around a legible street network and quality public spaces.
 - Concentrate activities, particularly those that generate high numbers of trips, within activity centres.

The site itself is not specifically identified as being an activity centre under SPP4.2 due to its emerging nature and small to moderate scale, however, is still considered to align with the following key aspirations of SPP4.2:

- Integrating activity centres with public transport.
- Ensuring activity centres contain a range of activities to promote community benefits through infrastructure efficiency and economic benefits of business clusters.
- Lower transport energy use and associated carbon emissions.
- Encourage and consolidate residential and commercial development in activity centres so that they contribute to a balanced network.

Perth and Peel @ 3.5 Million

The Perth and Peel @ 3.5million land use planning and infrastructure frameworks build on the vision laid down by Direction 2031 and Beyond to provide an overarching document that defines urban form for the next 30 years, aims to limit unsustainable urban sprawl through a more consolidated urban form, encourage greater housing diversity to meet changing community needs as well as strengthen key activity centres and employment nodes as the Perth and Peel population grows to 3.5 million.

The framework is underpinned by four sub-regional land use planning and infrastructure frameworks that define the Perth and Peel spatial plan. These plans apply to the Central, North-West, North-East and South Metropolitan Peel Sub-Regions, with the subject site being covered by the Central Sub-Regional Planning Framework (CSRPF).

Within the broader CSRPF the site is identified as being within a designated Station Precinct, which is defined to mean the following:

‘Station precincts are areas surrounding train stations and major bus interchanges with the potential to accommodate transit-oriented development, other than areas identified as activity centres in State Planning Policy 4.2 Activity Centres (SPP 4.2).’

The CSRPF also provides the following statement in relation to Station Precincts:

‘Where appropriate, focus development in and around station precincts (train stations or major bus interchanges as set out under the METRONET initiative) and promote these precincts as attractive places to live and work by optimising their proximity to public transport while ensuring minimal impact on the operational efficiency of the regional transport network.’

The CSRPF strongly advocates for urban infill, with 75% of this form of development to be concentrated within urban consolidation areas such as transit station precincts.

The proposed development and broader Montario Quarter Estate will contribute towards urban infill development targets within the CSRPF and aligns with the intention of the CSRPF to provide housing diversity and opportunities for more affordable living within vibrant, connected and revitalised neighbourhoods.

Development Control Policy 1.6 – Planning to Support Transit Use and Transit Orientated Development

The Western Australian Planning Commission’s Development Control Policy 1.6 – Planning to Support Transit Use and Transit Oriented Development (DCP1.6) seeks to ensure that planning takes into account the opportunities created by the provision of public transport. DCP1.6 applies throughout the State within transit oriented precincts as defined under the policy to be areas within:

- An 800 metre walkable catchment for railway stations, transit interchanges or major bus transfer stations or terminals; or
- A 400 metre walkable catchment for bus stops located on a bus routes with multiple high frequency bus services during peak periods.

The site is located within approximately 400 metres of the Shenton Park Train Station and is located immediately adjacent to high frequency bus services traversing Selby Street and Lemnos Street, and is therefore considered to meet the criteria to be considered a transit oriented precinct under DCP1.6.

The objectives of DCP1.6 are as follows:

- To promote and facilitate the use of public transport as a more sustainable alternative to the private car for personal travel, to enhance community accessibility to services and facilities, including employment opportunities, community services and recreational facilities, and to improve equity in accessibility for those who do not own or have access to a car.
- To encourage spatial patterns of development that make it easier to plan and efficiently operate public transport services, and for the existing and potential users of public transport to access those services.
- To encourage balanced public transport rider-ship along transit corridors by creating places that are destinations as well as points of departure.
- To ensure the optimal use of land within transit oriented precincts by encouraging the development of uses and activities that will benefit from their proximity and accessibility to public transport, and which will in turn generate a demand for the use of transit infrastructure and services.
- To ensure that opportunities for transit supportive development are realised, both on public and privately owned land, and that transit infrastructure is effectively integrated with other development, to maximise safety, security and convenience for transit users.
- To promote and facilitate walking and cycling within transit oriented precincts by establishing and maintaining high levels of amenity, safety and permeability in the urban form, and to promote and facilitate opportunities for integrating transport modes by creating opportunities for convenient, safe and secure mode interchange.

In addition to the above-mentioned objectives, DCP1.6 states:

'There are obvious benefits of a planning policy that encourages the integration of land use and transit facilities. Higher residential densities and mixed use development in the walkable catchments of transit facilities have the potential to reduce car dependence; to increase accessibility for those without access to private cars; to reduce congestion on the road network and the demand for new road space; to reduce fuel consumption and air pollution; and to provide quality diverse and affordable forms of housing and development. These benefits combine to produce an attractive and viable alternative to car-based suburban and urban fringe development.'

The scale and intensity of the development, coupled with its proximity to existing high frequency public transport networks mean that the proposal is consistent with the aims of DCP1.6 by securing the optimal use of land within a transit oriented precinct. The resulting development will allow for walking, cycling and public transport to become viable alternatives to private car use and accessibility is improved for those without access to private cars in accordance with DCP1.6.

Improvement Plan No. 43 – Shenton Park Rehabilitation Hospital

Improvement Plan No. 43 – Shenton Park Redevelopment Hospital (Improvement Plan) is a strategic instrument used to advance the planning, development and use of the former Shenton Park Rehabilitation Hospital following its identification as being an asset surplus to State government requirements and an area requiring special planning by the WAPC to facilitate redevelopment. The following statement of intent is provided by the Improvement Plan:

'The SPRH site represents a significant opportunity to develop a strategic landholding in close proximity to Perth's CBD and leverage from the site's locational characteristics to provide a new community precinct with a high provision of transport options and urban amenities that will complement the existing community in the locality.'

The Improvement Plan was enacted under Section 119 of the *Planning and Development Act 2005*, conferring on the WAPC the authority to undertake the necessary tasks to plan for and facilitate the implementation of the project on behalf of the State Government. The purpose of Improvement Plan 43 is to:

- Enable the WAPC to undertake all necessary steps to advance the planning and development of the SPRH site as provided for under Part 8 of the *Planning and Development Act 2005*.
- Establish the strategic planning and development intent for the SPRH site.
- Provide guidance for the preparation of statutory plans, statutory referral documentation and other subsidiary policy instruments.

- d) Provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and the Governor; and
- e) To authorise the preparation of an Improvement Scheme for the Shenton Park Rehabilitation Hospital site and to establish its objectives.

One of the key aspects of the Improvement Plan is to authorise the making of an improvement scheme by the WAPC for the land which the improvement plan applies, as discussed below.

Shenton Park Hospital Redevelopment Improvement Scheme No. 1

The Shenton Park Hospital Redevelopment Improvement Scheme (Improvement Scheme) is the primary statutory planning mechanism guiding development within the redevelopment area, prevailing over the Metropolitan Region Scheme and the local planning schemes of the City of Nedlands and City of Subiaco as per Clause 122D of the *Planning and Development Act 2005*.

The objectives of the Improvement Scheme are as follows:

- To facilitate the redevelopment of the site and delivery of land in a coordinated manner which balances the existing environment and strategic value of the site;
- To achieve high quality built form and public place design;
- To enhance and integrate key attributes of the site in a manner consistent with the overall redevelopment objective;
- To integrate development of the public and private realm and to establish a safe and vibrant precinct together with a range of permanent residential dwelling types and uses which will enhance housing diversity and choice within the broad locality;
- To facilitate the provision of an effective, efficient, integrated and safe transport network which provides for the needs of pedestrians, cyclists, public transport users and motorists; and
- To encourage development to incorporate sustainable technologies and design including best practices with regard to energy efficiency, water sensitive urban design and bush fire safety requirements.

Under the Improvement Scheme the site is identified as being within the 'Mixed Use' zone with a prescribed density coding of R160.

Refer Figure 4 – Improvement Scheme Map.

An assessment of the proposed development against the provisions of the Improvement Scheme is provided in the following sections.

Design Review

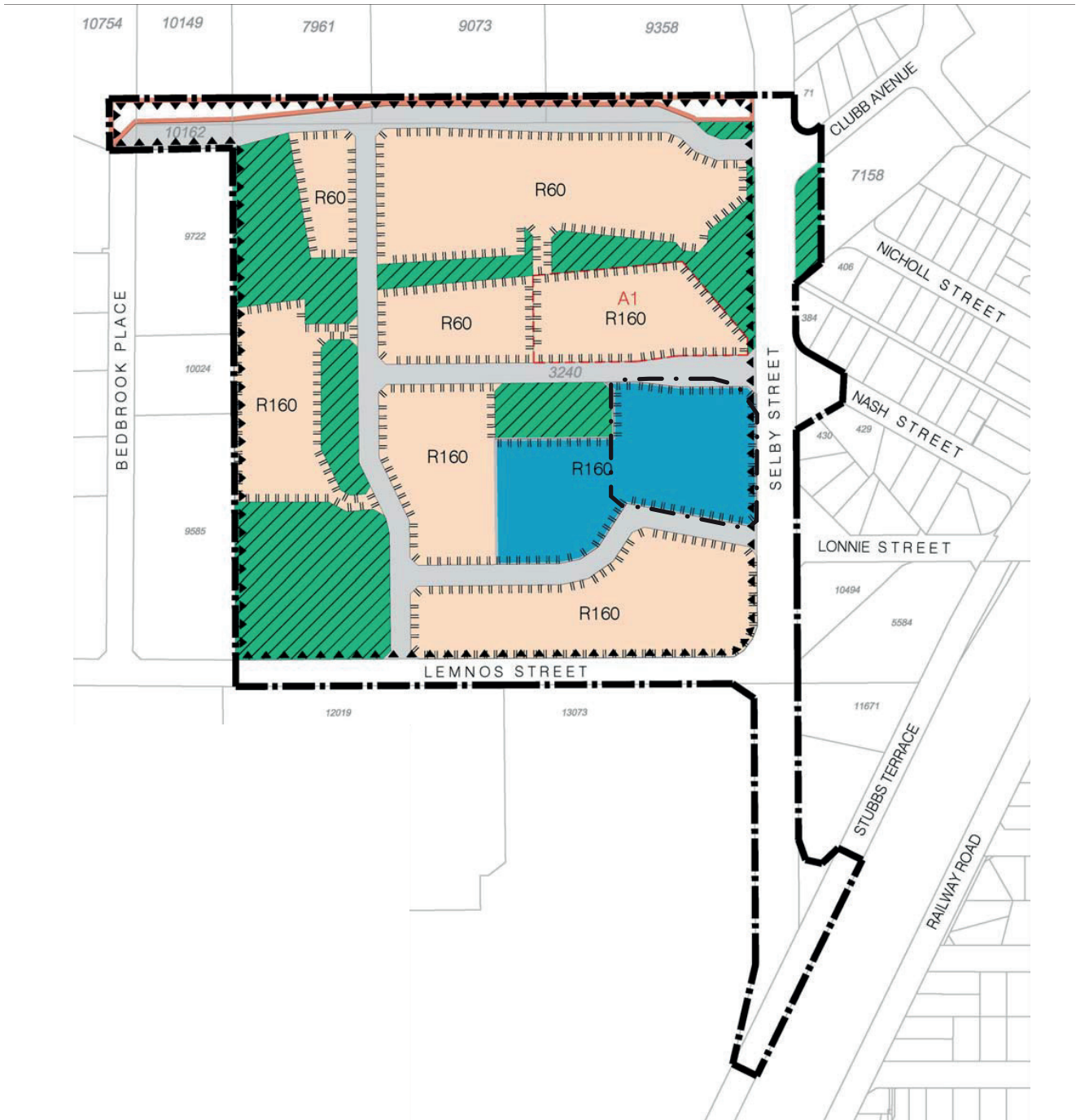
Clause 57 of the Improvement Scheme enables the WAPC to establish a design review process in order for expert advice to be provided as to the design quality of development proposals, as follows:



'Where a design review panel is established by the Commission it—

- shall be consulted on all applications relating to multiple dwellings and all non- residential development.
- may be consulted on other design matters relating to a development.'

