

**Appendix 1:
R-Codes Volume 2 Assessment**

SPP7.3 R-CODES

VOLUME 2 - APARTMENTS

ASSESSMENT TEMPLATE

Assessment to accompany development application:

15 storey & 4 storey apartment development

Lot 500 (8) Parker Street, South Perth

For the Western Australian Planning Commission

Prepared by:

PLANNING SOLUTIONS

URBAN & REGIONAL PLANNING

PS

PART 1 - INFORMATION FOR THE APPLICANT

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

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

A5 – Development application guidance (2/2)

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

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

It is recommended that the template is used as follows -

Applicants

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

Responsible Authority

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

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

ELEMENT 2.2	BUILDING HEIGHT	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
<p>O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.</p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p> <p>The existing character and scale of the street and local area can be described as a mixture of 3-4 storey buildings fronting Parker Street, and 10-20 storey buildings fronting the foreshore.</p> <p>The desired future scale and character is informed by:</p> <ul style="list-style-type: none"> • The South Perth Peninsula Place + Design Report prepared in May 2017 by Roberts Day which proposed a height of 14 – 20 storeys; and • Scheme Amendment 61, which proposes a ‘Centre’ zone, R-AC0 coding and base height of 50.7m; and • The South Perth Activity Centre Plan, which provides a framework to guide the exercise of discretion in granting additional height and other concessions. <p>The proposed height of the development is 48m (comprising 15 levels) and clearly responds to the future scale proposed by the draft local planning framework currently under consideration by the Minister for Planning, and the WAPC.</p> <p>The bulk and scale of the proposed development is discussed further in Part 10 of the accompanying DA report.</p>	
<p>O2.2.2 – The height of buildings within a development responds to changes in topography.</p>	<p>The subject site is partially located on an embankment that slopes down to the South Perth foreshore. The development responds to the topography by developing apartments in the hillside such that the apartment screen the car park behind.</p>	
<p>O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.</p>	<p>The development incorporates a flat roof that reflects the urban typology commonly found in medium to high density apartment buildings in South Perth.</p> <p>The provision of rooftop communal areas was not considered necessary in this design, given the generous provision of outdoor living/balcony areas for each of the proposed dwellings, the communal recreational area on the basement level of the north building, and the site’s close proximity to high quality public open space. Such a communal area would also remove the opportunity to provide photovoltaic solar panels on the roof of the north building and improve performance against sustainability objectives.</p>	
<p>O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.</p>	<p>The 15 storey building is located in the northernmost portion of the site. This means the shadow will primarily fall over the subject site. There is some overshadowing to adjoining properties. However, the impacts are deemed acceptable given the context of the adjoining properties. Specifically:</p> <ul style="list-style-type: none"> • The building to the south-west has a driveway along its northern boundary and the northern elevation is generally limited to obscure glazed windows and minor openings 	

The roof terrace on the adjoining development will not be affected by the shadow cast at midday June 21.

- The building to the south-east (144 Mill Point Road) receives a shadow equivalent to 18% of the site area. This is minor in the context of the high density intended for the locality. The shadow generally affects side setback areas of this adjoining property.

The shadowing impacts are discussed further in Section 3.2 below.

ACCEPTABLE OUTCOMES

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

A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

(Excerpt from table 2.1)

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9	

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

- TPS6 Clause 6.1A – Building Height Limits and Methods of Measuring Heights – the Scheme provides for a maximum building height of 28m.
- Scheme Amendment No. 61 proposes to replace current height limits with a base height of 50.7m, with additional heights available subject to meeting bonus criteria.

ELEMENT 2.3

STREET SETBACKS

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives

APPLICANT COMMENT

ASSESSOR COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.

The southern building has a setback of 2m to Parker Street (measured from balconies) and is consistent with the 2m minimum setback set out in Table 2.1 of the R-Codes. The building is closer to the street compared to other developments on Parker Street. This is appropriate as the site is located at the terminus of a cul-de-sac. A 2m setback allows for a street presence, fostering better visibility and surveillance of the street.

The street setback is discussed further in part 10 of the accompanying DA report.

O2.3.2 – The street setback provides a clear transition between the public and private realm.	The street setback area allows sufficient space for ramps, planter boxes and a staircase to provide a transitional space between the public and private realm, and to soften the interface of the building to the street.	
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	The southern building does not contain any ground level apartments. Upper level apartments achieve visual privacy through their elevated height above street level.	
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	The southern building achieves passive surveillance and outlook to the street is maximised through the provision of balconies (with clear glass balustrades on upper levels) and habitable room windows fronting the Parker Street.	

ACCEPTABLE OUTCOMES

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

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

(Excerpt from table 2.1)

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

(4) Minimum secondary street setback 1.5m

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

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	<ul style="list-style-type: none"> Draft planning framework (Amendment 61) proposes to modify setback requirements – refer to Section 10 of the accompanying DA report.

ELEMENT 2.4	SIDE AND REAR SETBACKS
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ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p> <p>Northern boundary The proposed development incorporates an 8m setback to the northern boundary. The adjoining land is vacant and is part of the Windsor Towers site. However, this land is part of an embankment and is not considered 'developable'. The 8m setback provides sufficient separation and meets Acceptable Outcomes.</p> <p>Western boundary The adjoining property to the west contains Windsor Towers (a 20 storey apartment development). The development is setback 4m to the west side boundary. This exceeds the 3m Acceptable Outcome and exceeds the 4m setback requirement under draft Scheme Amendment No. 61. The separation between the proposed north tower and the Windsor Towers building is 13m which is considered sufficient for light and ventilation to both buildings. The proposed setback to the western boundary is therefore considered acceptable.</p> <p>Eastern boundary To the east, the adjoining site contains a 10 storey apartment development (144 Mill Point Road) with the tower on this site setback approximately 8m from the boundary. The proposed development incorporates the following setbacks:</p> <ul style="list-style-type: none"> • South building – one storey boundary wall with a 5.5m setback to upper floors; • North building – 4m setback <p>The eastern boundary includes a boundary wall to a maximum height of 3m. For the most part, the boundary wall is 1.8m-2.4m above natural ground level and does not result in any significant impacts on the adjoining site as the wall is only marginally higher than a typical dividing fence.</p> <p>Upper levels are setback a minimum of 5.5m from the south building and 4m from the north building, both consistent with the 3m minimum setback set out in Table 2.1 and the 4m setback requirement under the draft Amendment 61 framework.</p> <p>Southern boundary To the south is a four storey apartment development (6 Parker Street). This development predominately comprises a common property access leg on its northern side and the building predominately contains minor openings and screened balconies on its northern façade as depicted in the image below.</p>	
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.		



