

APPENDIX A DESIGN GUIDELINE ASSESSMENT

| Standard | Proposed | Compliant |
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| 6.1 Desired Character | | |
| <i>All applications are to be accompanied by a context plan that outlines the response to local setting.</i> | The proposal includes a context plan that demonstrates a detailed design resolution that responds to context. | ✓ |
| 6.2 Diversity & Adaptability | | |
| <i>Demonstrate the incorporation of the Diversity and Adaptability Design Objectives and clearly outline the extent of the essential universal design features that are included.</i> | <p>Development achieves significant diversity in terms of residential dwelling types and sizes that will cater for a broad demographic. The following diversity of residential dwelling options is provided:</p> <ul style="list-style-type: none"> • 16 (20%) one-bedroom dwellings • 39 (48%) two-bedroom dwellings • 26 (32%) three bedroom dwellings <p>The proposal also provides diversity in commercial offerings, providing a mix of retail, office, hospitality and recreational uses.</p> <p>An analysis of potential adaptable units has been undertaken and 17 units have been identified as capable of adaptability to Liveable Housing Australia (Platinum Level) within Block C, which has the closest relationship to disabled parking bay and DDA compliant (1:20) ramp entry to south.</p> | ✓ |
| 6.3 Streets and Public Spaces | | |
| <i>A landscape plan shall be required for newly created pedestrian access ways to ensure they contribute and become part of the high quality public realm.</i> | A comprehensive landscape concept is provided at Appendix F . This provides multiple pedestrian access links between the development and the public realm. | ✓ |
| <i>Direct pedestrian access to public open space from lots shall be provided.</i> | Direct access has been proposed to the POS area to the north to provide a seamless transition between the non-residential tenancies, and to promote use of, and connection with, the public realm. | ✓ |
| <i>Buildings shall address the street and public open space, providing architectural quality and interest at ground level.</i> | The new buildings have strong, respectful connections to the street and public open space that provides a positive architectural resolution. | ✓ |

| Standard | Proposed | |
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| 6.4 Public Art | | |
| <p><i>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></p> | <p>The intention for the public art concept is to 'draw from' but not to attempt to replicate the history of the site in a literal sense, but ultimately create a more complex and relevant 'story' to engage the residents and visitors to Victoria House and the Montario Quarter precinct.</p> <p>Art is not defined by boundaries or materials and can take many forms. It can unfold through the landscape and into the building's interiors.</p> <p>To allow exploration into as many options as possible, 8 to 10 prominent and emerging WA based artists will be invited to submit their proposals based on a wide variety of forms and materials, selecting from this a proposal for 5-6 works which best meet the brief. They will exhibit an in-depth understanding of the Indigenous and commercial history of the site. In order to allow for this process to occur in a safe and co-ordinated manner, it is required that public art report is required prior to the issuance of a building permit.</p> | <p>✓</p> |
| 6.5 Place Legibility | | |
| <p><i>Development shall respond to key vistas and public open space through the positioning, orientation and massing of buildings and landscape elements.</i></p> | <p>The development has been carefully designed to create a strong positive relationship with the adjoining public open space, as well as the creation of landscaping within the development.</p> | <p>✓</p> |
| <p><i>New developments shall integrate with existing surrounding development.</i></p> | <p>Comprehensive context planning has occurred to understand the likely form of the surrounding building, in order to ensure the proposed new buildings sit comfortably to reinforce the desired character of Montario Quarter. The new buildings will also act to provide a transition between Victoria House and future proposed development on adjacent sites.</p> | <p>✓</p> |
| 6.6 Safety and Surveillance | | |
| <p><i>The size and position of windows from living spaces, balcony openings, hospitality and</i></p> | <p>The development provides strong levels of casual surveillance of the public realm to all</p> | <p>✓</p> |

| Standard | Proposed | |
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| <i>commercial areas shall be designed to promote natural surveillance of the public realm.</i> | three streets and contiguous public open space. Private courtyards, balconies and habitable rooms are orientated to the communal open spaces, and commercial / hospitality tenancies provide accessways to the public open space. | |
| <i>Developments are to incorporate design principles of Crime Prevention Through Environmental Design (CPTED).</i> | Considerable detail has gone into the pedestrian experience and ground floor treatment in terms of the material choice, hardscaping and softscaping to ensure pedestrians moving in and around the precinct have a sense of safety. | ✓ |
| <i>Proposed access ways shall provide adequate lighting and passive surveillance to meet the CPTED guidelines for safety.</i> | A preliminary lighting concept is provided within the landscape package at Appendix F of this report. This concept provides lighting along all walkways and entrance points, and sensor lighting at the building entrance and garden space. | ✓ |
| 6.7 Access | | |
| <i>Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement.</i> | The crossover location has been selected to ensure that it does not interfere with the public realm. | ✓ |
| <i>Crossovers should be constructed from a material consistent with the Public Realm Design Guidelines and generally respond to the materiality of the verge hardscaping, either as constructed or proposed. Asphalt crossovers are not permitted.</i> | The crossover will be designed in consultation with LandCorp's estate landscape architect to ensure the development seamlessly connects to the surrounding street network. | ✓ |
| <i>Paving to vehicle access ways shall be of an equivalent quality to paving used within public open space and public access ways, while meeting the requirements of heavy vehicles.</i> | Paving materials are complementary to those used in the public realm. | ✓ |
| <i>Car park entries, shall be positioned to minimise visual impact from the public realm.</i> | A single crossover is proposed to provide access for all on-site car parking and loading/servicing. The car park entrance location the necessary direct street access, in a location | ✓ |