Whilst no formal design review panel had yet been established, an informal design review process was undertaken with the Office of the Government Architect (OGA) and Department of Planning, Lands and Heritage (DPLH). The proposal was presented for design review on three separate occasions, being 29 June 2018, 7 August 2018 and 28 August 2018 respectively. The design review process culminated in the proposed development achieving design excellence, with this further discussed in the plot ratio assessment section of this report.

Copies of the design review process comments and relevant responses are provided as Appendix I.



-  Improvement Scheme Boundary
-  Residential Zone
-  Mixed Use Zone
-  Public Open Space Reserve
-  Urban Development Zone
-  Local Road Reserve
-  Additional Uses
-  Special Control Area
-  R-Codes
-  Subject Site

source: landcorp

Figure 4. Improvement Scheme Map

Residential Land Use Permissibility

The proposed development provides a range of apartments on the ground floor and upper levels. Whilst the Improvement Scheme is silent on a land use definition that would align specifically with an apartment, the R-Codes includes the definition provided in the following table, with the corresponding land use classification and permissibility taken from the Improvement Scheme.

Table 5 – Proposed Residential Land Uses

Land Use Classification	Land Use Definition	Land Use Permissibility	Compliance
Residential – Multiple Dwelling.	<p>A dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but:</p> <ul style="list-style-type: none"> • does not include a grouped dwelling; and • includes any dwellings above the ground floor in a mixed-use development. 	'P' (Permitted).	Complies.

Non-Residential Land Use Permissibility

The ground floor of the proposed development provides for a range of retail and commercial land uses. However, specific land uses for these tenancies are yet to be confirmed and future leasing arrangements will be subject to market conditions. To provide appropriate flexibility for the leasing of these tenancies and to obviate the need for amendments to planning approvals, consent is sought as part of the approval for a range of land uses from the Improvement Scheme. The proposed land uses with their corresponding definitions and land use permissibility are detailed in the following table.

Table 6 – Proposed Non-Residential Land Uses

Land Use Classification	Land Use Definition	Land Use Permissibility
Consulting Rooms.	Means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.	'D' (Discretionary).
Convenience Store.	<p>Means premises—</p> <ul style="list-style-type: none"> a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and b) operated during hours which include, but may extend beyond, normal trading hours; and c) which provide associated parking; and d) the floor area of which does not exceed 300sqm net lettable area. 	'D' (Discretionary).
Fast Food Outlet/Lunch Bar.	<p>Means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten—</p> <ul style="list-style-type: none"> a) without further preparation; and b) primarily off the premises. 	'D' (Discretionary).
Liquor Store – Small.	Means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of not more than 300sqm.	'D' (Discretionary).
Medical Centre.	Means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.	'D' (Discretionary).
Office.	Means premises used for administration, clerical, technical, professional or similar business activities.	'D' (Discretionary).

Land Use Classification	Land Use Definition	Land Use Permissibility
Recreation – Private.	Means premises that are— <ul style="list-style-type: none"> used for indoor or outdoor leisure, recreation or sport; and not usually open to the public without charge. 	'D' (Discretionary).
Restaurant/Café.	Means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the <i>Liquor Control Act 1988</i> .	'D' (Discretionary).
Shop.	Means premises other than a bulky goods showroom, a liquor store—large or a liquor store—small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.	'P' (Permitted).
Small Bar.	Means premises the subject of a small bar licence granted under the <i>Liquor Control Act 1988</i> .	'P' (Permitted).

To provide for the formulation of an appropriate condition of approval relating to the ground floor commercial tenancies, the proposed tenancy allocation for each of the envisaged land uses is provided in the following table.

Table 7 – Tenancy Allocation.

Tenancy No.	Improvement Scheme Land Uses
Indicative Tenancy 1-13; and 15.	<ul style="list-style-type: none"> Consulting Rooms. Convenience Store. Fast Food Outlet/Lunch Bar. Liquor Store – Small. Medical Centre. Office. Recreation – Private. Restaurant/Café. Shop. Small Bar.
Indicative Tenancy 14.	<ul style="list-style-type: none"> Shop (Supermarket).

The commercial tenancy configuration has been designed to provide as much flexibility as possible for the future leasing and use of these spaces. As such, all commercial tenancies shown on the plans are indicative only and the partitioning of these tenancies will occur as part of the fit-out process once leasing arrangements have been confirmed. This flexible approach will provide a mechanism to address the commercial realities of a mixed-use development, but will not impact on the planning compliance of the building given that the key planning consideration of parking provision has been comprehensively addressed.

Retail Floorspace

Table 5 and Schedule 1 of the Improvement Scheme requires that the total 'Shop/Retail Floorspace' for the subject site does not exceed 4,000m² Net Lettable Area (NLA).

The Improvement Scheme defines 'Shop/Retail Floorspace' to mean the following:

'...means the land use activities included in 'Planning Land Use Category 5: Shop/Retail' as defined by the WA Planning Commission's Perth Land Use and Employment Survey (as amended from time to time), excluding restaurants and cafes.'

The Improvement Scheme defines NLA to mean the following:

'Net Lettable Area Or Nla means the area of all floors within the internal finished surfaces of permanent walls but does not include the following areas—

- a) stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas not publicly accessible;
- b) lobbies between lifts facing other lifts serving the same floor;

- c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;
- d) areas set aside for the provision of facilities or services to the floor or building where those facilities are not for the exclusive use of occupiers of the floor or building.’

Given that approval is being sought for multiple land uses within the commercial component of the development, an assessment has been undertaken utilising a development scenario where all tenancies are considered to be PLUC5 (shop/retail) land uses. Please note the supermarket Back of House (BoH) was excluded from this figure as it is not publicly accessible in accordance with the above definition of NLA.

Accordingly, the following table provides an assessment of the retail floorspace provision against Improvement Scheme requirements.

Table 8 – Retail Floorspace Assessment.

Requirement	Provided	Compliance
4,000m ² NLA.	3,467m ² NLA.	Complies.

Car Parking

Given the mixed-use nature of the proposed development, a separate parking assessment has been undertaken below for the residential and non-residential components of the building.

Residential Car Parking

Table 3 of the Improvement Scheme provides car parking standards for residential development, with an assessment of the residential component of the proposed development provided in the table below.

Table 9 – Residential Car Parking Assessment.

Development Component	Requirement	Provided	Compliance
Multiple Dwellings (per dwelling).	Minimum = 0.75 bays per dwelling (118 bays). Maximum = 2 bays per dwelling (314 bays).	259 bays.	Complies.
Visitor Bays (per dwelling).	0.25 spaces per dwelling, with a minimum of 1 car bay and maximum of 10 bays.	10 bays.	Complies.

Non-Residential Car Parking

Table 3 of the Improvement Scheme provides car parking standards for non-residential development. As a result of approval being sought for multiple land uses for each of the commercial tenancies, a maximum requirement approach has been utilised to inform non-residential car parking provision. Based on Improvement Scheme requirements, the maximum requirement equates to a minimum of 1 bay per 50m² NLA and a maximum of 1 bay per 25m² NLA, which is representative of the requirements for a ‘Shop’ land use. This is further supported by clause 5.3.2(4) of SPP4.2 which provides the following guidance in relation to car parking provision for commercial land uses:

‘As a guide, two bays per 100m² for showrooms and offices and 4-5 bays per 100m² for shops.’

In accordance with the above, an assessment of the non-residential component of the proposed development is provided in the table below.

Table 10 – Non-Residential Car Parking Assessment.

Development Component	Requirement	Provided	Compliance
‘Shop’.	Minimum: 2 spaces per 100m ² NLA (70 bays). Maximum: 4 spaces per 100m ² NLA (139 bays).	Lower Ground: 108 bays (including 2 ACROD bays). Laneway: 35 bays (including 1 ACROD bay). Total: 143 bays (including 3 ACROD bays).	Variation sought, refer Design Commentary section.

It is noted that the Transport Impact Assessment (TIA) prepared by Cardno to accompany this application utilises indicative land uses for the tenancy mix for the purposes of the assessment of car parking provision, however, this is for illustrative purposes only, with both assessments resulting in compliant car parking provision.

Residential Bicycle Parking

The following table provides an assessment of the residential bicycle parking provision within the proposed development.

Table 11 – Residential Bicycle Parking Assessment.

Development Component	Required	Provided	Compliance
Resident bicycle spaces.	1 space per 3 dwellings = 52 spaces.	101 spaces.	Complies.
Visitor bicycle spaces.	1 space per 10 dwellings = 16 spaces.	8 spaces.	Variation sought, refer Design Commentary section.

Non-Residential Bicycle Parking

The following table provides an assessment of the non-residential bicycle parking provision within the proposed development. Given that approval is being sought for multiple land uses within the commercial component of the building, a development scenario with the highest requirement has been utilised for the bicycle parking assessment below.

Table 12 – Non-Residential Bicycle Parking Assessment.

Development Component	Required	Provided	Compliance
Long-term bicycle spaces.	1 space per 500m ² NLA (minimum 4 spaces) = 7 spaces.	30 spaces.	Complies.
Short-term bicycle spaces.	1 space per 300m ² NLA (minimum 6 spaces) = 12 spaces.	35 spaces.	Complies.