View of northern elevation of Lot 10 showing minor openings to apartments.

The proposed development includes a one storey boundary wall to a maximum height of 3.25m. The length exceeds the maximum allowance of 2/3 the length of the boundary. The length of the wall is consistent with the previously approved plans. The wall abuts a common driveway on the adjoining property and the wall is not considered to have any undue impact on the adjoining property.

Upper levels are setback from the boundary a minimum of 4.05m, consistent with the 3m minimum setback set out in Table 2.1.

O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.

The existing Eucalyptus tree is retained along the west boundary and provides screening between the subject site and Windsor Towers.

Several deep soil areas have been provided along the eastern boundary providing opportunities for landscape planting.

O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.

As addressed above, the design proposes a 15 storey building in the north portion of the site – consistent with the 10-20 storey scale along the ridgeline. The development transitions back to four storeys in the south portion of the site to provide appropriate transition to the medium density-built form along Parker Street.

ACCEPTABLE OUTCOMES

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

A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where:

- a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument

AND /OR

b) a greater setback is required to address 3.5 Visual privacy.

(Excerpt from table 2.1)

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

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

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

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

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

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

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

ELEMENT 2.5	PLOT RATIO
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ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
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<p>O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.</p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p> <p>A plot ratio of 2.47 is proposed. This exceeds the primary control of 1.3 for R100 coded properties. However, it is substantially less than the proposed 7.2 plot ratio under the seriously entertained draft planning framework.</p> <p>The R100 coding arose from a density control which originally permitted 100 dwellings per hectare. With 26 dwellings on a 2,453m² lot, the proposed development has a density of 105 dwellings per hectare. This is broadly consistent with would have been envisaged by the planning framework. Furthermore, the apartments to the north-west and south-east have a density of approximately 161 dwellings and 105 dwellings per hectare respectively.</p> <p>The bulk and scale fits in with the prevailing heights along the ridgeline of 10-20 storeys, but transitions back to four storeys in response to the scale of Parker Street.</p> <p>The bulk and scale of the proposed development is discussed further in Part 10 of the accompanying DA report.</p>	
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ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>

A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument.
(Excerpt from table 2.1)

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Plot ratio ⁷ <i>refer 2.5</i>	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

(6) Refer to Definitions for calculation of plot ratio

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	<ul style="list-style-type: none"> • The City's Policy P350.16 Variation to Plot Ratio for Multiple Dwellings and Mixed Development. The policy sets out a series of requirements to achieve additional plot ratio. For R100 coded sites, the policy allows for a variation of up to 50% subject to meeting the relevant criteria.

ELEMENT 2.6 BUILDING DEPTH

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
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Development is to achieve the following Element Objectives

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.

The proposed development incorporates two buildings that contain large, multiple-aspect apartments on each level. The development does not contain any single-aspect apartments and achieve the Acceptable Outcomes in this regard.

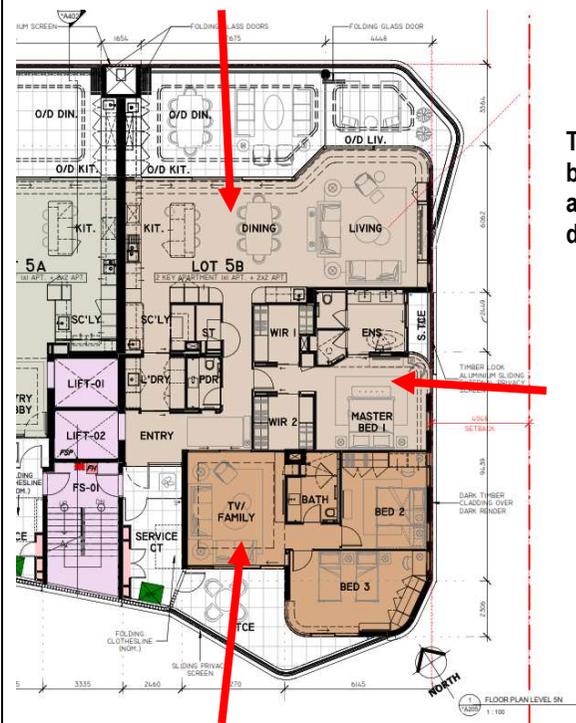
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.

Although the apartments are relatively deep (up to 18m), this is offset by all apartments being dual aspect (corner) apartments and most apartments having openings **on at least three sides** as depicted in the figure below. This allows for light and ventilation to the apartment at different times of the day and year.

O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.

The apartments also benefit from generous ceiling heights (2.9m) allowing greater opportunities for light penetration. All apartments feature full height glazed doors onto outdoor living areas that maximise good solar access and natural ventilation, with smaller alcoves and recesses providing additional daylight to interior rooms.

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Typical apartment in north building – receives light and ventilation from three different directions.



Full height glazing allows optimal light penetration to the dwellings.

A variety of articulations (including projecting bedroom windows to receive northern sunlight) ensure sufficient daylight to habitable rooms.

ACCEPTABLE OUTCOMES

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

A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to 4.1 *Solar and daylight access* and 4.2 *Natural ventilation*.

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

ELEMENT 2.7

BUILDING SEPARATION

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives

APPLICANT COMMENT

ASSESSOR COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.

The proposed development contains two buildings designed in a manner which is sensitive to the street and surrounding properties. By distributing the total volume of the development into two individual buildings and orienting the larger building to the north-east side of the site, it fits in with the context of the existing 10-20 storey developments facing the river. Conversely, by reducing the height to four storeys at the rear, the proposal transitions sensitively to the four-storey development on the south-west of the site.

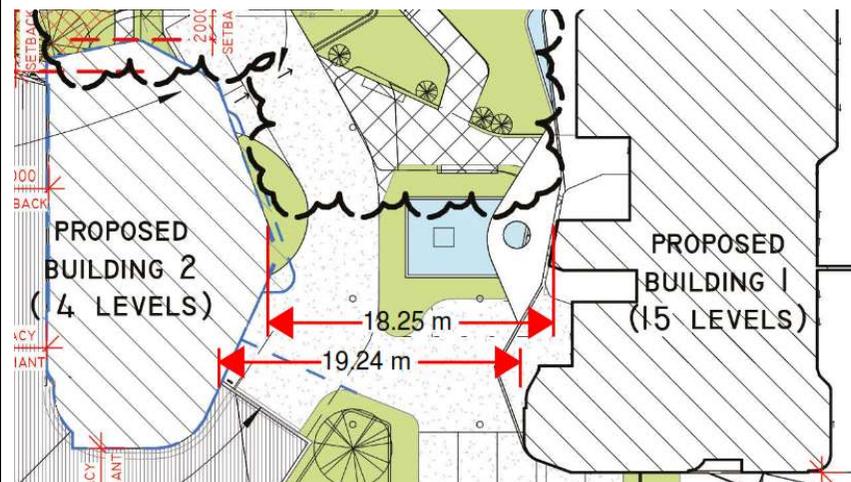
O2.7.2 – Building separation is in proportion to building height.