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| | which is sleeved from the main façade by the south-east ward wing. | |
| 6.8 Vehicle Parking | | |
| <i>Vehicle parking shall be provided as per the rate specified in the Shenton Park Hospital Improvement Scheme.</i> | A car parking assessment is presented in Table 9 of this report. All car parking rates are in accordance with the provisions of the Improvement Scheme. It is noted that no minimum rates apply to the subject site. | ✓ |
| <i>Any above or at grade parking adjacent to the public realm shall be sleeved with habitable uses (residential or commercial).</i> | All resident parking is provided within a basement and concealed from view. Visitor, loading and disabled bays located at the rear of the development, and are not visible from public open space or key pedestrian entrance points. | ✓ |
| <i>Underground or concealed decked parking shall not be visible from the street or public realm and does not inhibit the activation of streets or public places.</i> | All long-term parking is provided within the basement and concealed from public view. Visitor and universal access bays are provided at-grade, which is a reasonable approach for accessibility purposes. | ✓ |
| <i>The maximum width of car parking and basement access shall be 6.5m and shall not be co-located with pedestrian access.</i> | The width of the access to the basement car park is 6.3m, and separated from pedestrian access points. | ✓ |
| 6.9 Signage | | |
| <i>Signage shall be in accordance with the Signage Improvement Scheme Policy.</i> | Indicative signage zones are nominated with the development plan and will be resolved as commercial tenancies are secured. A sign licence application confirming the content of these signs will be provided post development approval. | To be determined prior to building permit |
| 7.1 Building Envelopes | | |
| <i>Refer Block Specific Building Requirements section of these Design Guidelines.</i> | The proposal complies with the block specific building requirements, as demonstrated in Section 3.3.1 of the report. This includes the following considerations: <ul style="list-style-type: none"> • Tree retention – mature trees retained within the public open space. • Deep root zones - exceeding the 25% requirement. • Open Space - exceeding the 20% requirement. | ✓ |

| Standard | Proposed | |
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| | <ul style="list-style-type: none"> Plot ratio – 1.3 plot ratio proposed, within the 2.0 requirement. Retail floorspace – 568sqm retail is proposed, less than the 5,000 retail / shop NLA allowance within the Mixed Use zone. Fencing – low fencing proposed Vehicle access and parking – fully screened basement parking proposed. Visitor and universal access parking provided in proximity to the building entrance. | |
| 7.2.1 Site Planning, Orientation and Setbacks | | |
| <p><i>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></p> <p><i>Refer to Block Specific Building Requirements.</i></p> | <p>Due to the heritage that applies to the site, and the design response agreed with the Heritage Council to promote a radial footprint the setbacks do not strictly meet the uniform requirements of the design guidelines.</p> | <p>Design Solution</p> |
| <p><i>Increased setbacks shall be required to accommodate a tree protection zone or for street tree planting.</i></p> | <p>9 mature trees are retained in the vicinity of the heritage building where no new building works are proposed.</p> | <p>✓</p> |
| 7.2.2 Height | | |
| <p><i>All new development shall be a minimum of three stories along street frontages except where noted on Block Specific Building Requirements.</i></p> | <p>The three residential built form wings will achieve the following number of storeys:</p> <ul style="list-style-type: none"> Building A – 5 storeys Building B – 6 storeys Building C – 6 storeys | <p>✓</p> |

7.2.3 Plot Ratio

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| <i>Development shall not exceed the nominal plot ratio for the R Code as provided in and referenced in Block Specific Building Requirements.</i> | Total plot ratio of the site 1.3, below the maximum permitted under the R160 designation of the R-Codes (2:1). | ✓ |
| <i>The Design Review Panel may endorse a proposal with a maximum 50% bonus plot ratio for sites, where the proposal has met performance criteria outlined in Appendix A - Bonus Plot Ratio.</i> | N/A - No plot ratio bonus is sought. | N/A |
| <i>For entire Mixed-Use Zone, maximum retail floorspace of 5,000 sqm NLA shall be permitted, of which a maximum of 4,000 sqm NLA shall be permitted on Block 4.</i> | 568m2 NLA of retail floorspace is proposed within the 1,000 permitted (when excluding the 4,000 allowed to lot 37). The calculation of retail floorspace has excluded office, recreational and hospitality land uses, consistent with the definition within the Improvement Scheme. | ✓ |

