



Metro Outer Joint Development Assessment Panel Agenda

Meeting Date and Time: Monday, 24 October 2022; 1:00pm
Meeting Number: MOJDAP/204
Meeting Venue: Electronic Means

To connect to the meeting via your computer -
<https://us06web.zoom.us/j/88222542033>

To connect to the meeting via teleconference dial the following phone number -
+61 8 6119 3900

Insert Meeting ID followed by the hash (#) key when prompted - **882 2254 2033**

This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

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Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Ms Karen Hyde (Deputy Presiding Member)
Mr Jason Hick (Third Specialist Member)
Cr Nige Jones (Local Government Member, City of Joondalup)
Cr Tom McLean (Local Government Member, City of Joondalup)

Officers in attendance

Ms Cathrine Temple (City of Joondalup)
Mr Jeremy Thompson (City of Joondalup)

Minute Secretary

Mr Stephen Haimes (DAP Secretariat)

Applicants and Submitters

Mr Dane Gaunt (Urbis Pty Ltd)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Nil.

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).

5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.



6. Disclosure of Interests

Nil.

7. Deputations and Presentations

- 7.1 Mr Dane Gaunt (Urbis Pty Ltd) presenting in support of the recommendation for the application at Item 9.1. The presentation will support the recommendation from the City of Joondalup.

The City of Joondalup may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

Nil.

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

9.1 Lot 501 (470) Whitfords Avenue, Hillarys

Development Description:	Multiple Dwellings, Retail, Commercial and Plaza (Endeavour Precinct)
Proposed Amendments:	Extension of time to substantially commence development
Applicant:	Mr Dane Gaunt - Scentre Group C/O Urbis
Owner:	RE1 Limited and Scentre Management Ltd/ RECO Whitford Pty Ltd
Responsible Authority:	City of Joondalup
DAP File No:	DAP/18/01486

10. State Administrative Tribunal Applications and Supreme Court Appeals

11. Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022
DAP/22/02148 DR146/2022	City of Rockingham	Lot 53 (No 67) Folly Road, Baldivis	Proposed place of worship (Hindu Temple)	26/08/2022
DAP/22/02220 DR162/2022	City of Kwinana	Lot 9507 Berthold Street, Orelia	Proposed Child Care Centre	28/09/2022

12. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

13. Meeting Closure



Presentation Request Form

[Regulation 40\(3\)](#) and [DAP Standing Orders 2020](#) cl. 3.5

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **5 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Dane Gaunt
Company (if applicable)	Urbis
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Outer JDAP
Meeting Date	24 October 2022
DAP Application Number	DAP/18/01486
Property Location	Lot 501 (No. 470) Whitfords Avenue, Hillarys
Agenda Item Number	9.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content will be published as part of the Agenda:	YES ☒
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT ☒ AGAINST ☐
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT ☒ AGAINST ☐
Will the presentation require power-point facilities?	YES ☐ NO ☒ If yes, please attach



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion on the Agenda	<i>The presentation will address:</i> The presentation will support the recommendation from the City of Joondalup.
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In accordance with Clause 3.5.2 of the [DAP Standing Orders](#), your presentation request must also be accompanied with a written document detailing the content of your presentation.

Please attach detailed content of presentation or provide below:

- Presenting as the applicant in support of the proposal. The deputation will reaffirm the acceptance of the supportive RAR and the City of Joondalup's assessment process.
- Thank you to the JDAP Members for the opportunity to present.
- Thank you to the City of Joondalup for their assessment and positive recommendation for the approval of this amendment request.
- As Members would be aware, Western Australia's economic response to the COVID-19 pandemic has been exceptionally strong and has been buoyed by a considerably heated construction market.
- This has brought about significant challenges concerning the availability of labour and maintaining supply chains for building materials. Subsequently, many projects have experienced an unprecedented escalation in the cost of materials which in some cases has led to the deferral or discontinuation of residential projects.
- At the same time, Western Australia is experiencing a significantly increased demand for housing, and so maintaining and pipeline of approved projects, ready to move on to the construction phase is also critically important.
- The request to amend Condition 20 of the current approval to extend the time frame for substantial commencement to 30 November 2025, seeks to maintain the validity of the approval to allow the levelling out of the construction market whilst also ensuring that the project remains positioned to address housing demand in the short-medium term within an established Activity Centre.
- It is respectfully requested that the Metro Outer JDAP approves the request to amend Condition 20 consistent with the Officer Recommendation.
- Happy to take any questions.