O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.

Within the site:

The buildings are separated by a distance of 18.2m-19.2m. Table 2.7 provides building separation standards based on building heights, though it does not cover buildings with substantially different heights like this proposal.

Nevertheless, the proposed 18m separation is deemed acceptable for development up to eight storeys. Given the ninth storey and above are unlikely to have any direct visual impact on the south building, the proposed separation of 18.2m – 19.2m is considered acceptable and provides sufficient separation between apartments to enable sunlight, ventilation and privacy. The space in between the two buildings is able to be effectively used for communal open space and visitor parking and provides a high amenity environment between the two buildings.



The buildings maintain a separation distance in excess of the acceptable outcomes



Proposed communal open space between the two buildings.

To adjoining properties:

The Acceptable Outcomes require a 9m – 12m separation to adjoining sites where the development exceeds nine storeys. In this regard, the setback from the 15 storey north building is setback 4m to both side boundaries. The development on the adjoining sites is setback at least 8m on the eastern side and 9m on the western side, allowing 12-13m separation between the existing and proposed buildings.

Whilst the Acceptable Outcomes are not achieved, the separation is considered adequate for the following reasons:

- The siting of the building, with more than 12m separation from the nearest adjoining building, allows view corridors to be maintained between the north building and the adjacent apartment developments;
- The separation allows for sunlight and ventilation between the two buildings.
- There are minimal privacy impacts, as outlined in Section 3.5 of this assessment.

O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings

The separation distance allows for visitor parking, large landscaping areas between the two buildings and the preservation of views through the subject site. It is considered this provides a high amenity environment for the residents.

ACCEPTABLE OUTCOMES

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

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

Table 2.7 Building separation

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

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

ELEMENT 3.2		ORIENTATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
03.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.		<p>The development has been designed to interface with the public realm by orienting the northern building towards the South Perth foreshore and the southern building towards Parker Street and incorporating direct access from the street.</p> <p>The design responds to the primary views of the site being across the Swan River, towards the Perth CBD. 23 of 26 apartments (i.e. the north building apartments) have a view over the river. Given the view is north, this conveniently enables winter sunlight to the apartments.</p> <p>The proposed development also responds to the topography of the land with two lower levels of the north building being nestled into the hillside in a manner which screens the car parking. The north building is also setback 8m from the north boundary due to the topography being particularly steep in this portion of the site.</p>	
03.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.		The proposed development will overshadow part of 6 Parker Street to the south-west and part of 144 Mill Point Road to the south-east. The individual impacts are discussed below. In general terms, the proposed development is designed sensitively to adjoining properties by locating a larger tower to the north of the site, and a smaller building to the south of the	

site. This ensures that the shadow of the taller building predominately falls within the subject site.

Lot 10 (No. 6) Parker Street, South Perth

The overshadowing cast by the south building covers 62% of the area of the adjoining property (Lot 10) at midday on June 21. This exceeds the acceptable development outcome of 50%.

The shadow involves a minor increase from the previous development approval which overshadowed 58% of this property. The increase has been caused by the increase in height to the north building.

The shadow cast by the proposed development hits the north wall of the adjoining apartment building on Lot 10. This north facing wall is generally limited to obscure glazed windows and minor openings (refer to photograph below). Importantly, the roof terrace on the adjoining development will not be affected by the shadow at midday June 21.

The shadow cast by the proposed additional three levels generally affects the rear setback area of the adjoining property (refer to Drawing No. A452). The rear setback area contains a garage on the north side and a swimming pool on the south side. Whilst the shadow cast by the north building would reach part of the swimming pool, it is likely this is already overshadowed by the garage. Furthermore, surrounding developments such as the 22 storey Windsor Towers will cast a shadow over this property at different times of the day.

However, the overshadowing analysis demonstrates the rear setback will continue to receive morning sunlight throughout the year with the 10am shadow analysis for 22 June, 22 August, 22 September and 22 October each demonstrating where sunlight is received (refer to Drawing Nos. A460, A461, A462, A463).

Furthermore, the north building is less than with the base height under Amendment 61. It is also positioned in the northernmost portion of the site, meaning overshadowing is far better than an otherwise 'compliant' design.



View of northern elevation of Lot 10 showing minor openings to apartments.

Lot 101 (No. 144 Mill Point Road, South Perth)

The development overshadows Lot 101 to the south-east by 18.9% and achieves the acceptable outcome.

Compared with the approved drawings, the proposed shadow at midday June 21 extends a further 18m in to the adjoining site. This means the shadow hits the lower levels of the west facing apartments on the adjoining property. However, this is considered a minor impact noting the shadow of a building which complies with the base heights under the draft South Perth Activity Centre planning framework casts a broader shadow than the proposed development.

Summary

In a high density area such as this, there must be expectations of shadowing on adjoining properties. In this circumstance, the extent of shadowing is considered reasonable and residents of surrounding properties are afforded adequate sunlight during the morning or afternoon.

ACCEPTABLE OUTCOMES

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

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

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

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

- adjoining properties coded R25 and lower – 25% of the site area¹
- adjoining properties coded R30 – R40 - 35% of the site area¹
- adjoining properties coded R50 – R60 – 50% of the site area¹
- adjoining properties coded R80 or higher – Nil requirements.

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

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

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

ELEMENT 3.3 TREE CANOPY AND DEEP SOIL AREAS		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<p>ELEMENT OBJECTIVES Development is to achieve the following Element Objectives</p>	<p>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</p>	
<p>O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.</p>	<p>The proposed development retains the large Eucalyptus tree situated near the north-west boundary adjacent to the primary street. Site works have been undertaken with the tree remaining on site.</p>  <p>Aerial photograph showing retention of large Eucalyptus tree (August 2020).</p> <p>There are no significant trees on adjoining sites which would be affected by the proposed development.</p>	

<p>O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.</p>	<p>The development includes 177m² (7.2%) of deep soil area in accordance with Table 3.3a. The proposed development qualifies for a reduced 7% deep soil requirement due to the retention of the existing tree. The proposal is therefore consistent with the Acceptable Outcomes.</p>	
<p>O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.</p>	<p>In addition to the deep soil areas, there are also substantial on-structure planting areas totalling 210m² (8.6%). All on-structure planting is at least 1m deep and can accommodate suitably sized trees and other low level landscaping. This on-structure landscaping enhances the amenity of the space between the two buildings.</p> <p>Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b as follows:</p> <ul style="list-style-type: none"> • 1 x large Eucalyptus tree near the north-west boundary. • 4 x large trees – 3 along the northern setback area and 1 in the south of the site adjacent to the visitor parking. • 18 x medium trees within the communal open space and street, side and rear setback areas. • 6 x small trees within the northern setback area, including the level 2 courtyard. <p>This substantially exceeds the Acceptable Outcomes which recommend a minimum of four large trees and four medium trees.</p>	

ACCEPTABLE OUTCOMES

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

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

- healthy specimens with ongoing viability **AND**
- species is not included on a State or local area weed register **AND**
- height of at least 4m **AND/OR**
- trunk diameter of at least 160mm, measured 1m from the ground **AND/OR**
- average canopy diameter of at least 4m.