7.2.4 Building Separation

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| <i>Developments shall comply to Table 1 and Figure 9 for minimum separation distances between two buildings on the same lot.</i> | An assessment of building separation is presented in section 3.2 of this report. Due to the heritage that applies to the site, and the design response agreed with the Heritage Council to promote a radial footprint, the building separation varies such that it is below the levels specified in Table 1. Careful detailing to the dwellings has occurred to ensure overlooking is controlled. Buildings A and B have been design as dual aspect floorplates which face north to minimising overlooking at the pinch points. Building C is double loaded ensuring it addresses Thorburn Way. | Design Solution |
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Justification:

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| <i>For developments in contiguous lots, lot boundary setbacks shall be half the distances provided in Table 1 and Figure 9, unless a different setback is defined in the block specific diagram.</i> | The development has no contiguous lot boundaries. | N/A |
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7.2.5 Floor Levels

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| <i>Floor to floor heights on the ground floor commercial tenancies shall be a minimum of 3.5m. This may only be varied to meet site specific level constraints at the discretion WAPC on advice of the DRP.</i> | The floor to floor height of commercial tenancies in Victoria House will be dictated by the heritage building. . | ✓ |
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| <i>Residential developments shall have minimum floor to ceiling height of 2.7m for habitable rooms.</i> | The proposed residential apartments achieve a floor to floor height of 3.2 metres. | |
| <i>Changes in internal floor levels shall be a maximum of 1.2m above the parallel street. Where larger internal level changes are needed, they shall occur at least 5m back from the building edge.</i> | Floor levels at the boundary generally do not exceed 1.2 metres. | ✓ |
| <i>To provide direct access to ground floor active use premises, finished floor levels are to correspond to the adjacent footpath.</i> | All active uses are proposed within the existing heritage building. The footpath will be designed to align with the existing building. | ✓ |
| <i>Residential ground floors shall not be more than 0.9m above natural ground level at any point.</i> | Floor levels generally do not exceed ground levels by 0.9 metres, however, do exceed 0.9 metres in some limited situations due to the levels being pre-determined by the heritage building. | Design Solution |
| 7.3 Built Form Character | | |
| <i>Developments on corner lots shall address both the primary and secondary streets and/or public realm.</i> | The radial floorplan enables the development to address all street frontages and elegantly turn the corner. | ✓ |
| <i>Blank walls, vehicle access and building services (e.g. bin store, booster hydrant meters) shall not exceed 20% of the total lot frontage to the public realm.</i> | Services and vehicle access occupy less than 25m (less than 10%) of the total lot frontage to the public realm. | ✓ |
| <i>Long street facades shall contain building breaks at a maximum of every 40m.</i> | N/A | N/A |
| <i>Continuous horizontal and vertical elements shall be broken into smaller components through architectural features, materials, textures and building breaks to provide variety and relief.</i> | The proposal has developed a detailed façade strategy to provide interest to the proposed building. | ✓ |
| <i>Awnings must be provided to Ground Floor commercial/retail developments with a minimum width of 2.2m.</i> | All ground floor retail areas are within the heritage building | N/A |
| <i>Awning structures shall be an average 2.7 to 3.2m from the ground and not higher than 3.5m. Refer to Block Specific Building Requirements.</i> | N/A – awnings as per existing Victoria House building. | N/A |
| <i>Awnings structures encroaching into road reserve or public realm shall require</i> | N/A – all awnings are entirely within the lot boundaries of the subject site. | N/A |

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| <i>approval from the Department of Lands prior to Building Permit.</i> | | |
| <i>Maximum building depth shall be 18m from the glass line.</i> | No apartment is provided with a depth that exceeds 18 metres. | ✓ |
| 7.4 Heritage | | |
| <i>Alterations and additions to places of heritage value shall enhance the established heritage value and be compatible with or complementary to the design, siting, scale, built form, materials and external finishes.</i> | Consideration of planning and design has been proposed to ensure that future resolution of Victoria House is achieved in a satisfactory manner or above. | ✓ |
| <i>Development shall conserve, maintain, enhance and reinforce the existing historic character, exhibiting architectural designs which complement without attempting to reproduce historic buildings or their detailing.</i> | An overall heritage strategy has been agreed with HCWA for the subject site. A heritage report is provided at Appendix H of this report. | ✓ |
| <i>Dependant on the proposed use and resultant form and scale , contemporary interpretations and additions may be considered and approved based on the integration of the new design with the heritage building.</i> | A overall heritage strategy has been agreed with HCWA for the subject site. A heritage report is provided at Appendix H of this report. | ✓ |
| <i>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 (Refer to Block Specific Building Requirements).</i> | A overall heritage strategy has been agreed with HCWA for the subject site. A heritage report is provided at Appendix H of this report. | ✓ |
| <i>All heritage approvals required prior to issue of Building Permit.</i> | Noted. | Noted |
| <i>Development must be in accordance with the Conservation Management Plan (where applicable).</i> | Noted. | Noted |
| 7.5 Materials and Colour | | |
| <i>Highly reflective materials for roofs/facades that could cause glare and discomfort shall not be used.</i> | Highly reflective materials to the roof or façade is not proposed. | ✓ |
| <i>Development shall incorporate a variety of materials such as rendered masonry, face brick, stone, steel, glazing and contemporary cladding materials.</i> | A variety of materials have been chosen in accordance with consideration of the Heritage Place. | ✓ |