End-Of-Trip Facilities

The following table provides an assessment of the end-of-trip facility provision within the proposed development. Given that approval is being sought for multiple land uses within the commercial component of the building, a development scenario with the highest requirement has been utilised for the end-of-trip facilities assessment below.

Table 13 – End-Of-Trip Assessment.

Development Component	Required	Provided	Compliance
Commercial.	1 locker per long term space and 1 shower per 10 spaces = 7 lockers and 1 shower.	60 lockers and 6 showers	Complies.

Approval Period

Clause 61(a)(i) of the Improvement Scheme provides a default approval period of three years within which to secure substantial commencement where no other period is specified in the determination notice.

In order to allow the proponent adequately flexibility to respond to difficult prevailing market conditions for a complex mixed-use development such as this, it is respectfully requested that a four year approval period is imposed through an appropriately worded condition of approval.

Shenton Park Hospital Redevelopment Local Structure Plan

The Shenton Park Hospital Redevelopment Local Structure Plan (Structure Plan) has been prepared under the provisions of Part 8 of the Improvement Scheme to provide more specific detail on the proposed pattern of land use for the Improvement Scheme. It also provides details on the location and density of residential and commercial development, road layout, pedestrian and cycle network, public open space, servicing infrastructure and the like.

Under the Structure Plan, the site is identified as being 'Mixed Use' with a prescribed density coding of R160.

Refer Figure 5 - Structure Plan Map.



Figure 5. Structure Plan Map

Montario Quarter Shenton Park – Public Realm Design Guidelines

The Montario Quarter – Public Realm Design Guidelines (PR Design Guidelines) have been adopted in accordance with Part 3 of the Improvement Scheme to guide the development of public open spaces, streetscapes and to control the interfaces with these public areas and adjacent built form, with the overarching intention being to create a functional, safe and high amenity environment.

The PR Design Guidelines have informed the design of the public realm environment throughout the design phase and the key aspirations of this document are reflected in the ground floor interface between the public and private realm, the shared laneway and the landscape treatments. Other requirements of the PR Design Guidelines including street typologies and resulting setback requirements have been replicated in the Multiple Dwelling and Mixed Use Design Guidelines for Montario Quarter and have therefore been addressed in these sections.

Multiple Dwelling and Mixed Use Design Guidelines for Montario Quarter

The Multiple Dwelling and Mixed Use Design Guidelines for Montario Quarter (Design Guidelines) have been adopted in accordance with Part 3 of the Improvement Scheme. The Design Guidelines provide guidance on development involving multiple dwellings and mixed use development in terms of key built form outcomes to ensure buildings are responsive to the location, context and topography of the site and enhance the amenity and character of the area.

Under the Design Guidelines the site is identified as forming Block 4 within the Heritage Precinct. The broader Heritage Precinct is described as follows in the Design Guidelines:

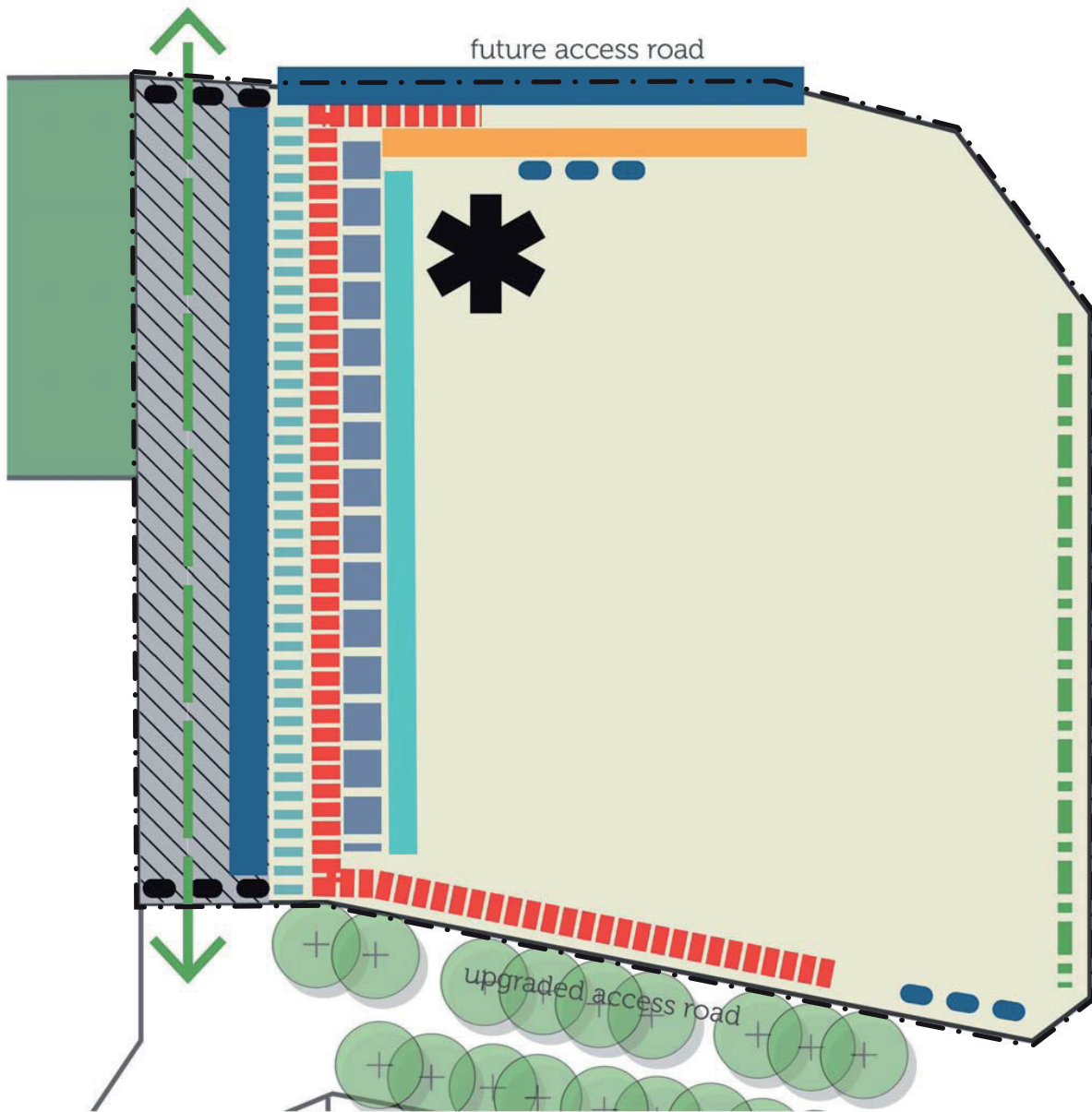
‘Arriving through the tree-lined Victoria Avenue, the Heritage Precinct is at the heart of the urban village, centred around the historic Victoria House. A diverse range of mixed use offerings are provided, with the potential for community, retail, commercial and residential uses.

The community park will be the main gathering space for visitors to the development, providing an active meeting place for the broader community. The landscape design integrates the proposed retail and residential development parcels, with views across the Precinct oriented towards the community park.

Celebrating the legacy of the site, the built form responses will respect the heritage elements, ensuring a strong sense of place whilst facilitating access to the broader community.’

The Design Guidelines are structured in two parts being block specific and general development requirements. Accordingly, an assessment of the proposed development against the site-specific provisions of the Design Guidelines is provided in the following sections, with an assessment against the general provisions of the Design Guidelines provided thereafter.

Refer Figure 6 – Design Guidelines Map.



SETBACKS:

- Development over 3 storeys shall be setback 8m minimum from the building edge.
- Nil setback at ground floor
- Building setback starts at eastern edge of easement

HEIGHT, LANDSCAPING & ACCESS:

- Primary frontage and activation
- * Preferred location for building height over 5 storeys
- Heritage tree avenue
- Preferred location for vehicle access
- Vehicle access subject to approval
- Location of awning

- No structure within or above this easement. Awnings and subterranean encroachments permitted.
- Preferred location of convenience parking
- Public Pedestrian and Vehicular Access (via easement)
- Pedestrian access only (no vehicle access)
- Increased setback to protect existing trees
- Subject Site



source: landcorp

Figure 6. Design Guidelines Map

Plot Ratio

The site-specific requirements for Block 4 provide a base plot ratio of 2:1 for the site. Appendix A of the Design Guidelines allows for a maximum bonus plot ratio of 50%, comprised of a combination of 35% bonuses for design excellence and/or environmentally sustainable design where certain performance criteria are met.

The proposed development has obtained design excellence in September 2018 through the design review process conducted by the OGA and DPLH and will therefore be utilising the available 35% plot ratio bonus, resulting in a total allowable plot ratio of 2.7:1.0 and a plot ratio floor area of 27,264.6m².

In respect of the above, Appendix A of the Design Guidelines states the following in relation to developments seeking the design excellence bonus:

'Applicants seeking bonus plot ratio for design excellence are required to submit a report at the development application stage demonstrating how each objective within A) DESIGN EXCELLENCE is addressed.'

The following table therefore provides an assessment of how the proposed design responds to the design excellence criteria of the Design Guidelines.

Table 14 – Design Excellence Criteria.