A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.

A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.

A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.

Table 3.3a Minimum deep soil area and tree provision requirements

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

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

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

Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided ¹ (min 1m depth)	Indicative pot size at planting
Small	4–6m	4–8m	9m ²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6–9m	8–12m	36m ²	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m ²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

¹ Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

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

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

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

- Policy No.350.5 – Trees on Development Sites and Street Verges

ELEMENT 3.4 COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES	APPLICANT COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>
<p>O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.</p>	<p>The proposed development incorporates communal facilities including a gym, pool and other amenities on Basement levels 1 & 2 of the north building. The communal outdoor space is 265m² in area, far exceeding the Acceptable Outcome of 156m². The communal facilities offer an outstanding level of amenity for residents, providing a view to the City. Additionally:</p>
<p>O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.</p>	<ul style="list-style-type: none"> • The communal open space is open to northern sunlight (receiving full sunlight between 9am and 3pm on June 21).
<p>O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.</p>	<ul style="list-style-type: none"> • The communal open space is collocated with deep soil areas with trees and garden beds flanking the swimming pool. • The communal areas will be well lit and receive passive surveillance from the balconies above. • The communal areas do not adjoin any sensitive areas of adjoining properties and would not create an undue noise or visual impacts. • The communal facilities are located on a separate level to the residential apartments in the north building and would not pose undue impacts on the residents of the proposed development. <div data-bbox="719 802 1615 1318" data-label="Image"> </div> <p>Communal facilities and swimming pool, with an outlook toward the Swan River and Perth CBD</p> <p>The development also includes a 330m² communal garden between the two buildings incorporating a grassed area and seating. This is likely to be used more as a ‘passive’ space rather than an active space, but adds substantial amenity to the development by creating a green space between the two buildings.</p>

Subject to agreement from adjoining landowners, a future development application will provide for direct pedestrian access between the proposed development and the foreshore area via a staircase over the adjoining Lot 101.

ACCEPTABLE OUTCOMES

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

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

Table 3.4 Provision of communal open space

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

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

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

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

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

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

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

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

ELEMENT 3.5

VISUAL PRIVACY

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives

APPLICANT COMMENT

ASSESSOR COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar

The proposed development has generally been designed to orientate the main outlook of dwellings to the north. This allows for a view toward the Swain River and the Perth CBD for the north building, or a view of the internal communal open space (with glimpse of the river) for the south building. This orientation also ensures that adjoining properties do not have their privacy impacted.

access, ventilation and the external outlook of habitable rooms.

The north building has habitable room windows on the east and west sides which do not meet the Acceptable Outcomes, with windows and balcony corners which have a 4m setback to the east or west boundaries in lieu of the recommended 4.5m – 6m setback. Additionally, the visual privacy setback standards for the fifth storeys and above defer to the building separation requirements of element 2.7 which involve 9m – 12m setbacks. Notwithstanding, the primary orientation of the dwellings is to the north, not to the side boundaries.

The south building is consistent with the Acceptable Outcomes of the R-Codes.

The context and impacts on the adjoining properties are discussed below.

West
To the west, Windsor Towers has a grass and landscaped area of communal open space. This is a non-active space and is not considered sensitive to overlooking. At the upper floors, Windsor Towers has bedroom windows facing the subject site. However, these windows are situated approximately 9m from the boundary meaning there is a 13m separation between the balconies and the windows. This is considered sufficient to maintain privacy between the two properties.

Additionally, the balconies in the proposed development are to have moveable screens. For the most part, this allows the balconies to be screened in a manner which obscures the view to the adjoining properties. The sliding screens allows for sunlight to be received by the balconies, offering a superior design outcome to that of a fixed screen.

East
For the north building, all balconies/windows overlook a portion of the adjoining property which contains a steep embankment. This portion of the site is undeveloped and is unlikely to be developed in the future. As such, it is not considered sensitive to overlooking.

For the south building, the balconies directly face other balconies on the adjoining property. However, the proposed balconies are screened and are deemed not to have any privacy impacts.

South
To the south, all dwellings are setback at least 4m from the boundary, exceeding the Acceptable Outcome by 1m. This setback is considered sufficient to maintain privacy. Additionally, the wall of the adjoining property primarily contains minor openings only.

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

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

Table 3.5 Required privacy setback to adjoining sites

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

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

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

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

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

ELEMENT 3.6	PUBLIC DOMAIN INTERFACE
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ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	The development's interface with Parker Street provides a clear transitional space between the private and public domain through the use of ramps, planter boxes, a staircase and semi-permeable fencing. Landscaping planter boxes soften the interface of the building to the street as can be seen in image below.	



Perspective image of proposed development from Parker Street

Private space is demarcated by a semi-permeable fence. Although a section of this fence does not comply with the City's Front Fences Policy (which requires walls to be 80% visually permeable above 1.2m), the fence involves a mix of solid and permeable materials allowing for a balance between surveillance and privacy.

The fencing is discussed further in the accompanying DA report.

O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.

The proposed development maintains excellent passive surveillance of the street due to the presence of the south building, where all three apartments have habitable rooms and balconies facing the street. The development also includes a 'waiting lounge' on the ground floor of the south building. This has been designed as a casual lounge space with a view to the street such that it is suitable as an Uber or taxi waiting area. This component of the development offers excellent surveillance to the street.

Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.

Car-parking is located at ground level between the two buildings and behind the street setback. Additional car parking is located in the basement levels. Surface parking is set within landscaped grounds and is not prominent from the Parker Street frontage.

Additionally, in relation to the Acceptable Outcomes:

- Bins are not provided within the street setback area and the bin storage area is located within a portion of the site where it does not impinge on the amenity of apartments.
- Services and utilities are provided in screened service courtyards, and are not visible from outside the apartments.
- Air conditioning units are provided in screened enclosures on the mezzanine level and are not visible from the street or public realm.

ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.	
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).	
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.	
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.	
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.	
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.	
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.	
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.	
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage. ¹	
<small>(1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.</small>	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	<p>Policy P350.7 Street Walls and Fences:</p> <ul style="list-style-type: none"> Fences within the street setback to achieve 80% visual permeability above 1.2m in height up to a maximum of 1.8m, with piers/pillars no higher than 2.1m and not wider than 0.47m. Fences within street setback area(s) (primary and/or secondary street) as viewed from the street, shall be constructed of either timber pickets, masonry materials, open grille metal panels or the like, but shall not be constructed of fibre cement sheeting or metal sheeting. In conjunction with any proposed residential development, the applicant is to provide new fences on the rear boundary and all side boundaries of the site behind the street setback area.

ELEMENT 3.7		PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>		
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	The proposed development provides a distinctive entry point with an entry canopy and gate next to the large Eucalyptus tree which is visible from Parker Street.		
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	<p>Whilst the main entrance provides access to both buildings, the south building also has a separate pedestrian entry pathway with access from Parker Street for easy access to the south building.</p> <p>The pedestrian entry has been designed in accordance with universal design principles. Access to the south building is available from the main entry point, which is at grade with the south building lobby. Access to the north building is at a lower level, due to the substantial slope across the site, but can be accessed via a wheelchair lift which is to be installed next to the main entry (as depicted on the site plan).</p>		

Pedestrian paths provide a legible, well defined, continuous path of travel between the footpath, building entrances, and rear car parking area. Both pedestrian entries and the waiting area are protected from the weather by awnings.

Landscaping in raised planter boxes provides definition to the street edge and a sense of enclosure to the front setback area. The planter will also function as a wind-break improving the pedestrian amenity around the main entry.

ACCEPTABLE OUTCOMES

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

A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.

A3.7.2 – Pedestrian entries are protected from the weather.

A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.

A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.

A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.

A3.7.6 – Bins are not located at the primary pedestrian entry.

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

ELEMENT 3.8

VEHICLE ACCESS

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives

APPLICANT COMMENT

ASSESSOR COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.

Pedestrian and vehicle access are separated by landscaping and clearly differentiated by design, paving materials and location.

In order to allow visitor access behind the security gate, a visitor bay standing area is proposed adjacent to the main entry together with an intercom system which can connect to any of the apartments and be operated remotely from within the apartments. The waiting bay is proposed on the right hand side of the driveway so that the intercom can be located on the same side as the driver of the car.

Vehicles egressing the site have a clear line of sight with no fencing or structures adjoining the vehicle access points where the driveway intersects Parker Street.

The above elements were reviewed extensively in the initial development application in consultation with the City of South Perth. The proposed design is consistent with the layout which the City accepted.

03.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.
 A single vehicle access point providing two-way access, consistent with the existing crossover location, minimises the visual impact on the streetscape. The proposal is consistent with the Acceptable Outcome of one vehicle opening per 20m of street frontage.

ACCEPTABLE OUTCOMES

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

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

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

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

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

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

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

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

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

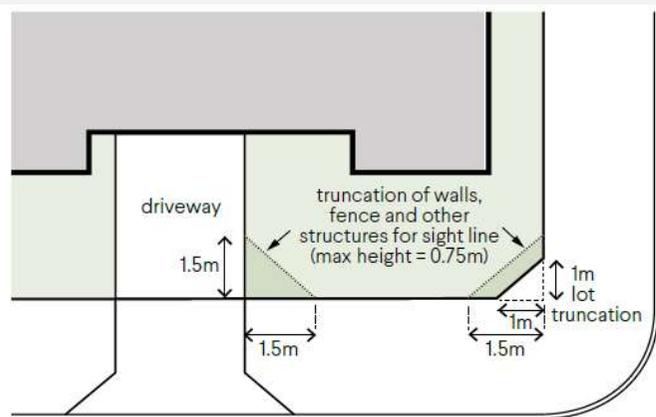


Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

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

ELEMENT 3.9 CAR AND BICYCLE PARKING

ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT									
<p>03.9.1 – Parking and facilities are provided for cyclists and other modes of transport.</p>	<p>The proposed development provides the following alternative parking facilities:</p> <p>Bicycle Parking 17 bicycle bays are provided including two spaces at ground level for visitors. Further opportunities for secure bicycle parking are provided in the generously proportioned storerooms provided for dwellings in the basement structure. End of trip facilities are not included in the development as all visitors will be visiting an apartment with a bathroom.</p> <p>Motorcycle Parking No motorcycle parking has been included in the proposed development. The proposal includes more car bays than required by the Acceptable Outcomes and the car spaces could be used by motorcycles if required.</p> <p>Other transport modes The guest lobby on the ground floor of the south building provides an area of residents and visitors to site whilst they wait for ride-sharing and taxi services.</p>	<p>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</p>									
<p>03.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.</p>	<p>Car Parking 74 secure resident car bays are provided in the basement parking structure. Six uncovered visitor parking bays have been provided in the central parking area on the ground level.</p> <p>The subject site is classified as 'Location B' resulting in a minimum parking requirement of 1.25 bays per dwelling (33 car bays). The Acceptable Outcomes are assessed in the table below:</p> <table border="1" data-bbox="719 1193 1397 1353"> <thead> <tr> <th>Parking Bay</th> <th>Acceptable Outcome</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Resident</td> <td>33 minimum, 66 maximum</td> <td>74 bays</td> </tr> <tr> <td>Visitor</td> <td>5 bays</td> <td>6 bays</td> </tr> </tbody> </table> <p>Maximum Number of Car Bays While the number of on-site parking bays exceeds the amount typically required (and stipulated in the 'acceptable outcomes' table 3.9), this is considered necessary to cater for the 3 x three-bedroom (family sized) dwellings within the development. It also accommodates dual key apartments, which may be occupied by a separate occupant from the main dwelling. All</p>	Parking Bay	Acceptable Outcome	Proposed	Resident	33 minimum, 66 maximum	74 bays	Visitor	5 bays	6 bays	
Parking Bay	Acceptable Outcome	Proposed									
Resident	33 minimum, 66 maximum	74 bays									
Visitor	5 bays	6 bays									

	residents' parking is screened from the street and is predominately provided in a basement so as not to add to the bulk and scale of the development. For these reasons, the proposed supply of parking is considered consistent with the element objectives.	
O3.9.3 – Car parking is designed to be safe and accessible.	<p>The visitor parking bay is clearly visible from the crossover. Signposting/markings will be provided to aid visibility.</p> <p>The ramp to the basement car park is proposed at a gradient of 1:6. This does not meet the requirements of Clause 6.10(2) of TPS6, which requires a maximum gradient of 1:8. The proposed ramp is consistent with Clause 2.5.3(a) of AS2890.1:2004 – Off-Street Parking, which permits a gradient of 1:5 in certain circumstances. The final design of the ramp will be in accordance with AS2890.1. On this basis, we consider the proposed ramp gradient is appropriate.</p>	
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	<p>Consistent with the City's Policy 350.03, all resident bays are located in the basement garage (policy requires at least one occupiers car bay to be provided with roof cover), and all visitor bays are unroofed.</p> <p>Ground level parking is not prominent from the street. Consequently, the design and location of the parking area will have no adverse impact on streetscape.</p>	

ACCEPTABLE OUTCOMES

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

A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.