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| <i>Colour selection composition shall be limited and well considered to reflect the local environment and heritage.</i> | Colour selection has been undertaken in consideration of the character of the adjoining locality and the retained heritage building on site. | |
| <i>Materials and Colours shall respond to existing site character palettes. Additional materials and colours that complement the existing character are permitted.</i> | A comprehensive strategy has been developed for the use of materials and colours. | ✓ |
| <i>Highly reflective materials that could cause glare and discomfort shall not be used.</i> | Highly reflective materials to the roof or façade is not proposed. | ✓ |
| 7.6 Building Entrances | | |
| <i>Pedestrian entrances shall be clearly defined and separate from vehicle access.</i> | All pedestrian access points are separate from the single consolidated vehicle access. | ✓ |
| <i>Commercial and residential entries shall be separate and well defined.</i> | <p>The hierarchy of access is as follows:</p> <ul style="list-style-type: none"> • One primary and well-defined universally accessible entrance point, servicing the commercial tenancies, residential and open to the public during operating hours. • Two secondary access points, open for extended hours. • Three tertiary / private access, for resident use only. <p>The hierarchy of access radiates from the primary access point, providing a logical and well defined access system.</p> | ✓ |
| <i>Building entrances shall be designed and located to be highly visible, well lit spaces that optimise the safety of residents and visitors.</i> | Building entries have been designed to be accessible and will be well lit. | ✓ |
| <i>Building entrances shall be designed to assist with interest and fine grain at the ground level.</i> | Resident entry points are provided at each limb of the development providing a permeable design. The primary public entrance creates interest through architectural detail, material selection and wayfinding cues. | ✓ |
| 7.7 Roof | | |
| <i>Design consideration shall be given to the view of the roof and cantilevered elements such as awnings from adjacent streets, taller buildings and the greater public realm.</i> | The roof has been carefully designed to promote interest and conceal building services. | ✓ |

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| <p><i>Roofing materials, including shady structures shall have the following:</i></p> <p>-- For a pitched roof <15 degrees, a three year solar reflective index (SEI) of greater than 64 is required.</p> <p>-- For a pitched roof >15 degrees, a three SEI of greater than 34 is required.</p> | <p>The intent is to comply with the requirements. Specific roof materials will be addressed at the detailed design stage.</p> | |
| <p>7.8.1 Communal Outdoor Areas</p> | | |
| <p><i>A minimum area equivalent to 20% of the lot area to be provided for open space.</i></p> | <p>Open space exceeds 20% of the lot area.</p> | <p>✓</p> |
| <p><i>Where communal open space cannot be provided on the ground level, it may be provided on a podium or roof.</i></p> | <p>N/A – no podium or roof POS is proposed.</p> | <p>N/A</p> |
| <p><i>Opportunities for passive solar access to usable outdoor areas shall be optimised.</i></p> | <p>Access to light has been a strong consideration in the detailed design of the outdoor areas, through the following:</p> <ul style="list-style-type: none"> • The majority of dwellings (77.5%) have a balcony and/or habitable room orientated to the north. • Communal and public spaces are concentrated within the northern section of the subject site. • Spacing of the wings increases opportunity for solar infiltration and minimises overshadowing. | <p>✓</p> |
| <p><i>Where applicable, for lots that directly abut public open space, development is encouraged to respond through the placement of communal and private open space, which is accessible from, or provides a direct visual connection to these areas.</i></p> | <p>The development has been carefully designed to seamlessly correspond to the adjacent public open space on the site to deliberately blur the property boundaries to promote a greater sense of unity and inclusion.</p> | <p>✓</p> |
| <p><i>All multiple dwelling developments shall incorporate a community garden, with a minimum size of 25sq.m per 250 residents or less (pro-rata). Refer to City of Sydney Community Gardens Policy.</i></p> | <p>A community garden space of approx. 100sqm is provided.</p> | <p>✓</p> |
| <p><i>The strata company is to retain responsibility for maintenance.</i></p> | <p>Noted.</p> | <p>✓</p> |
| <p>7.8.2 Private Outdoor Areas</p> | | |