LOT 501 (470) WHITFORDS AVENUE, HILLARYS – EXTENSION OF TIME TO SUBSTANTIALLY COMMENCE

Form 2 – Responsible Authority Report (Regulation 17)

DAP Name:	Metro Outer JDAP	
Local Government Area:	City of Joondalup	
Proposed Amendments:	Extension of time to substantially commence development	
Applicant:	Scentre Group C/O Urbis	
Owner:	RE1 Limited and Scentre Management Ltd, RECO Whitford Pty Ltd	
Value of Amendment:	Nil.	
Responsible Authority:	City of Joondalup	
Authorising Officer:	Chris Leigh Director Planning and Community Development	
LG Reference:	DA18/0911.01	
DAP File No:	DAP/18/01486	
Date of Original DAP decision:	30 November 2018	
Application Received Date:	16 August 2022	
Application Statutory Process Timeframe:	60 days (+ 14 days for additional information)	
Attachment(s):	1. Previous determination letter and plans 2. Location plan 3. Applicants' justification and assessment against SPP 7.3 4. City's Assessment against SPP 7.3 (R-Codes Volume 2)	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☐ Yes	Complete Responsible Authority Recommendation section
	☒ N/A	
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro-Outer JDAP resolves to:

- Accept** that the DAP Application reference DAP/18/01486 as detailed on the DAP Form 2 dated 16 August 2022 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
- Approve** DAP Application reference DAP/18/01486 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the *City of Joondalup Local Planning Scheme No. 3* subject to the following condition.
 - Amend condition 20 to read

This approval constitutes planning approval only and is time limited to 30 November 2025. If the development has not substantially commenced by this date, the approval shall lapse and be of no further effect.

All other conditions and requirements detailed on the previous approval dated 10 December 2018 (attachment 1 refers) shall remain unless altered by this application.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No. 3
Local Planning Scheme Zone/Reserve	Centre
Structure Plan/Precinct Plan	Whitfords Activity Centre Plan
Structure Plan/Precinct Plan Land Use Designation	Endeavour District
Use Class (proposed):	Multiple Dwelling, Office, Shop (up to 500m ² NLA), Shop (greater than 500m ² NLA), Restaurant, Consulting Rooms, Markets (Retail) and Small Bar
Lot Size:	19.78ha
Net Lettable Area (NLA):	4,402m ²
Number of Dwellings:	87 dwellings
Existing Land Use:	'Shop', 'Service Station', 'Recreation Centre', 'Drive Through Food Outlet', 'Tattoo Studio', 'Office', 'Medical Centre', 'Restaurant', 'Tavern', 'Department Store', 'Cinema' and 'Markets (Retail)'
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The proposed application seeks to extend the approval period by an additional three years, which would result in development approval lapsing if the development is not substantially commenced by 30 November 2025.

The application does not seek any other modifications to the previously approved development with the plans and land uses remaining the same.

Justification in support of the proposed application identifies constraints in the current construction market, which has reduced the supply of skilled trades and construction materials.

Background:

Westfield Whitford City wholly occupies the subject site and is bound by Marmion Avenue to the east, Whitfords Avenue to the north, Endeavour Road to the west and Banks Avenue to the south (Attachment 1 refers). The proposed mixed use development is located on the western portion of Lot 501, fronting Endeavour Road.