Design Excellence Criteria	Response
<p>1. Character – a development with its own identity.</p> <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • New development should integrate into its setting and reinforce local distinctiveness. • Building materials, construction techniques and details should enhance local character. • New development should promote the re-establishment of local distinctiveness that builds on the past and reinvigorates locally distinctive patterns of development, landscape and culture to provide the area with a 'sense of place'. 	<p>The design focuses on fine-grained elements on the ground plane, complemented by contemporary, appropriately scaled and articulated built form. It demonstrates a sleek modernist aesthetic and an emphasis on achieving strong sustainability outcomes in accordance with both the intent and spirit of the LandCorp Montario Quarter Design Guidelines.</p> <p>Red face bricks as identified as one of the heritage precinct materials are deployed on the ground plane mainly on the commercial shop fronts and resident entry lobbies. The private gardens of the townhouses and apartment balconies fronting Selby Street and Seymour Street respectively use the same brick type as fencing in conjunction with steel railings to achieve a consistent design response throughout the development yet maintaining a 50% visual permeability.</p> <p>The podium façade consists of sand/light beige-coloured brickwork in a stretcher bond format with a series of negative and positive brick projections to create depth and visual interest. Breeze blocks are also introduced at sensible locations on the balconies to allow natural ventilation and to provide shade.</p> <p>The Art Deco-inspired decorative elements at the front entrance of Victoria House have been reinterpreted to form an abstract feature on the facade as a response to the heritage context of the site.</p> <p>The design aims to create a liveable and interactive urban development that interconnects three communities of stakeholders: the broader local community, the community of the Montario Quarter precinct and the community of residents and owners of Lot 37. The outcome is a vibrant and cohesive mixed use multi residential building with a community hub as a lifestyle destination with a unique character and a distinctive sense of place. The design demonstrates an urban village experience along the public/retail interface by achieving a sense of community belonging and ownership.</p> <p>The community spaces available for use by the broader local community and the Montario Quarter community are the private laneway and the associated amenity on offer such as the food and beverage options, supermarket and commercial tenancies that front the ground plane on the northern, western and southern sides of the subject site.</p> <p>The residential component accommodates a mix of typologies, including ageing-in-place options, intergenerational families, young singles and downsizers. These variants present the opportunity for people of different ages to live, work and participate in recreational activities all within the same site, promoting a lively and diverse community.</p>

Design Excellence Criteria	Response
<p>2. Continuity and enclosure – A development where public and private spaces are clearly distinguished.</p> <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • Streets should be made up of continuous building frontages • and open spaces with few gaps that could leave streets lifeless and uninteresting. • Buildings should be used to enclose spaces and separate private from public areas. 	<p>The ground plane features a combination of residential and non-residential uses and is fully activated on every elevation. The design of the ground plane reduces inactive frontages to only vehicle cross-overs and a plant room. All of the car parking is sleeved and enclosed by the built form. Pedestrian-friendly streets connecting the public open space are created through ground level activation, the detailing of the continuous built form, and natural surveillance of the public realm. The private laneway is fully activated with numerous high quality retail tenants facing directly into it which also facilitates a casual and vibrant alfresco dining experience, and open air ‘eat street’ with lots of options. All apartments and common areas are orientated towards the street fronts, laneway and POS. Dual- aspect apartments above podium level allow residents and visitors to enjoy views across the landscaped podium and beyond as they traverse the walkways to apartments. Where possible, grade separation between the private terraces and adjacent public footpaths is provided, this distinguishes between private and public spaces and also allows direct street-level access and promotes incidental neighbourly interaction. Balustrades combine solid and permeable elements to further create a balance between privacy and activation.</p>
<p>3. Quality of the public realm - A development with well- designed, high quality communal open spaces.</p> <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • New developments should have open spaces and routes that are well- designed, attractive, safe and uncluttered. • New developments should provide communal open space that is easy for everyone to use, including children, disabled and elderly people. • Building materials should be durable and easy to maintain. • Well-designed communal open space shall relate to adjacent buildings. • The design of open spaces should take account the microclimate. 	<p>The design provides a choice of activities through a series of interlinked, communal open and enclosed spaces that are universally accessible, protected and attractive.</p> <p><u>The Laneway</u></p> <p>The private laneway has high quality landscape treatments that reflect the Karrakatta vegetation complex and sense of place themes. Lighting and streetscapes will allow for the comfortable co-existence of pedestrian and vehicle movements. This multi-use laneway is designed for every day convenience parking and pedestrian access into shopping, food amenity and alfresco dining, but it is also designed to facilitate special events. The vision for the laneway allows for conversion to facilitate community gatherings and family events, for example to celebrate Christmas and other cultural festivals as occurs in Rokeby Road in Subiaco, Beaufort Street in Mt Lawley and Bayview Terrace in Claremont. The design has ensured that there are no cross overs located on the laneway so it is capable of being closed off to vehicular traffic for the duration of any event.</p> <p>A wide variety of commercial and retail offerings on the ground floor will create a vibrant and active ground plane. This will include a full line supermarket, which will be a unique offering for Perth. The preferred national service provider has identified a changing marketplace and has offered a new model for the subject site to respond to tighter urban mixed-use sites. This means that this new concept store for Montario is smaller than the traditional 3,500m² version, and also has a lower parking requirement. This exciting new design extends to the range of produce on offer which will be tailored to suit the likely needs of the community demographic.</p> <p><u>The Queensland Box Trees along Victoria Avenue</u></p> <p>The trees with significant heritage value are retained to maintain their heritage relationship to the Shenton Park Hospital redevelopment. The crossover to the subject site is designed to avoid impacting on these existing trees, therefore the avenue of naturally shaded entrance driveway along Victoria Avenue is fully retained.</p> <p>The design also achieves 20% communal open space with 25% of the communal open space being a deep root zone.</p> <p><u>Level 3 Landscaped Podium</u></p> <p>The carpark roof is landscaped and shielded by the residential towers to provide a series of well protected passive recreational spaces and amenities to suit a variety of gatherings and activities.</p> <p>The landscaped podium level is provided with universal access. It will include diverse passive and active garden terrace areas; a community vegetable garden, a children’s play area, a BBQ terrace with a community room for residents’ gatherings and an accessible swimming pool.</p> <p>This lifestyle amenity is designed for the use of all residents of the subject site inclusively and will be a community hub and place for planned and incidental activities. This lifestyle amenity also provides the ‘private garden space’ for the residents, under-pinning planned and incidental resident community activities.</p>

Design Excellence Criteria	Response
<p>4. Ease of movement - A development that is easy to get to and move through.</p> <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • The development should prioritise pedestrians over vehicles. • The layout of the development should minimise the need for car travel and exploit any proximity to public transport. • Pedestrian movement at street level should be given priority over movement at other levels. • Access and circulation should contribute to a fine grain network of direct and connected routes within and beyond the site and avoid creating large non-permeable blocks. 	<p>The design integrates the public realm namely the laneway and the civic nature of the mixed-use street front with the residential interface in a seamless manner. The laneway itself has been designed to cater for both pedestrian and vehicular traffic and will act as a shared space. In order to maintain pedestrian amenity, low vehicle speeds will predominate through one-way traffic flow, the installation of traffic calming devices and the use of a continuous paving type that reinforces the area as a shared zone and encourages pedestrians to utilise the entire space.</p> <p>Active edges on every one of the four street fronts, whether residential, commercial or retail, connect directly to the street creating community interaction and activating the edges. Three residential lobbies (north, south and east) will create active front doors for the three street fronts. The location of entry lobbies can be read intuitively through visual clues at the building's public interfaces.</p> <p>A fine-grain network is achieved through the combination of on- grade and stepped access, further enhanced by the design of the ground plane balconies which mix solid elements with permeable screens. Residential courtyards with direct access to local streets connect those homes and those neighbours to each other facilitating a footpath community. The design embraces social sustainability fostering resident community through providing high quality places and spaces for 'incidental encounters and footpath conversations' between neighbours.</p> <p>Interconnected corridors and external walkways are designed to facilitate ease of movement between apartments, common areas, and landscaped spaces. Circulation spaces provide different experiences for residents, contributing to well-being through diversity.</p>
<p>5. Legibility – A place that is easy to navigate.</p> <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • The development should be recognisable to help people understand where they are and their way around. • Landmark buildings should be visible at street level and be distinctive and memorable. • The scale of the buildings and the design of the street interface should inform the public about the nature of the route. • Well-designed building corners enhance legibility by creating visual interest and contribute to a distinctive identity. 	<p>The design incorporates prominent corners, entry enhancements and a landscaped forecourt capitalising on the deep-root tree zone setback. The corners of the building create a high quality visual experience at pedestrian scale, engendering a sense of discovery, and enhancing legibility and lines of sight along the footpath.</p> <p>The footpath awning and canopy, which extends beyond the building line, provides an intuitive device that assists with understanding the movement route and way finding.</p>

Design Excellence Criteria	Response
<p>6. Adaptability - A place that can change and adapt.</p> <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • New development should have the capacity to meet changing social, environmental and economic conditions. • New development should demonstrate the capacity to adapt rather than be replaced. • New development should have the capacity to adapt to changing climate patterns and demonstrate strategies for the conservation of non-renewable resources including energy, water and materials and for minimising waste through construction and operation. • New development should have some capacity to adapt to changing demographics, an ageing population, new uses and people with disabilities. 	<p>Apartment types have been designed to offer the community the option of a truly intergenerational apartment home. Multi-generational families are catered for through the diverse range of 2 and 3 bedroom apartments on offer to which typically enable downsizers to look after a parent.</p> <p>The mandatory self-assessed 4-Star Green Star equivalent requirement will address strategies for non-renewable resources conservation, including water, energy and materials, as well as construction and operational waste minimisation.</p> <p>The design further contributes to energy conservation by providing daylight access and cross-ventilation in excess of the required minimum. 80% of apartments are capable of natural cross-ventilation, and only 8% are solely south facing.</p>
<p>7. Diversity - A place with Variety and Choice.</p> <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • New development should be accessible and navigable by all people regardless of physical ability. • Landscape design should promote biodiversity and offer a variety of habitats for flora and fauna. 	<p>The proposed design accommodates a range of apartment types which include 1 bedroom studio style apartments, 1 bedroom x 1 bathroom, 2 bedrooms x 1 bathroom, 2 bedrooms x 2 bathrooms, 3 bedrooms x 2 bathrooms, and 1 bed plus 1 study loft style townhouses. Further diversity has been introduced through the different adaptable typologies, which will meet the needs of differing age groups, households, and lifestyles, and offer a range of affordability options. The built form offers varied and interesting facade treatments, while the outdoor landscaped spaces such as the courtyards and community garden, entry forecourt and landscaped podium offer varied experiences, and promote a unique sense of place.</p> <p>The proposal for Lot 37 Montario Quarter at Shenton Park is a highly responsive design response that is carefully embedded within its social and environmental context, which will bring tangible social, economic and sustainable outcomes for the precinct and its community.</p>

In terms of the actual assessment and calculation of the plot ratio for the development, the following table details the applicable definitions and related exclusions for the residential and non-residential components of the building.

Table 15 – Plot Ratio Definitions.