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| <p><i>Each unit shall be provided with at least one balcony or equivalent accessed directly from a habitable room with a minimum area of 10sq.m and a minimum dimension of 2.8m.</i></p> <p><i>Smaller balconies can be considered for studio apartments.</i></p> | <p>All balconies achieve a minimum area of 10sqm.</p> <p>A limited number of apartments have a balcony with a minimum depth of 2.2 metre. This is limited to south facing apartments in order to promote increase diffused light into the apartments. All apartments provide balconies with proportions that are practical and usable.</p> | |
| <p><i>Balconies or courtyards are to be provided for all dwellings fronting the public realm. Bushfire regulations may impact in the location of private outdoor areas.</i></p> | <p>Balconies or courtyards are provided for all dwellings fronting public open space, communal areas or the street network.</p> | ✓ |
| <p><i>Balcony balustrades shall be visually permeable to 50% of the area and compliant with minimum height requirements.</i></p> | <p>All balcony balustrades are visually permeable.</p> | ✓ |
| <p><i>Airconditioning condenser units are to be located as to not impact on the functionality of space.</i></p> | <p>Air-conditioning is proposed to be managed through a central plant that is concealed from view.</p> | ✓ |
| <p><i>All ground level dwellings shall have an outdoor living area relative to the size of dwelling, directly accessible from an internal living space:</i></p> <p><i><80sqm dwelling = 12sqm min. outdoor space</i></p> <p><i>80–120sqm dwelling 16sqm min. outdoor space</i></p> <p><i>>120sqm dwelling = 20sqm min. outdoor space.</i></p> | <p>Ground level dwelling are provided with the following outdoor living areas:</p> <ul style="list-style-type: none"> • Two bedroom dwellings – minimum 19 sqm private outdoor space. • Three-bedroom dwellings- minimum 32sqm private outdoor space. | ✓ |
| <p><i>Overlooking between balconies and adjoining residences shall be carefully considered and privacy screening provided where necessary.</i></p> | <p>The spacing of the wings and the orientation of dwellings ensures minimal overlooking between adjoining dwellings.</p> | ✓ |
| <p><i>Development fronting Lemnos Street or adjacent to existing residential development shall be designed to minimise overlooking from private development. Planting trees in specific locations may assist in providing a visual screen.</i></p> | <p>N/A – the subject site does not front Lemons Street.</p> | N/A |
| <p><i>The strata company is to have the power to enter a property if not maintained to a suitable standard.</i></p> | <p>The rights of the strata company will be enforced through the strata agreement, post</p> | N/A |

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| | development approval. This does not impact the form or layout of development. | |
| 7.9.1 Waste Management | | |
| <i>An integrated Waste Management Strategy shall be submitted at the development application stage.</i> | A Waste Management Plan is provided at Appendix M of this report. | ✓ |
| <i>Waste storage facilities shall be designed to allow collection of waste from within the site or a strategy for transfer of waste developed within the waste management strategy.</i> | All waste will be collected from the designated loading zone. A detailed overview of the collection arrangements is provided within the Waste Management Plan at Appendix M . | ✓ |
| <i>Waste collection areas shall be located and designed so they are not visible from the public realm and screened from view.</i> | The bin store and wash area is screened from view from the public realm and communal areas. | ✓ |
| <i>Waste collection areas shall be located behind the primary building line, incorporated into the building with a quality material, compatible with the building design.</i> | A servicing bay for waste collection is sleeved behind the south-east ward wing. The collection area is logically placed adjacent to the crossover and co-located with other service areas. | ✓ |
| <i>Bin storage areas shall be located to minimise the impact on adjoining residences and screened from public view.</i> | Bin storage areas are enclosed to ensure they will not be visible from adjoining residents. | ✓ |
| 7.9.2 Drying Areas | | |
| <i>A naturally ventilated drying cupboard/ area shall be provided to each dwelling. This may be within a secondary balcony.</i> | Naturally ventilated drying racks and courts are proposed in a combination of discrete and screened locations. These are variously located in ventilated stores, screened balcony enclosures, or to laundries with access to openings on external walls | ✓ |
| <i>Any drying areas shall be screened from view.</i> | Drying areas are proposed in a combination of discretely screened locations as per above. | ✓ |
| 7.9.3 Storage | | |
| <i>Adequate storage shall be incorporated into the building design.</i> | A total of 81 storage areas are incorporated within the building. | ✓ |
| <i>Storage areas in 1 bedroom apartments shall be a minimum of 6m³ in addition to storage in kitchens, bathrooms and bedrooms.</i> | Dedicated stores are provided as above, with minimum of 2.4m ceilings this equates to: 1 and 2 bed units: 4m ² minimum = 9.6m ³ A variety of internal storage areas (separate to kitchens, bathrooms, bedrooms) are provided, however storage within apartments | Design Solution |