Table 3.9 Parking ratio

Parking types		Location A	Location B
Car parking ¹	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above	
Bicycle parking ¹	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking ²	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays		
¹ Calculations of parking ratios shall be rounded up to the next whole number. ² For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay. Definitions: Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre. Location B: not within Location A.			

A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.

A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9

A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.

A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.

A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.

A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.	
A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.	
A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.	
A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	<ul style="list-style-type: none"> • Clause 6.10(2) of TPS6 requires a maximum gradient of 1:8. • TPS6 requirements: <ul style="list-style-type: none"> ○ Car parking bays and access ways to be: ○ constructed of hard-stand (dust free) surfaces. ○ Graded and drained to prevent water flowing onto adjoining land; ○ Clearly marked on an approved plan; ○ Maintained in good condition. • Policy 350.03 Parking and Access <p>The above items are discussed further under the corresponding sections of the accompanying DA report.</p>

ELEMENT 4.1 SOLAR AND DAYLIGHT ACCESS		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
04.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	<p>The development is located in climate zone 5. Dwellings with a northern aspect have been maximised with all 26 apartments having living rooms and outdoor living areas that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June, consistent with Acceptable Outcome A4.1.1.</p> <p>In fact, all apartments in the north building receive the full six hours of sunlight between 9am and 3pm due to their northern orientation. Apartments in the south building receive at least four hours sunlight due to the shadow from the north building, but this exceeds the Acceptable Outcome by double.</p>	
04.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	Full height glazing is provided for all windows in all habitable rooms opening onto balconies. Other habitable rooms along the western and eastern elevation are angled towards the north to provide improve daylighting to habitable rooms.	
04.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: <ul style="list-style-type: none"> – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3. 	<p>Shading and glare control measures have been provided throughout the development, particularly for north facing dwellings. Such measures include:</p> <ul style="list-style-type: none"> • Covered alfresco and balcony areas. • Vertical timber-look louvres screens to balcony areas. 	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		

A4.1.1 – In climate zones 4, 5 and 6 <u>only</u> :	
<ul style="list-style-type: none"> a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June. 	
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.	
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.	
A4.1.4 – The building is oriented and incorporates external shading devices in order to:	
<ul style="list-style-type: none"> – minimise direct sunlight to habitable rooms: <ul style="list-style-type: none"> ▪ between late September and early March in climate zones 4, 5 and 6 only AND ▪ in all seasons in climate zones 1 and 3 – permit winter sun to habitable rooms in accordance with A 4.1.1 (a). 	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.2		NATURAL VENTILATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.2.1 – Development maximises the number of apartments with natural ventilation.		All apartments within the proposed development have been designed to maximise natural ventilation and contain openings in at least two different orientations. The apartments are less than 20m in depth and receive optimal cross ventilation. Full height glazing and openings are provided in all habitable rooms opening onto balconies.	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.			
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.			
A4.2.2 –			
<ul style="list-style-type: none"> (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building (b) Single aspect apartments included within the 60 per cent minimum at (a) above must have: <ul style="list-style-type: none"> ▪ ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND 			

<ul style="list-style-type: none"> ▪ room depth no greater than 3 × ceiling height <p>(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.</p>	
<p>A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.</p>	
<p>A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.</p>	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.3	SIZE AND LAYOUT OF DWELLINGS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	<p>The apartment room layouts are functional, well-organised and provide a high standard of amenity. The size of all apartments and bedrooms/living rooms exceed the minimum sizes as set out in the ‘acceptable outcomes’ for this element.</p> <p>The proposed development has been designed for the existing 11 strata owners to replace their grouped dwellings with modern apartments. The design and provision of apartment layouts (particularly the dual key apartment) has therefore reflected needs and desires of individuals.</p> <p>The dual key apartments offer substantial flexibility to residents. Again, this has been proposed to meet the needs of the owns. Each owner has different intentions for the use of the dual key apartments. Most owners will use the ‘larger’ portion of the dual key apartments as their primary residence and use the smaller in a variety of ways including:</p> <ul style="list-style-type: none"> • For live-in carers for elderly residents; • For mature children requiring independence; and • For family members who are staying with the resident on a temporary basis (e.g. visiting from overseas). 	
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	<p>Minimum floor to ceiling heights of at least 2.9m have been achieved for all habitable spaces, consistent with acceptable outcome A4.3.3 for this design element. All rooms are well-proportioned and benefit from good ventilation and light access as outlined above.</p>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		

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

Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m ²
1 bed	47m ²
2 bed × 1 bath ¹	67m ²
3 bed × 1 bath ¹	90m ²

¹An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.

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

Table 4.3b Minimum floor areas and dimensions for habitable rooms

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

¹Excluding robes

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

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

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

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

ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	<p>Each dwelling has private open space accessed directly from a habitable room with dimensions that exceeds the 'acceptable outcomes' Table 4.4.</p> <p>Areas of private open space are listed in Drawing A701 (area schedule). The balconies range from 33m² to 177m², far exceeding the minimum areas.</p>	
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	<p>Private open spaces are sited, oriented and designed to enhance liveability, and views of the river and the Perth CBD.</p> <p>All apartments have private open space facing north, with dwellings in the southern building also having balcony areas facing west, providing surveillance of Parker Street.</p>	
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	<p>The balconies and balustrading are predominately glazed and have been carefully designed as part of the overall architectural form of the building as demonstrated in Figure XX below.</p>  <p>Figure 1: Render of north facing façade of development demonstrating integration of balcony into the buildings architectural form.</p>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.		

Table 4.4 Private open space requirements

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

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

A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.

A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.

A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

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

ELEMENT 4.5		CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>		
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	<p>Circulation corridors are a minimum 1.5m in width and all circulation corridors and common areas are designed for universal access.</p> <p>The secure ground level lobbies provides safe and convenient access for all residents and visitors. Each building has only one or two apartments per floor, well below the recommended maximum of 12.</p>		
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	<p>Circulation spaces along driveway and in rear parking area can be illuminated at night without light spill into the habitable rooms of adjacent dwellings.</p> <p>No apartments in the proposed building have bedroom windows and major openings to living rooms opening directly onto circulation spaces or common areas.</p>		

Opportunities for social interaction between residents are provided via the communal recreational facilities, including the swimming pool, provided in the north building.