Development Component	Improvement Scheme Definition	Related Definition
Residential	Plot ratio, means the ratio of the floor area of a building to the area of land within the boundaries of the lot or lots on which that building is located except for residential development, where the term shall have the same meaning given to it in the R-Codes.	<p><u>R-Codes:</u></p> <p>Plot ratio - <i>The ratio of the gross plot ratio area of buildings on a development site to the area of land in the site boundaries.</i></p> <p>Plot ratio area - <i>The gross total area of all floors of buildings on a development site, including the area of any internal and external walls but not including:</i></p> <ul style="list-style-type: none"> • <i>the areas of any lift shafts;</i> • <i>stairs or stair landings common to two or more dwellings;</i> • <i>machinery, air conditioning and equipment rooms;</i> • <i>space that is wholly below natural ground level;</i> • <i>areas used exclusively for the parking of wheeled vehicles at or below natural ground level;</i> • <i>storerooms;</i> • <i>lobbies, bin storage areas, passageways to bin storage areas or amenities areas common to more than one dwelling; or</i> • <i>balconies, eaves, verandahs, courtyards and roof terraces.</i>
Non-residential	As above.	<p><u>Improvement Scheme:</u></p> <p>Floor area - <i>has meaning given in the Building Code.</i></p> <p><u>Building Code:</u></p> <p>Floor area – <i>means in relation to a building – the total area of all storeys.</i></p> <p>Storey - <i>means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor level above, the ceiling or roof above, but not -</i></p> <p><i>1. A space that contains only –</i></p> <ul style="list-style-type: none"> <i>a). A lift shaft, stairway or meter room; or</i> <i>b). A bathroom, shower room, laundry, water closet, or other sanitary compartment, or</i> <i>c). Accommodation intended for not more than 3 vehicles; or</i> <i>d). A combination of the above; or</i> <p><i>2. A mezzanine.</i></p>

It is also noted that given the ambiguity in the Improvement Scheme definition, advice was sought from LandCorp and the DPLH as to the proper interpretation of the plot ratio definitions. LandCorp subsequently provided an addendum to the RFDP process outlining their interpretation of the provisions, including advice that basement level parking can be excluded from the plot ratio calculation. Copies of this advice have previously been distributed to the relevant authorities and are included as Appendix J.

Refer Appendix J – LandCorp Addendum.

The following table provides a break down of the plot ratio floor area of the development for both the non-residential and residential components of the building.

Table 16 – Plot Ratio Floor Area.

Development Component	Plot Ratio Floor Area	Plot Ratio Equivalent
Non-Residential.	4,335.04m ² .	0.42:1.0
Residential.	21,954.67m ² .	2.17:1.0

The following table provides an assessment of the plot ratio calculation for the proposed development in the context of the applicable Design Guideline requirements.

Table 17 – Plot Ratio Assessment.

Development Component	Requirement	Provided	Compliance
Total.	2.7:1.0 (27,264.6m ²).	2.60:1.0 (26,289.71m ²).	Complies.

Minimum Storeys

Table 18 – Minimum Storeys Assessment.

Requirement	Provided	Compliance
3 storeys.	8 storeys.	Complies.

Setbacks

Table 19 – Setback Assessment.

Development Component	Requirement	Provided	Compliance
Northern Boundary			
Ground (1 storey).	Nil.	Nil.	Complies.
Mezzanine (2 storeys).	Average 2m (for that portion not forming part of the entry statement to Selby Street as per Figure 6 of the DG's which implies a nil setback to all levels).	Nil.	Complies.
Level 1 (3 storeys).	Average 2m (for that portion not forming part of the entry statement to Selby Street as per Figure 6 of the DG's which implies a nil setback to all levels).	Nil.	Complies.
Level 2 (4 storeys).	3m from building edge (for that portion not forming part of the entry statement to Selby Street as per Figure 6 of the DG's which implies a nil setback to all levels).	Nil.	Complies.
Level 3 (5 storeys).	3m from building edge (for that portion not forming part of the entry statement to Selby Street as per Figure 6 of the DG's which implies a nil setback to all levels).	3m.	Complies.
Level 4 (6 storeys).	3m from building edge (for that portion not forming part of the entry statement to Selby Street as per Figure 6 of the DG's which implies a nil setback to all levels).	3m.	Complies.
Level 5 (7 storeys).	3m from building edge (for that portion not forming part of the entry statement to Selby Street as per Figure 6 of the DG's which implies a nil setback to all levels).	3m.	Complies.
Level 6 (8 storeys).	3m from building edge (for that portion not forming part of the entry statement to Selby Street as per Figure 6 of the DG's which implies a nil setback to all levels).	3m.	Complies.

Development Component	Requirement	Provided	Compliance
Southern Boundary			
Ground (1 storey).	Average 2m.	Nil.	Variation sought, refer Design Commentary section.
Level 1 (2 storeys).	Average 2m.	Nil.	Variation sought, refer Design Commentary section.
Level 2 (3 storeys).	Average 2m.	Nil.	Variation sought, refer Design Commentary section.
Level 3 (4 storeys).	3m from building edge.	3m.	Complies.
Level 4 (5 storeys).	3m from building edge.	4m.	Complies.
Level 5 (6 storeys).	3m from building edge.	4m.	Complies.
Level 6 (7 storeys).	3m from building edge.	4m.	Complies.
Eastern Boundary			
Ground (1 storey).	Average 2m.	4m.	Complies.
Mezzanine (2 storeys).	Average 2m.	4m.	Complies.
Level 1 (3 storeys).	Average 2m.	4m.	Complies.
Level 2 (4 storeys).	3m from building edge.	4m.	Complies.
Level 3 (5 storeys).	3m from building edge.	7m.	Complies.
Level 4 (6 storeys).	3m from building edge.	7m.	Complies.
Level 5 (7 storeys).	3m from building edge.	7m.	Complies.
Level 6 (8 storeys).	3m from building edge.	7m.	Complies.
Western Boundary			
Ground (1 storey).	Average 2m (Building setback starts at eastern edge of easement).	1m.	Variation sought, refer Design Commentary section.
Mezzanine (2 storeys).	Average 2m (Building setback starts at eastern edge of easement).	1m.	Variation sought, refer Design Commentary section.
Level 1 (3 storeys).	Average 2m (Building setback starts at eastern edge of easement).	1m.	Variation sought, refer Design Commentary section.
Level 2 (4 storeys).	8m from building edge.	8m (9m from laneway boundary).	Complies.
Level 3 (5 storeys).	8m from building edge.	8m (9m from laneway boundary).	Complies.
Level 4 (6 storeys).	8m from building edge.	8m (9m from laneway boundary).	Complies.
Level 5 (7 storeys).	8m from building edge.	8m (9m from laneway boundary).	Complies.
Level 6 (8 storeys).	8m from building edge.	8m (9m from laneway boundary).	Complies.

Projections

Table 20 – Projections Assessment.

Requirement	Provided	Compliance
Awnings to retail/commercial areas at ground floor (subject to approval if encroaching onto road reserve or public realm).	Awnings have been providing to the majority of all frontages of the development, principally to the commercial component to ensure adequate weather protection for pedestrian traffic. It is noted that the awning projects beyond the site boundary generally 2.5m, however, these are considered supportable on the basis of the benefits these provide to users of the development.	Complies.

Adaptability

Table 21 – Adaptability Assessment.

Requirement	Provided	Compliance
Ground floor areas shall be convertible between commercial/retail and residential uses.	The commercial component of the building has been kept separate from the residential component of the building and designed to commercial specifications. Due to the proposed strata titling arrangements for the development it will not be possible for the commercial floorspace to be converted to residential use.	Variation sought, refer Design Commentary section.

Open Space

Table 22 – Open Space Assessment.

Requirement	Provided	Compliance
20% of site area.	The proposed development provides a total of 3,852m ² of open space, equating to 38.1% of the site area. <i>Refer Appendix K – Landscape Report and Plans.</i>	Complies.

Deep Root Zones

Table 23 – Deep Root Zone Assessment.

Requirement	Provided	Compliance
20% of open space.	The proposed development provides a total of 514m ² of deep root zone, equating to 25.4% of the open space.	Complies.

Retail Uses

Table 24 – Retail Uses Assessment.

Requirement	Provided	Compliance
Maximum Retail Floorspace – 4,000sqm NLA (5,000sqm for entire Mixed Use Zone).	3,467m ² .	Complies.

General Development Requirements

An assessment of the proposed development against the general provisions of the Design Guidelines is provided in the following sections.

Table 25 – General Development Requirements Assessment.

Clause	Requirement	Provided	Compliance
6.1	All applications are to be accompanied by a context plan that outlines the response to local setting.	A context plan has been provided as part of the development plan set. <i>Refer Appendix A – Development Plans.</i>	Complies.
6.2	Demonstrate the incorporation of the Diversity and Adaptability Design Objectives and clearly outline the extent of the essential universal design features that are included.	Diversity and adaptability design objectives have been incorporated. <i>Refer Principles 6 & 7 of Table 14 – Design Excellence Criteria.</i>	Complies.
6.3	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.	A landscape plan has been prepared to accompany this application, demonstrating a high quality public realm outcome. <i>Refer Appendix K – Landscape Report and Plans.</i>	Complies.
6.3	Direct pedestrian access to public open space from lots shall be provided.	Direct pedestrian access is provided between the site and the adjacent public open space via the pedestrianised laneway on the western periphery of the site.	Complies.
6.3	Buildings shall address the street and public open space, providing architectural quality and interest at ground level.	The development appropriately addresses the surrounding public realm. <i>Refer Principles 1-5 of Table 14 – Design Excellence Criteria.</i>	Complies.
6.4	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>Refer Public Art Improvement Scheme Policy section and Appendix F – Public Art Report.</i>	Complies.
6.5	Development shall respond to key vistas and public open space through the positioning, orientation and massing of buildings and landscape elements.	The development appropriately addresses the surrounding public open space and key view corridors. <i>Refer Principles 1-5 of Table 14 – Design Excellence Criteria.</i>	Complies.
6.5	New developments shall integrate with existing surrounding development.	Whilst the proposed development represents the first major development within the Montario Quarter Estate, it will integrate well with projected future surrounding development and the heritage fabric of the adjacent Victoria House through the use of complementary materials. <i>Refer Appendix A – Development Plans.</i>	Complies.
6.6	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.	The proposed development provides activation to all frontages and will therefore provide a high degree of passive surveillance to the public realm.	Complies.

Clause	Requirement	Provided	Compliance
6.6	Developments are to incorporate design principles of Crime Prevention Through Environmental Design (CPTED). Developments should be designed to engage with and activate the public realm, particularly at ground level.	The proposed development has been carefully designed to ensure CPTED principles are adhered to in terms of safety and security, place activation, passive surveillance and maintenance. In particular, the orientation of ground floor commercial tenancies fronting the adjacent laneway and public open space provides significant benefits in activating this frontage and providing opportunities for passive surveillance. <i>Refer Appendix K – Landscape Report and Plans.</i>	Complies.
6.6	Proposed access ways shall provide adequate lighting and passive surveillance to meet the CPTED guidelines for safety.	Exterior lighting will be provided in the form of catenary lighting along the laneway with circular canister downlights, surface mounted square canister luminaires, and spigot mounted LED luminaires with 6m high poles. These lighting features will provide indirect lighting to achieve good visibility, whilst also minimising impact to adjacent residents.	Complies.
6.7	Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement.	All crossovers have been designed to respect existing paving levels. It is noted that the removal of one street tree was necessary to accommodate the residential crossover on Victoria Avenue. The tree removal has already been completed following separate approval from LandCorp.	Complies.
6.7	Crossovers should be constructed from a material consistent with the Public Realm Design Guidelines and generally respond to the materiality of the verge hard-scaping, either as constructed or proposed. Asphalt crossovers are not permitted.	All crossovers will be constructed and finished in accordance with the materiality specified in the Public Realm Design Guidelines.	Complies.
6.7	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.	All paving will be constructed and finished in materials of equivalent quality to that used in the public open space and public accessways in accordance with the materiality specified in the Public Realm Design Guidelines. <i>Refer Appendix K – Landscape Report and Plans.</i>	Complies.