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| | may not fully meet the requirement and a small discretion is sought in this regard. | |
| <i>Storage areas in 2 bedroom apartments shall be a minimum of 8m³ in addition to storage in kitchens, bathrooms and bedrooms.</i> | Dedicated stores are provided as above, with minimum of 2.4m ceilings this equates to: 3 Bed units: 5m ² minimum = 12m ³ A variety of internal storage areas (separate to kitchens, bathrooms, bedrooms) are provided, however storage within apartments may not fully meet the requirement and a small discretion is sought in this regard. | Design Solution |
| <i>A minimum of 50% of the required storage shall be located within the apartment.</i> | The majority of stores (58%) are located above ground and either within apartments, on balconies, via access decks, or in close proximity to apartments. The remaining 42% of stores are proposed in secure basement location adjacent to parking spaces. A variety of internal storage areas (separate to kitchens, bathrooms, bedrooms) are provided, however storage within apartments may not fully meet the requirement and a small discretion is sought in this regard. | Design Solution |
| 7.9.4 Mechanical Services | | |
| <i>Piped and wired services including conduit shall be concealed from view or integrated into the building design.</i> | All piped and wired services will be concealed from view. | ✓ |
| <i>Building services, including air conditioning units, satellite dishes and other plant equipment shall be screened from view or not be visible from the public realm and should not impact on visibility of outdoor areas.</i> | Building services will generally be located at the basement level and concealed from view. Other services may be location on the rooftop or within the urban/services quad, where they will be screened from public view. | ✓ |
| <i>Building services, including air conditioning units and condensers, shall not be located on balconies or viewed from the public or private realm, unless screened from view.</i> | No air conditioning units or condensers are proposed for residential balconies. The majority of services are housed at roof level and screened from view by parapets and screening enclosures. | ✓ |
| <i>Meter boxes and letter boxes shall be contained within development lots, screened and integrated into the overall development.</i> | A 14sqm mail room is provided within the development. | ✓ |
| <i>Car park venting service lids and other utility infrastructure or equipment's shall not be visible from the adjacent public or private realm and shall be appropriately screened to</i> | Services including switch rooms and substations are internal and co-located within a designated services area within the basement level. | ✓ |

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| <i>ensure they do not detract from the visual quality of the development.</i> | | |
| <i>Plant, service equipment and lift overruns shall not be visible from the public realm.</i> | Plant and service equipment is generally located at the basement level. | ✓ |
| 7.9.5 End of Trip Facilities | | |
| <i>Bicycle parking and end-of-trip facilities shall be provided in accordance with the Improvement Scheme.</i> | The provision of bicycle parking and End of Trip facilities exceed the scheme requirements. Refer to the TIS at Appendix K. | ✓ |
| 7.10 Fencing | | |
| <i>Front fences shall not exceed 1.2 m in height and shall be a minimum of 50% permeable.</i> | No fencing is proposed within the primary frontage of the building. | N/A |
| <i>All fencing adjacent to POS shall be at least 50% visually permeable and no more than 1.5 m high.</i> | Minimal landscaped and permeable screening elements to the POS are proposed. Where fencing is provided, the fence panels provide 50% visual permeability, at a height less than 1.5. | ✓ |
| <i>Front fencing shall be designed to complement the built form design.</i> | No perimeter fencing is proposed within the primary frontage of the building. | N/A |
| <i>Colorbond and super six style fencing is not permitted.</i> | Colorbond or super six will not be used as fencing material. | ✓ |
| 8.1.1 Sustainable Design | | |
| <i>The development shall achieve a minimum 4 Star Greenstar demonstrated at development application stage by a certified Green Building Council of Australia (GBCA) professional.</i> | The ESD report provided at Appendix I confirms the development will achieve a minimum 4-star green star rating. | ✓ |
| 8.1.2 Solar Design | | |
| <i>Minimum 60% of all residential apartments shall receive 2 hours direct sunlight to major living area between 9am and 3pm mid-winter.</i> | 77.5% of dwellings are provided with direct northern outlook. | ✓ |
| <i>Development applications require shadow studies on buildings over 10m.</i> | Shadow studies are provided within the development plan package provided at Appendix D . | ✓ |