ACCEPTABLE OUTCOME

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

A4.5.1 – Circulation corridors are a minimum 1.5m in width.

A4.5.2 – Circulation and common spaces are designed for universal access.

A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.

A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.

A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

ELEMENT 4.6

STORAGE

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives

APPLICANT COMMENT

ASSESSOR COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.

Each dwelling has access to a secure, weatherproof store area located in basement parking area with a minimum area of 4m², with most dwellings having s substantially larger store to accommodate furniture, bicycle parking and the like. All stores have a minimum dimension of 1.5m and a minimum internal height of at least 2.1m in accordance with Acceptable Outcome A4.6.1. Storage rooms are not visible from the public domain.

Additionally, the development includes a communal bulky items store (next to car bay 41). There are also a number of stores for specific strata maintenance items such as pool equipment and furniture for the communal space.

ACCEPTABLE OUTCOMES

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

A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.

Table 4.6 Storage requirements

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

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

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

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

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

ELEMENT 4.7 MANAGING THE IMPACT OF NOISE		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<p>ELEMENT OBJECTIVES Development is to achieve the following Element Objectives</p>	<p>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</p>	
<p>O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.</p>	<p>Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.</p> <p>Suitable glazing treatments will be incorporated into the development to reduce sound transfer and transmission from external sources.</p> <p>Refer to the Acoustic Report in Appendix 10 of the DA report for further details.</p>	
<p>O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.</p>	<p>Where two dwellings are on the same floor, they are separated by dividing walls with limited opportunities for direct noise impacts between dwellings (e.g. there are no windows in close proximity to one another).</p>	

The bin storage area is separated from Apartment 3B by a full height solid wall, and is not in proximity of other units, meaning there is limited opportunity for noise impacts to occupants.

Air conditioning units are located in screened enclosures on service terraces. These are located away from bedroom windows.

Refer to the Acoustic Report in **Appendix 10** of the DA report for further details.

ACCEPTABLE OUTCOMES

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

A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).

A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.

A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

ELEMENT 4.8		DWELLING MIX	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>		<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	
<p>O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.</p>	<p>The proposed development has been designed for the existing 11 strata owners to replace their grouped dwellings with modern apartments. The design and provision of apartment layouts has therefore reflected needs and desires of individuals, and the need to create a financially viable development.</p> <p>26 apartments have been proposed, broken down as follows:</p> <ul style="list-style-type: none"> • 4 x 3 bedroom apartments. • 16 x 3 bedroom apartments with dual-key configurations (incorporating a separate annex which may or may not be self contained). • 2 x 4 bedroom apartments <p>Because the apartments exceed the minimum size requirements, they allow for a high degree of adaptability.</p> <p>Although the majority of apartments have three bedrooms, 16 of them offer 'dual key' access. This means that whilst the apartments have each been sold as a single strata lot, the apartments are equipped with a separate one-bedroom or two-bedroom space.</p>		

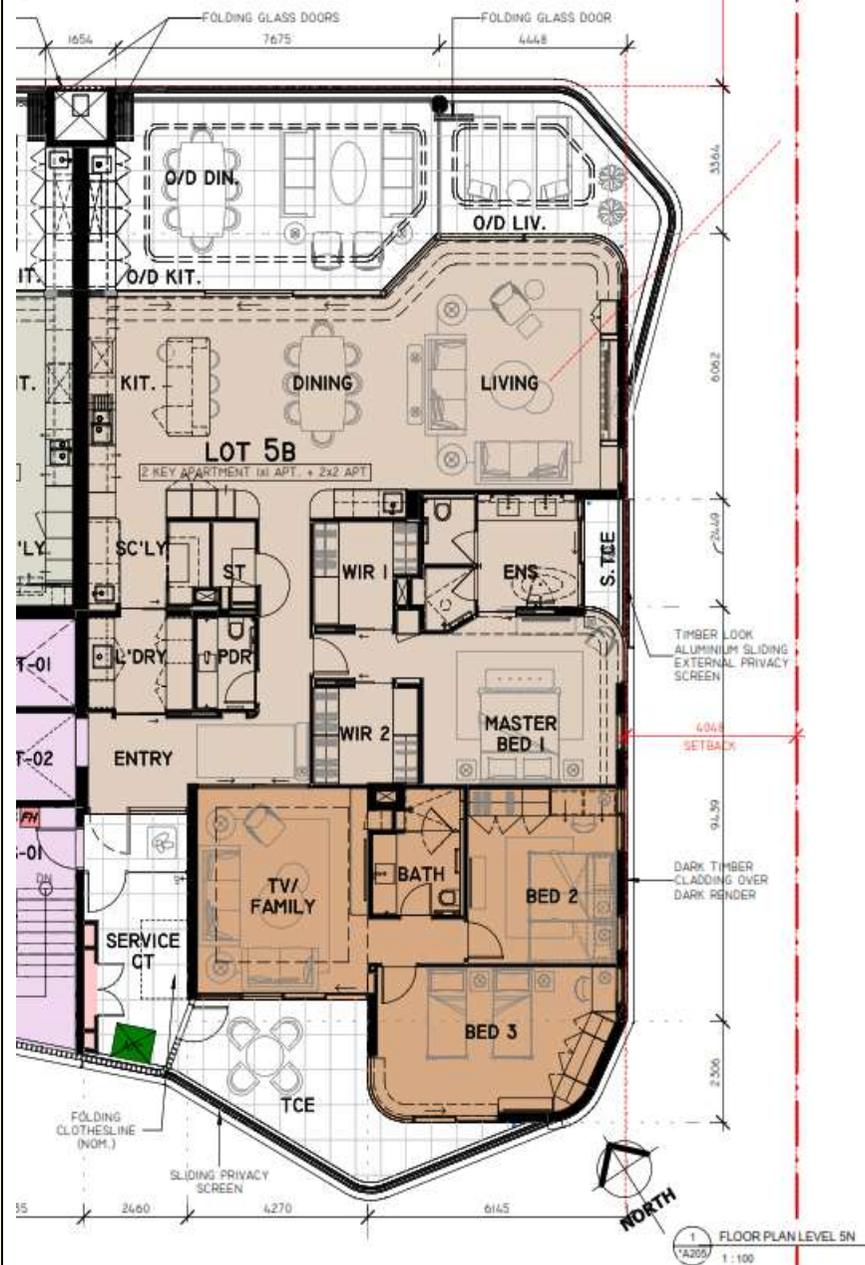


Figure XX: The proposed dual key apartment (the two sections are colour coded) allow for flexible living arrangements with the opportunity for two separate living space.