Clause	Requirement	Provided	Compliance
6.7	Car park entries shall be positioned to minimise visual impact from the public realm.	Car park entries have been positioned to minimise the visual impact on the public realm through the positioning of these elements on two separate frontages to ensure they are appropriately dispersed and are not clustered in one location. It is also noted that no vehicle entries have been situated near the shared laneway to ensure this space maintains its pedestrian priority and remains highly activated.	Complies.
6.8	Vehicle parking shall be provided as per the rate specified in the Shenton Park Hospital Improvement Scheme.	Vehicle parking provision generally complies with Improvement Scheme requirements with the exception of a minor variation being sought to the maximum non-residential car parking requirement due to three additional bays being provided. Refer car parking assessment in the Improvement Scheme section.	Variation sought, refer Design Commentary section.
6.8	Any above or at grade parking adjacent to the public realm shall be sleeved with habitable uses (residential or commercial).	All parking areas, excepting the shared space laneway, have been situated internally and sleeved with commercial tenancies or apartments to ensure minimal impact on the adjacent public realm.	Complies.
6.8	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	As above.	Complies.
6.8	The maximum width of car parking and basement access shall be 6.5m and shall not be co-located with pedestrian access.	Vehicle access points do not exceed 6.5m in width. Pedestrian entries for the residential component of the building are provided in separate resident lobbies, while the commercial component utilises an independent commercial lobby on the western boundary. All pedestrian entries are located separately to vehicle entries.	Complies.
6.9	Signage shall be in accordance with the Signage Improvement Scheme Policy.	Refer Shenton Park Improvement Scheme: Policy No. 2 – Signage section.	Complies.
7.2.1	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. <i>Refer to Block Specific Building Requirements.</i>	Refer setback assessment in Design Guideline section above.	Variation sought, refer Design Commentary section.

Clause	Requirement	Provided	Compliance
7.2.1	Increased setbacks shall be required to accommodate a tree protection zone or for street tree planting. <i>Refer to Block Specific Building Requirements for locations.</i>	There is a notation depicting an increased setback to protect existing trees on the eastern boundary from the site-specific requirements for Block 4. There is also an associated tree protection zone setback from the Public Realm Design Guideline's of 6m up to 3 storeys and an additional 3m above 3 storeys. These requirements are now effectively redundant following the removal of these trees. On this basis, the requirement for an additional setback is negated, with the requirements reverting to the setback requirements from the Design Guidelines which stipulate an average 2m setback up to 3 storeys, with development over 3 storeys setback an additional 3m from the building edge.	Complies.
7.2.2	All new development shall be a minimum of three storeys along street frontages except where noted on Block Specific Building Requirements.	The proposed development achieves a minimum of three storeys along all street frontages.	Complies.
7.2.3	Development shall not exceed the nominal plot ratio for the R Code as provided in and referenced in Block Specific Building Requirements.	The proposed development does not exceed the plot ratio assigned to Block 4 when the 35% design excellence bonus plot ratio is applied. <i>Refer to plot ratio assessment in Design Guideline section.</i>	Complies.
7.2.3	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.	Up to 35% plot ratio bonus will be applicable to the proposed development owing to the building obtaining design excellence via the applicable design review process. <i>Refer plot ratio assessment from Design Guideline section.</i>	Complies.
7.2.3	All sites must achieve a minimum of 75% of the plot ratio achievable under its R-Code designation (except Block 3: Heritage Precinct).	The proposed development achieves a total plot ratio of 2.6:1.0, which is in excess of 75% (1.5:1.0) of the base plot ratio of 2.0:1.0 achievable under the R-Code designation for Block 4.	Complies.
7.2.3	For the entire mixed-use zone, maximum retail floorspace of 5,000sqm NLA shall be permitted, of which a maximum of 4,000sqm NLA shall be permitted on Block 4. An additional 500sqm is allowed on Block 6.	The retail floorspace figure is 3,467m ² NLA.	Complies.

Clause	Requirement	Provided	Compliance
7.2.4	<p>Developments shall comply to Table 1 and Figure 9 for minimum separation distances between two buildings on the same lot:</p> <p><u>Habitable Rooms to Habitable Rooms:</u></p> <ul style="list-style-type: none"> • <12m in height = 12m. • 12m to 25m in height = 18m. • >25m in height = 24m. <p><u>Habitable Rooms to Non-habitable Rooms:</u></p> <ul style="list-style-type: none"> • <12m in height = 9m. • 12m to 25m in height = 13m. • >25m in height = 18m. <p><u>Non-habitable Rooms to Non-habitable Rooms:</u></p> <ul style="list-style-type: none"> • <12m in height = 6m. • 12m to 25m in height = 9m. • >25m in height = 12m. 	<p>Minor variation sought for separation distance between three-bedroom apartments in the north-western corner of the Level 3 podium.</p>	<p>Variation sought, refer Design Commentary section.</p>
7.2.5	<p>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.</p>	<p>The floor to floor heights for the ground floor commercial tenancies are 5.5m.</p>	<p>Complies.</p>
7.2.5	<p>Residential developments shall have minimum floor to ceiling height of 2.7m for habitable rooms.</p>	<p>Habitable spaces have a nominal ceiling height of 2.7m.</p>	<p>Complies.</p>
7.2.5	<p>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.</p>	<p>Floor levels are a maximum of 1.2m above the parallel street.</p>	<p>Complies.</p>
7.2.5	<p>To provide direct access to ground floor active use premises, finished floor levels are to correspond to the adjacent footpath.</p>	<p>Finished floor levels of commercial tenancies correspond to the adjacent footpath where they intersect.</p>	<p>Complies.</p>
7.2.5	<p>Residential ground floors shall not be more than 0.9m above natural ground level at any point.</p>	<p>Residential ground floor levels are a maximum of 0.8m above natural ground level.</p>	<p>Complies.</p>
7.3	<p>Developments on corner lots shall address both the primary and secondary streets and/or public realm</p>	<p>The development addresses all frontages through ground floor active uses and the positioning of apartments with balconies on all frontages.</p>	<p>Complies.</p>
7.3	<p>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.</p>	<p>A total figure of 30.27% of inactive frontage is provided adjacent to the public realm.</p>	<p>Variation sought, refer Design Commentary section.</p>
7.3	<p>Long street facades shall contain building breaks at a maximum of every 40m.</p>	<p>Building breaks and recesses are provided at logical places on all frontages, such as commercial and residential entrance lobbies, to provide visual interest and break long street facades.</p> <p>This is further enhanced by a combination of glazing, variation in widths, corner treatments, and glazed ends to residential corridors to provide additional interest and amenity for occupants.</p>	<p>Complies.</p>

Clause	Requirement	Provided	Compliance
7.3	Continuous horizontal and vertical elements shall be broken into smaller components through architectural features, materials, textures and building breaks to provide variety and relief.	The building façade incorporates a high level of articulation through both horizontal and vertical expression and the use of a range of materials and finishes to ensure the massing of the structure is moderated.	Complies.
7.3	Awnings must be provided to ground floor commercial/retail developments with a minimum width of 2.2m.	Awnings provided to ground floor commercial tenancies, with a minimum width dimension in excess of 2.4m.	Complies.
7.3	Awning structures shall be an average 2.7m to 3.2m from the ground and not higher than 3.5m. <i>Refer to Block Specific Building Requirements.</i>	Footpath awnings are generally 3.5m high, with the awnings at prime corners and lobby entries varying between 3.5- 4.9m high to allow signage and/or potential artwork, as well as to distinguish entrances.	Variation sought, refer Design Commentary section.
7.3	Awnings structures encroaching into road reserve or public realm shall require approval from the Department of Lands prior to Building Permit.	The approval of awning structures that encroach into the adjacent road reserve will be sought with prior building permit stage.	Complies.
7.3	Maximum building depth shall be 18m from the glass line.	The podium levels exceed 18m in building depth.	Variation sought, refer Design Commentary section.
7.4	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.	N/A.	N/A.
7.4	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.	The proposed development incorporates feature red brickwork in a stack bond patterning, as well as art deco inspired feature brickwork on the podium level at Seymour Street and Selby Street to complement the adjacent heritage listed Victoria House. Other materials and colours utilised in the façade are more neutral in tone so as to not detract from the heritage fabric of Victoria House.	Complies.
7.4	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.	As above.	Complies.
7.4	For lots that have heritage value through existing building, spaces or identified for heritage interpretation, a Heritage Impact Statement shall be submitted to the DRP (<i>Refer to Block Specific Building Requirements</i>).	N/A.	N/A.
7.4	All heritage approvals required prior to issue of Building Permit.	N/A.	N/A.
7.4	Development must be in accordance with the Conservation Management Plan (where applicable).	N/A.	N/A.