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| 8.1.3 Shading | | |
| <i>Openings not shaded by appropriate eave overhangs shall be shaded with an appropriate shading device eg awning, louvre that enable winter sun penetration while keeping out summer sun.</i> | Directional shadowing devices are provided around openings which are not otherwise shaded by balconies. | ✓ |
| <i>Glazing to habitable rooms facing east and west shall have vertical protection, such as louvered solar-shutters, blinds or screening devices.</i> | Directional shadowing devices are provided around openings which are not otherwise shaded by balconies. | ✓ |
| <i>West-facing outdoor living areas shall be provided with shading devices to provide sun control.</i> | Directional shadowing devices are provided around openings which are not otherwise shaded by balconies. | ✓ |
| 8.1.4 Ventilation | | |
| <i>Maximise natural ventilation potential by orienting buildings and their openings to maximise air intake from the “windward” side of the building and by providing air outlets on the “leeward” side of the building.</i> | The radial building envelope enables a high level of external surface, and consequently high levels of natural ventilation. | ✓ |
| <i>Residential dwellings shall be designed to maximise cross ventilation by providing direct breeze paths for cooling and air circulation.</i> | Individual dwellings do not exceed 18m in depth, enabling high levels of ventilation and direct breeze paths. | ✓ |
| <i>A minimum of 70% of apartments shall be naturally cross ventilated.</i> | 72.5% of dwellings achieve natural cross-ventilation. | ✓ |
| 8.2 Energy Efficiency | | |
| <i>Air-conditioning systems shall be minimum 3 star energy rating and sized appropriately for the space.</i> | These requirements will be addressed at the detailed design stage. | ✓ |
| <i>An energy efficient hot water system shall be installed (e.g. gas or solar boosted gas - centralised or local).</i> | These requirements will be addressed at the detailed design stage. | ✓ |
| 8.3.1 Plumbing Fixtures | | |
| <i>All kitchen, laundry, bath and basin tap fittings shall be minimum 4 star WELS rated.</i> | These requirements will be addressed at the detailed design stage. | ✓ |
| <i>All shower fittings shall be minimum 3 star WELS rated 7.5L/min consumption.</i> | These requirements will be addressed at the detailed design stage. | ✓ |
| <i>All WCs shall be minimum 4 star WELS rated. All basin taps shall be 6 star WELS rated.</i> | These requirements will be addressed at the detailed design stage. | ✓ |

| 8.3.2 Water Collection | | |
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| <i>All 1:20 year stormwater volumes shall be contained within the site for multiple residential and mixed use developments. This may be re-used or disposed of on-site.</i> | Stormwater collection design will be provided as a condition of approval. | ✓ |
| 8.4 Lighting | | |
| <i>Lighting shall be provided under awnings to illuminate the footpath below.</i> | A preliminary lighting concept is provided within the landscape package at Appendix F of this report. This concept provides lighting along all walkways and entrance points, and sensor lighting at the building entrance and garden space. | ✓ |
| <i>All outdoor lighting shall be directed downwards with no light spill above the horizontal plane.</i> | Lighting direction will be determined at the detailed design stage. Lighting will comply with the provision of the scheme and design guidelines. | ✓ |
| <i>Front outdoor/security lights shall be operated via a timed sensor with manual over-ride.</i> | The lighting operation mechanisms will be determined at detailed design stage. These will meet the provisions of the scheme and design guidelines. | ✓ |
| <i>Rear outdoor areas adjacent to laneways shall be well lit and incorporate motion activated light fittings.</i> | The primary entrance will be provided with sensor lighting. | ✓ |
| 8.5 Acoustics | | |
| <i>A noise management plan shall be prepared by a suitably qualified consultant and included in an application for development approval. The plan is to address:</i> | An acoustic report is provided at Appendix J of this report. The report assesses potential noise sources and provides recommendations on material selection and management practices. | ✓ |
| <ul style="list-style-type: none"> • <i>Sound proofing measures to be used in the design and construction of the development and predictions of noise levels.</i> • <i>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).</i> • <i>Noise generating services such as air conditioning units to be remotely located or utilise noise control measures to minimise impacts on adjacent users.</i> | | |

| 9.1.1 Biodiversity and Habitats | | |
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| <i>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%.</i> | The deep plant zone provided exceed 25% of the required public open space. | ✓ |
| <i>Developments are encouraged to use these zones for the location of communal open space.</i> | Deep plant areas are included as communal open space. | |
| <i>Tree protection setbacks shall apply to specific lots (Refer to Block Specific Building Requirements.).</i> | 10 mature trees associated with the heritage portion of the site will be retained and protected within the open space. The location of the retained trees is consistent with the block specific requirements. | ✓ |
| <i>A tree protection setback shall be developed during the concept design phase demonstrating adequate building setbacks and other protective measures to ensure existing trees avoid damage during construction and also the long term. An arborist report confirming the approach shall be included in the development applications.</i> | Trees are protected within the public open space area. | ✓ |
| <i>Weed potential plants shall be avoided. Refer to LandCorp's Public Realm Design Guidelines for Landscape planting lists.</i> | Weed potential plants are not included with the landscape plan – Refer Appendix F . | ✓ |
| 9.1.2 Hardscaping | | |
| <i>Hard stand areas shall be designed so that heat retention and re-radiation is minimised so the increase in ambient air temperature around buildings is contained.</i> | Limited hard stand areas are provided, in order to control the heat island effect. The only hard stand area proposed is associated with manoeuvring into the loading bay, waste collection and access to basement, and the 'laneway' pedestrian spine. | ✓ |
| <i>Minimise the extent of paving, or use permeable paving, to increase stormwater permeability.</i> | The landscape plan has been developed to ensure that a good balance between hard scape and soft scape is achieved. | ✓ |
| <i>Paths, and hard surfaces shall be constructed of materials expressive of the</i> | The design palette has been resolved through consideration of the heritage place, | ✓ |