	<p>Each owner has different intentions for the use of the dual key apartments. Most owners will use the 'larger' portion of the dual key apartments as their primary residence and use the smaller in a variety of ways including:</p> <ul style="list-style-type: none"> • For live-in carers for elderly residents; • For mature children requiring independence; and • For family members who are staying with the resident on a temporary basis (e.g. visiting from overseas). <p>This application seeks to provide more innovate forms of diversity which are responsive to market. Furthermore, when housing diversity is considered within a slightly broader context, a review of real estate websites indicates the surrounding residential apartment towers (including Windsor Towers) contain a very high number of single and two bedroom apartments.</p> <p>The proposed multi-generational design of the development was supported by the SDRP for promoting housing diversity and aging in place.</p> <p>Owing to the above, the proposed development is considered to offer good housing diversity and achieves the element objectives.</p>	
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ACCEPTABLE OUTCOMES

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

A4.8.1 –

- a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument **OR**
- b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.

A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

N/A

ELEMENT 4.9

UNIVERSAL DESIGN

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives

APPLICANT COMMENT

ASSESSOR COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.

The building is serviced by a central lift shaft that provides direct, universal access to each level.

	All apartment entries have the required latch-side clearances for universal access and all apartments will meet Silver Level requirements as defined in the Liveable Housing Design Guidelines, substantially exceeding the minimum 20% requirement under Acceptable Outcome A4.9.1.	
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ACCEPTABLE OUTCOMES

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

- A4.9.1 –**
- a) 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) **OR**
 - b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

ELEMENT 4.10		FAÇADE DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.		The building façade is contemporary, incorporating glazing, glass balustrading and vertical timber look elements into a sculptural form framed by striking concrete fascia elements.	
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.		<p>The north façade of the north building is visible from the river. This elevation is predominately comprised of balconies, directly accessible from habitable rooms, with glazed balustrading. This is typical of the contemporary high density apartment building typologies found along the Swan River foreshore in the immediate vicinity (particularly South Perth Esplanade to the north of the subject site). To further articulate the north façade, a series of timber look aluminium screens are proposed.</p> <p>The south building is most visible from Parker Street and is designed at a scale consistent with its surroundings. This is designed with a mix of white pre cast concrete and full height glazing.</p>	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.10.1 – Façade design includes: <ul style="list-style-type: none"> – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour. 			
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.			
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.			
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.			
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: <ul style="list-style-type: none"> – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character. 			
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 4.11		ROOF DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
04.11.1 – Roof forms are well integrated into the building design and respond positively to the street.		The roof forms of both the southern and northern buildings is flat and reflects the medium-to-high rise, residential character of the surrounding area. No solar panels are proposed on the south building as these would be overshadowed by the taller north building. However, solar panels are proposed on the north building where they will receive optimal sunlight.	
04.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.			
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.			
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 4.12		LANDSCAPE DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
04.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.		A landscaping plan has been prepared by Plan E and included with this report (refer Appendix 4). The use of landscaping within the front setback, central garden and other areas of the site will serve to enhance amenity within the site and the overall aesthetic presentation to the street. Landscaping within the Parker Street setback area will provide an attractive interface to the street. Extensive landscaping is also proposed within the northern setback area facing the river to provide a high level of amenity around the communal open space and swimming pool.	
04.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.			
04.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.			

<p>O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.</p>	<p>The landscaping plan includes a species list that is appropriate to the site context and conditions, providing a variety of textures and colours while being hardy enough to function adequately within common areas.</p> <p>The landscape design is integrated with the building design. Ground level planting helps to delineate space and soften the building’s interface with its surrounds.</p>	
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ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.

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

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

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

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

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

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

ELEMENT 4.14	MIXED USE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	Element not applicable.	
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.		
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.		
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.		
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements		
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	
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ELEMENT 4.15	ENERGY EFFICIENCY
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ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	<p>In accordance with the City’s Policy No. 350.01, an Environmental Sustainable Design Report has been provided in support of the proposed development (refer Appendix 11).</p> <p>The report benchmarks the proposed development against the ESD criteria and demonstrates that it is capable of achieving 50 points out of 110, which equates to a four star Green Star rating (considered Australian best practice).</p>	

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

<p>A4.15.1 –</p> <p>a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR</p> <p>b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.¹</p> <p>Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.</p>

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	<ul style="list-style-type: none"> City’s Policy No.350.01 – Environmentally Sustainable Buildings requires the proposed development to achieve a certification of at least a four star rating under the relevant Green Star rating tool, or equivalent.

ELEMENT 4.16		WATER MANAGEMENT AND CONSERVATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.16.1 – Minimise potable water consumption throughout the development.		Where possible, water consumption will be minimised through the use of efficient appliances and fittings. Waterwise landscaping and irrigation systems will further minimise consumption.	
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.		Stormwater runoff from small rainfall events is to be managed on site consistent with element objectives.	
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.		The Local Planning Scheme provides minimum floor levels to avoid the risk of flooding (refer to DA report). The development complies with all minimum levels.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.16.1 – Dwellings are individually metered for water usage.			
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.			
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 4.17		WASTE MANAGEMENT	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.		Internal bin stores are screened from the street and accessible from the car park. The bin stores are wholly concealed and cannot be viewed from the street or from habitable rooms within the apartments.	
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.		Sufficient area is provided to accommodate the necessary number of bins which has been established in consultation with the City of South Perth. A Waste Management Plan is provided in Appendix 9 of the DA report.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			

A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> (or local government requirements where applicable).	
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines - Appendix 4A</i> (or equivalent local government requirements).	
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines - Level 1 Waste Management Plan (Design Phase)</i> (or local government requirements where applicable).	
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.18 UTILITIES		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	The site is serviced with all necessary urban services, fit for purpose and capable of meeting the needs of residents.	
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	All utilities are located in accessible locations for maintenance, and do not restrict safe movement. The booster cabinet is required to be situated in the street setback area to satisfy DFES requirements for access.	
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	The booster cabinet is screened on the three sides to limit the visual impact on adjoining properties and to screen the cabinet from the apartments within the development. The booster cabinet is situated adjacent to an electrical transformer on the adjoining property. The transformer will obscure the view of the booster cabinet from Parker Street, meaning the impact on the adjoining property is negligible and the view of the booster from the street is obscured.	
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	Utilities within individual dwellings have been appropriately designed/sized and located to minimise noise and air quality impacts. Air conditioning units are located within screened service balconies which are not visible from outside of the dwellings.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		

A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.

A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.

A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.

A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.

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