Clause	Requirement	Provided	Compliance
7.5	Highly reflective materials for roofs/facades that could cause glare and discomfort shall not be used.	A concealed roof form is proposed and therefore reflectivity issues are not anticipated.	Complies.
7.5	Development shall incorporate a variety of materials such as rendered masonry, face brick, stone, steel, glazing and contemporary cladding materials.	A variety of materials are utilised in the façade including brickwork, decorative perforated metal screens, masonry, facebrick, glazing and the like. <i>Refer Appendix A – Development Plans.</i>	Complies.
7.5	Colour selection composition shall be limited and well considered to reflect the local environment and heritage.	The external appearance of the building has been simplified from early design iterations to provide a more neutral colour palette, while still providing feature architectural elements that respond to the adjacent heritage properties.	Complies.
7.5	Materials and Colours shall respond to existing site character palettes. Additional materials and colours that complement the existing character are permitted.	As above. <i>Refer Appendix A – Development Plans.</i>	Complies.
7.5	Highly reflective materials that could cause glare and discomfort shall not be used.	No highly reflective materials are utilised in the façade.	Complies
7.6	Pedestrian entrances shall be clearly defined and separate from vehicle access.	Both residential and commercial entrances are clearly distinguishable through the use of dedicated entrance lobbies with distinctive materiality differences to assist in way-finding that are separate from vehicle access points.	Complies.
7.6	Commercial and residential entries shall be separate and well defined.	The commercial entrance on the western boundary is separate to the residential entrances on the remaining frontages. Residents will be able to utilise an internal lift to access the commercial component of the development to ensure the development remains legible.	Complies.
7.6	Building entrances shall be designed and located to be highly visible, well lit spaces that optimise the safety of residents and visitors.	The building entrances have been clearly defined through the use of architectural elements and materiality such as feature brickwork and/or wayfinding signage to ensure they are highly visible. Adequate lighting will be installed to assist wayfinding and ensure safety.	Complies.
7.6	Building entrances shall be designed to assist with interest and fine grain at the ground level.	As above.	Complies.
7.7	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.	A concealed roof form is proposed. The awnings on the ground floor are an architectural element of the building and will be finished to a high standard.	Complies.
7.7	Roofing materials, including shady structures shall have the following: <ul style="list-style-type: none"> • For a pitched roof <15 degrees, a three year solar reflective index (SRI) of greater than 64 is required. • For a pitched roof >15 degrees, a three SRI of greater than 34 is required. 	Roofs are a nominal 3-5 degree pitch, Colorbond shale grey with SRI=64.	Complies.
7.8.1	A minimum area equivalent to 20% of the lot area to be provided for open space.	The proposed development provides a total of 3,852m ² of open space, equating to 38.1% of the site area.	Complies.

Clause	Requirement	Provided	Compliance
7.8.1	Where communal open space cannot be provided on the ground level, it may be provided on a podium or roof.	Communal open space is provided on the podium level.	Complies.
7.8.1	Opportunities for passive solar access to usable outdoor areas shall be optimised.	Balconies have been positioned to capitalise on solar access to the east, north and west where possible.	Complies.
7.8.1	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.	Wrap-around balconies for apartments in the north-western corner and balconies on solely western facing apartments have been utilised to respond to the adjacent public open space to the west.	Complies.
7.8.1	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.	There is a total of 2,025m ² of communal open space provided on the podium level. This includes a communal garden of 75m ² . The City of Sydney Community Gardens Policy requirement for provision of 25m ² of community garden per 250 residents equates to 0.1m ² of garden per resident. Based on this metric, the proposed development provides in excess of 0.1m ² of community garden per resident when assessed against an indicative resident figure of 628 (157 apartments at a planning average of 4 persons per apartment).	Complies.
7.8.1	The strata company is to retain responsibility for maintenance.	The strata body will retain responsibility for maintenance through the Strata Management Statement.	Complies.
7.8.2	Each unit shall be provided with at least one balcony or equivalent accessed directly from a habitable room with a minimum area of 10m ² and a minimum dimension of 2.8m. Smaller balconies can be considered for studio apartments.	Balconies are typically accessed directly from a habitable room and are in excess of 10m ² for most one-bedroom typologies and greater. One studio apartment and six one-bedroom, one-bathroom apartments have balconies less than 10m ² .	Variation sought, refer Design Commentary section.
7.8.2	Balconies or courtyards are to be provided for all dwellings fronting the public realm. Bush fire regulations may impact in the location of private outdoor areas.	All apartments are provided with either a courtyard or balcony fronting the public realm.	Complies.
7.8.2	Balcony balustrades shall be visually permeable to 50% of the area and compliant with minimum height requirements.	Balcony balustrades are visually permeable. There are portions of solid street walls to eastern facing ground floor apartments.	Variation sought, refer Design Commentary section.
7.8.2	Air conditioning condenser units are to be located as to not impact on the functionality of space.	Air conditioning condenser units are screened from the public realm and typically located in balcony stores, mounted at a high level.	Complies.
7.8.2	All ground level dwellings shall have an outdoor living area relative to the size of dwelling, directly accessible from an internal living space: <ul style="list-style-type: none"> <80sqm dwelling = 12m² min. outdoor space. 80–120sqm dwelling =16m² min. outdoor space. >120sqm dwelling = 20m² min. outdoor space. 	Apartments < 80sqm =12m ² outdoor space, except studio apartments which have 7m ² outdoor space and 2 x two-bedroom, one-bathroom apartments which have an outdoor space of 10m ² . Apartments 80m ² - 120m ² = 16m ² outdoor space. No apartments are >120m ² .	Variation sought, refer Design Commentary section.

Clause	Requirement	Provided	Compliance
7.8.2	Overlooking between balconies and adjoining residences shall be carefully considered and privacy screening provided where necessary.	The proposed development is contained on an independent development parcel and bound on all sides by roadways. Adjacent developments to the north and south will also be required to adhere to the applicable planning framework including setbacks to boundaries and the like, meaning an adequate separation distance will be maintained to ensure direct overlooking impacts are minimised.	Complies.
7.8.2	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.	The closest residential properties are situated approximately 40m from the eastern boundary of the development across Selby Street and orientated such that overlooking of private open space behind the street setback line is not anticipated.	Complies.
7.8.2	The strata company is to have the power to enter a property if not maintained to a suitable standard.	Provision will be made within the Strata Management Statement for the strata company to have the power to enter a property if not maintained to a suitable standard.	Complies.
7.9.1	An integrated Waste Management Strategy shall be submitted at the development application stage.	A Waste Management Plan has been submitted as Appendix L to demonstrate appropriate waste storage and collection for both the residential and non-residential components of the building. <i>Refer Appendix L - Waste Management Plan.</i>	Complies.
7.9.1	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.	The residential and commercial waste storage facilities will be located within the internal servicing area in the loading dock. Collection will occur from this location.	Complies.
7.9.1	Waste collection areas shall be located and designed so they are not visible from the public realm and screened from view.	As above.	Complies.
7.9.1	Waste collection areas shall be located behind the primary building line, incorporated into the building with a quality material, compatible with the building design.	As above.	Complies.
7.9.1	Bin storage areas shall be located to minimise the impact on adjoining residences and screened from public view.	As above.	Complies.
7.9.2	A naturally ventilated drying cupboard/ area shall be provided to each dwelling. This may be within a secondary balcony.	Drying areas are provided to most apartments where feasible. 15% of smaller apartment typologies have small balconies which render drying areas not feasible. Notwithstanding, mechanical dryers are provided to all apartments.	Variation sought, refer Design Commentary section.
7.9.2	Any drying areas shall be screened from view.	Where drying areas are provided, they are within a designated enclosure and screened from view.	Complies.
7.9.3	Adequate storage shall be incorporated into the building design.	All storage areas are incorporated into the design of the building and are either located internal to apartments or within the servicing areas of the building to ensure resident amenity is maintained.	Complies.

Clause	Requirement	Provided	Compliance
7.9.3	Storage areas in 1 bedroom apartments shall be a minimum of 6m ³ in addition to storage in kitchens, bathrooms and bedrooms.	One-bedroom apartment typologies have a storage area in excess of 6m ³ .	Complies.
7.9.3	Storage areas in 2 bedroom apartments shall be a minimum of 8m ³ in addition to storage in kitchens, bathrooms and bedrooms.	Two-bedroom apartment typologies have a storage area in excess of 8m ³ .	Complies.
7.9.3	A minimum of 50% of the required storage shall be located within the apartment.	A total of 14% apartments have dedicated storage solely located in the car parking areas.	Variation sought, refer Design Commentary section.
7.9.4	Piped and wired services including conduit shall be concealed from view or integrated into the building design.	Air conditioning condensing units on balconies will be screened behind louvre doors. Any rooftop plant will be coordinated, appropriately positioned and fully screened.	Complies.
7.9.4	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.	As above.	Complies.
7.9.4	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.	All building services are screened from view from the public realm.	Complies.
7.9.4	Meter boxes and letter boxes shall be contained within development lots, screened and integrated into the overall development.	All meter boxes and letterboxes are located within the site boundary and are integrated into the design of the building.	Complies.
7.9.4	Car park venting service lids and other utility infrastructure or equipment 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.	All utility infrastructure is integrated into the design of the building.	Complies.
7.9.4	Plant, service equipment and lift overruns shall not be visible from the public realm.	Rooftop plant will be appropriately screened through the use of enclosures. Rooftop plant and lift overruns have been positioned such that these facilities will not be readily visible from the surrounding public realm.	Complies.
7.9.5	Bicycle parking and end-of-trip facilities shall be provided in accordance with the Improvement Scheme.	The bicycle parking and end-of-trip facilities is provided at levels in accordance with the operational requirements of the building. Refer bicycle parking and end-of-trip facilities assessment in the Improvement Scheme section.	Variation sought, refer Design Commentary section.
7.10	Front fences shall not exceed 1.2 m in height and shall be a minimum of 50% permeable.	Some portions of fencing for eastern facing apartments on is 1.8m in height.	Variation sought, refer Design Commentary section.
7.10	All fencing adjacent to POS shall be at least 50% visually permeable and no more than 1.5 m high.	N/A.	N/A.

Clause	Requirement	Provided	Compliance
7.10	Front fencing shall be designed to complement the built form design.	The front fencing utilised for ground floor apartments is consistent with the materiality used in the remainder of the building, generally incorporating face brickwork or rendered masonry.	Complies.
7.10	Colorbond and super six style fencing is not permitted.	The front fencing generally incorporates face brickwork or rendered masonry. No Colorbond or super six style fencing is proposed.	Complies.
8.1.1	The development shall achieve a minimum 4 Star Greenstar demonstrated at development application stage by a certified Green Building Council of Australia (GBCA) professional.	An ESD Memo has been submitted with this application which demonstrates a commitment to achieve a 4 Star Green Star rating. <i>Refer Appendix M – ESD Memo.</i>	Complies.
8.1.2	Minimum 60% of all residential apartments shall receive 2 hours direct sunlight to major living area between 9am and 3pm mid-winter.	The proposed design solution has exceeded the intent of the guideline with greater than 85% of apartments achieving min 3 hours direct sun midwinter. This significantly exceeds the guidelines performance requirement from an energy and access to light perspective. <i>Refer Appendix M – ESD Memo.</i>	Complies
8.1.2	Development applications require shadow studies on buildings over 10m.	A shadow diagram has been prepared to accompany this application. <i>Refer Appendix A – Development Plans.</i>	Complies.
8.1.3	Openings not shaded by appropriate eave overhangs shall be shaded with an appropriate shading device e.g. awning, louvre that enable winter sun penetration while keeping out summer sun.	The majority of openings are located such that the shading is provided by the building structure. Some openings, primarily on the upper levels in the south-eastern corner of the building are not provided with external shading devices.	Variation sought, refer Design Commentary section.
8.1.3	Glazing to habitable rooms facing east and west shall have vertical protection, such as louvered solar-shutters, blinds or screening devices.	As above.	Variation sought, refer Design Commentary section.
8.1.3	West-facing outdoor living areas shall be provided with shading devices to provide sun control.	Western facing apartments are provided with sliding screens or awnings over outdoor living areas for shading purposes.	Complies.
8.1.4	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.	Natural ventilation is maximised for apartments through the use of generous openings allowing air intake to apartments.	Complies.
8.1.4	Residential dwellings shall be designed to maximise cross ventilation by providing direct breeze paths for cooling and air circulation.	As above.	Complies.
8.1.4	A minimum of 70% of apartments shall be naturally cross ventilated.	A total of 70% of apartments are cross ventilated. <i>Refer Appendix M – ESD Memo.</i>	Complies.