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| <i>immediate site context, prevailing adjacent architecture or preferred precinct materials.</i> | architecture palette of the new building at surrounding public realm. | |
| <i>Damage to public realm works shall be rectified by the developer at the developer's expense to match pre-existing works.</i> | Noted and may be addressed as a condition of approval. | ✓ |
| 9.1.3 Softs caping | | |
| <i>A minimum of 1 shade tree per 10 metres shall be included in the following frontages (Refer to Block Specific Building Requirements):</i> <i>-- For developments within Heritage Precinct addressing Victoria House and POS.</i> | Due to particular site constraints and design opportunities - including radial planning and basement parking – the requirement for shade trees at a rate of 1 per 10m is not feasible at the western edge within the site boundaries. However due to the landmark location, heritage status and central position of Lot 38 within the Estate, significant tree planting is proposed by others at the western boundary to Goatcher Vista, at a rate of 1 shade tree per 6m. It is therefore suggested that the proposed design satisfies the intent and spirit of the Design Guidelines in this regard. | Design Solution |
| <i>A landscaping plan shall be submitted detailing plant types, number, irrigation and mulch type for Building Permit.</i> | A detailed landscaping plan will be provided at the building permit stage. | ✓ |
| <i>Landscaping will be designed with a view to CPTED principles and allow development to take advantage of views over open space while assisting with creation of an attractive urban edge with landscaping on verge and near-verge areas to soften the appearance of buildings and provide shading.</i> | Large trees are retained within the public open space in the eastern section of the subject site. This area is a large and open public space, and experiences high levels of casual surveillance. Smaller and more formal planting and vegetation design is provided to the public spaces between the wings of the residential units. These spaces are more private by nature, and benefit from clearer view corridors. | ✓ |
| <i>Landscaping plans are to be prepared by a suitably qualified Landscape Architect shall and submitted with all development applications to demonstrate how the site responds to the relevant precinct character.</i> | A detailed landscaping plan prepared by a qualified Landscape Architect will be provided at the building permit stage. | ✓ |
| <i>Plants shall be selected based on relevance to the precinct planting plan and climate tolerance. Plant species are best chosen</i> | A detailed landscaping plan will be provided at the building permit stage. | ✓ |

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| <i>with reference to the Public Realm Design Guidelines.</i> | | |
| <i>Species selection and planting themes shall respond to local conditions and relate to the character, scale and proportions of the streetscape.</i> | A detailed landscaping plan, including species selection will be provided at the building permit stage. | ✓ |
| <i>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.</i> | A detailed landscaping plan will be provided at the building permit stage. | ✓ |
| <i>All road verges adjacent to private development shall be designed to be reticulated and maintained by the development, including street trees and planting beds beyond immediate foot-path barriers.</i> | A detailed landscaping plan will be provided at the building permit stage. | ✓ |
| 9.1.4 Water Efficiency and Maintenance | | |
| <i>Water efficient in line drip irrigation shall be installed for all garden beds.</i> | A detailed landscaping plan including reticulation design will be provided at the building permit stage. | ✓ |
| <i>Private water bores are not permitted.</i> | No private water bores are proposed. | ✓ |
| <i>Spray irrigation may be used on turf areas only.</i> | A detailed landscaping plan including reticulation design will be provided at the building permit stage | ✓ |
| <i>An automatic irrigation system including a rain sensor shall be installed</i> | A detailed landscaping plan including reticulation design will be provided at the building permit stage | ✓ |
| <i>Developments shall allow water to permeate the ground surface by maximising permeable ground surface treatment such as gravel, crushed stone, permeable paving or pavers on a sand base.</i> | 1,765sqm of the site is deep planting area, providing sufficient quantities of land to enable water to permeate. | ✓ |
| <i>Developments shall install systems which will capture and treat stormwater such as rain gardens, swales or roof gardens.</i> | Stormwater design will be provided as a condition of approval. | ✓ |
| <i>An irrigation plan shall be included as part of the Landscape Plan for Building Approval.</i> | A detailed landscaping plan including irrigation design will be provided at the building permit stage. | ✓ |