Clause	Requirement	Provided	Compliance
8.2	Air-conditioning systems shall be minimum 3 star energy rating and sized appropriately for the space.	Energy efficient air conditioning systems will be installed, with a commitment that these systems will achieve a minimum 3 star energy rating. <i>Refer Appendix M – ESD Memo.</i>	Complies.
8.2	An energy efficient hot water system shall be installed (e.g. gas or solar boosted gas - centralised or local).	Hot water systems will be energy efficient. <i>Refer Appendix M – ESD Memo.</i>	Complies.
8.3.1	All kitchen, laundry, bath and basin tap fittings shall be minimum 4 star WELS rated.	High WELS rated fittings and fixtures will be installed as per the 4 Star Green Star Commitment. <i>Refer Appendix XX - ESD Memo.</i>	Complies.
8.3.1	All shower fittings shall be minimum 3 star WELS rated 7.5L/min consumption.	As above.	Complies.
8.3.1	All WCs shall be minimum 4 star WELS rated. All basin taps shall be 6 star WELS rated.	As above.	Complies.
8.3.2	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.	All stormwater will be contained on site via soakwells.	Complies.
8.4	Lighting shall be provided under awnings to illuminate the footpath below.	Additional lighting details will be resolved through the detailed design phase.	Complies.
8.4	All outdoor lighting shall be directed downwards with no light spill above the horizontal plane.	Outdoor lighting is proposed to be 'indirect' to achieve good visibility with minimal impact to residents nearby.	Complies.
8.4	Front outdoor/security lights shall be operated via a timed sensor with manual over-ride.	Additional lighting details will be resolved through the detailed design phase.	Complies.
8.4	Rear outdoor areas adjacent to laneways shall be well lit and incorporate motion activated light fittings.	N/A.	N/A.
8.5	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: <ul style="list-style-type: none"> • 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 building/or contained as part of a land use management plan). • Noise generating services such as air conditioning units to be remotely located or utilise noise control measures to minimise impacts on adjacent users. 	An acoustic report has been prepared by a suitably qualified consultant to achieve compliance with the applicable noise regulations or acoustic design standards. <i>Refer Appendix N - Acoustic Report.</i>	Complies.

Clause	Requirement	Provided	Compliance
9.1.1	For residential only development, 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%.	The proposed development provides a total of 514m ² of deep root zone, equating to 25.4% of the open space.	Complies.
9.1.1	Developments are encouraged to use these zones for the location of communal open space.	Communal open space has been located on the podium level due to site constraints, meaning it is unfeasible to provide deep root zones in this location.	Complies.
9.1.1	Tree protection setbacks shall apply to specific lots (<i>Refer to Block Specific Building Requirements.</i>).	Tree protection zone setback to eastern boundary is now redundant due to removal of the trees prior to development.	Complies.
9.1.1	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.	The existing trees along Victoria Avenue have been considered through the formulation of the Public Realm Design Guidelines and provided with a 5.5m clearance external side of the lot boundary to ensure their ongoing health in the long term. Protective measures will be employed during construction to ensure any short term health impacts are avoided. <i>Refer Appendix H - Arboriculturist Report.</i>	Complies.
9.1.1	Weed potential plants shall be avoided. <i>Refer to LandCorp's Public Realm Design Guidelines</i> for Landscape planting lists.	No weed potential plants have been utilised. <i>Refer Appendix K - Landscape Report and Plans.</i>	Complies.
9.1.2	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.	Significant landscape treatments have been incorporated to reduce heat retention, including street trees at a spacing of one tree per two car bays within the shared laneway.	Complies.
9.1.2	Minimise the extent of paving, or use permeable paving, to increase stormwater permeability.	Permeable paving treatments have been utilised for a total of 1,240m ² to ensure sufficient stormwater penetration.	Complies.
9.1.2	Paths, and hard surfaces shall be constructed of materials expressive of the immediate site context, prevailing adjacent architecture or preferred precinct materials.	All materials utilised in public realm treatments have been selected in accordance with the guidance provided by the Public Realm Design Guidelines.	Complies.
9.1.2	Damage to public realm works shall be rectified by the developer at the developer's expense to match pre-existing works.	Any damage to public realm works will be rectified to a comparable standard by the proponent.	Complies.
9.1.3	A minimum of 1 shade tree per 10 metres shall be included in the following frontages (<i>Refer to Block Specific Building Requirements</i>): <ul style="list-style-type: none">For developments within Heritage Precinct addressing Victoria House and POS.	As above, shade trees are provided within the shared laneway space at a ratio of one tree per two car bays, equating to an approximate spacing of one tree per 5-6m.	Complies.

Clause	Requirement	Provided	Compliance
9.1.3	A landscaping plan shall be submitted detailing plant types, number, irrigation and mulch type for Building Permit.	A landscape plan has been submitted including the relevant information requirements. <i>Refer Appendix K - Landscape Report and Plans.</i>	Complies.
9.1.3	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.	The Landscape Report provided at Appendix K includes specific commentary on CPTED principles. <i>Refer Appendix K - Landscape Report and Plans.</i>	Complies.
9.1.3	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.	As above.	Complies.
9.1.3	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.	As above.	Complies.
9.1.3	Species selection and planting themes shall respond to local conditions and relate to the character, scale and proportions of the streetscape.	Species selection has been carefully considered to align with the Karrakatta vegetation complex local to the bushland tracts common to the local area and accord with the requirements of the Public Realm Design Guidelines. <i>Refer Appendix K - Landscape Report and Plans.</i>	Complies.
9.1.3	Avoid the use of continuous lengths of blank walls on sites where outdoor space (private or communal) is raised over 0.5m above street level (or open space) by placing planting to soften the edges and reduce their apparent scale.	Extensive planting is proposed throughout the development to soften the bulk and scale of the structure, particularly when view from street level on the western elevation.	Complies.
9.1.3	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.	The road verges adjacent to the development will be designed to be reticulated and maintained by the development. Note: the development will be responsible for maintaining soft and hard landscaping and road verges with the exception of infrastructure ordinarily under the care and control of the City (ex. footpaths). Soft and hard landscaping on verges will be initially provided by LandCorp, as per the relevant design drawings.	Complies.
9.1.3	<i>Refer to LandCorp's Public Realm Design Guidelines</i> regarding the development of streetscape planting plans.	As above, the landscape master plan and species selection has been carefully considered to accord with the requirements of the Public Realm Design Guidelines. <i>Refer Appendix K - Landscape Report and Plans.</i>	Complies.

Clause	Requirement	Provided	Compliance
9.1.4	Water efficient in line drip irrigation shall be installed for all garden beds.	Irrigation details will be further refined and provide at building permit stage.	Complies.
9.1.4	Private water bores are not permitted.	No private water bores are proposed.	Complies.
9.1.4	Spray irrigation may be used on turf areas only.	As above.	Complies.
9.1.4	An automatic irrigation system including a rain sensor shall be installed.	The proponent has committed to providing a rain sensor as part of the automatic irrigation system. Full details will be provided as part of an irrigation plan to be submitted at building permit stage.	Complies.
9.1.4	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.	A total of 1,240m ² permeable paving treatments have been utilised within the development to ensure adequate ground water penetration.	Complies.
9.1.4	Developments shall install systems which will capture and treat stormwater such as rain gardens, swales or roof gardens.	The trafficable surface of the shared laneway incorporates permeable paving, with additional raingardens around each street tree to harvest and capture all small rainfall events and promote passive irrigation in addition to that provided by hydrozoned automatic irrigation systems.	Complies.
9.1.4	An irrigation plan shall be included as part of the Landscape Plan for Building Approval.	An irrigation plan will be submitted at building permit stage.	Complies.

Shenton Park Improvement Scheme: Policy No.1 - Provision of Public Art

The Shenton Park Improvement Scheme: Policy No. 1 – Provision of Public Art (Public Art Policy) has been adopted under Part 2 of the Improvement Scheme to provide guidance on the provision of public art throughout the Montario Quarter Estate.

The following table outlines the required public art contribution based on the requirements of section 5 of the Public Art Policy.

Table 26 – Public Art Assessment.

Development Cost	Gross Requirement	Cash-In-Lieu Contribution (25%)	Overall On-Site Contribution (75%)	Ephemeral Contribution (25% of On-Site Contribution)
\$70,000,000.00	(\$500,000.00 plus 0.5% for every construction cost dollar over \$50,000,000.00). Total = \$600,000.00	\$150,000.00	\$450,000.00	\$112,500.00

In respect of the above, the proponent is committed to providing a full value public art contribution in accordance with the Public Art Policy.

Refer Appendix F – Public Art Report.

Shenton Park Improvement Scheme: Policy No.2 – Signage

The Shenton Park Improvement Scheme: Policy No.2 – Signage (Signage Policy) has been adopted under Part 2 of the Improvement Scheme and provides guidance on the provision of signage within the Improvement Scheme area. The objectives of the Signage Policy are as follows:

- to encourage quality signage that makes a positive contribution to the amenity and character of the locality;
- to encourage the rationalisation of signage to minimise visual clutter, protect amenity and support a safe, attractive and legible public realm;
- to provide guidance on the appropriate design, location and installation of signage;
- to prohibit third party advertising; and
- to establish where development approval is required and is not required.

Given the flexibility being sought for the use of the commercial tenancies within the development, full signage details are not yet resolved and will be dependent on finalised leasing arrangements. Indicative locations for signage have been nominated on the development plans, with the intention for a condition of approval to be imposed requiring submission of a detailed signage strategy prior to the issue of a building permit to provide the most flexibility moving forward and mitigate the need for subsequent stand-alone approvals for signage.

Refer Appendix A – Development Plans.