The subject site is zoned 'Centre' under the City's *Local Planning Scheme No. 3* (LPS3), is located within the 'Endeavour District' of the Whitfords Activity Centre Structure Plan (WACSP) and is coded RAC-0.

A mixed use proposal was approved by the Metro North-West JDAP (the JDAP) on 1 November 2017, which included:

- A four storey building including 2,415m² of retail commercial floor space, a landscaped roof terrace and 67 car parking bays.
- A six storey building including 1,265m² of retail commercial floor space, 42 residential apartments and 103 car parking bays.
- A community plaza separating the two buildings, providing a pedestrian connection from Endeavour Road to the exiting shopping centre.

An application to modify this approval was considered by the JDAP on 30 November 2018. The application differed from the approved development as follows:

- Increase in number of residential apartments from 42 to 87.
- Additional three storeys to the southern building.
- Additional 722m² commercial net lettable area.
- Basement addition.
- Modifications to the internal layouts of each building.

The modified proposal was approved with conditions.

As identified in condition 20, the approval was valid for three years from the date of determination (ie. until 30 November 2021). This decision received an automatic two year extension in line with the Clause 78H Notice of Exemptions during State of Emergency, and therefore is valid until 30 November 2023.

On 24 May 2019, State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments (SPP7.3) was gazetted. While the previous application considered the objectives and intent of the draft version of SPP7.3, the application was not assessed against the provisions as they were not in place at that time.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005.*
- *Metropolitan Region Scheme (MRS).*

- *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations).
- *City of Joondalup Local Planning Scheme 3* (LPS3).

State Government Policies

- State Planning Policy 4.2 Activity Centres for Perth and Peel.
- State Planning Policy 7.0 Design of the Built Environment
- State Planning Policy 7.3 Residential Design Codes – Volume 2 – Apartments.

Structure Plans/Activity Centre Plans

- Whitfords Activity Centre Structure Plan (WACSP)

Consultation:

Public Consultation

The development application was not advertised for community consultation as the proposal is not considered to significantly vary from the WACSP planning requirements or considered to result in any detrimental impact on the amenity of surrounding residents. Further, the proposed application does not include any modifications to the building or conditions, other than condition 20 relating to the expiry of approval.

Referrals/consultation with Government/Service Agencies

As part of the previous consideration, the matter was referred to Main Roads Western Australia and the Department of Planning, Lands and Heritage due to the development site abutting Marmion Avenue and Whitfords Avenue respectively.

Whilst further referral is not required under the delegation (DEL2022/03 – Powers of Local Governments Metropolitan Region Scheme) the City sought confirmation from Main Roads Western Australia and the Department of Planning, Lands and Heritage. Both departments did not raise any objections to the proposed extension of time.

Design Review Panel Advice

As part of the City's assessment for the previous application, the proposal was presented to the City's Joondalup Design Reference Panel (JDRP) at a meeting held on 19 September 2018.

The JDRP was generally supportive of the proposal and provided comment in relation to the proposed building design and landscaping. The plans were updated to incorporate these comments, therefore the City is satisfied that the applicant has adequately addressed the issues raised by the JDRP.

The application is seeking an extension of time and does not propose any alteration to the previously approved plans, therefore the City does not consider further design review necessary.

Planning Assessment:

Based on matters considered through the State Administrative Tribunal (ALH Group Property Holdings PTY LTD and Metro Central JDAP) the following is to be considered when determining if an extension of time is appropriate:

- Whether the planning framework has changed substantially since the development approval was granted.
- Whether the development would likely receive approval now.
- Whether the holder of the development approval has actively and relatively conscientiously pursued the implementation of the development approval.
- Whether the time originally limited was adequate in all of the circumstances.
- Was the developer seeking to “warehouse” the approval.

The applicant provided justification against the above criteria (Attachment 3 refers). Each of these items is considered below.

Whether the planning framework has changed substantially since the development approval was granted.

The WACSP is the primary guiding document in assessing development within the Whitfords Activity Centre. As the WACSP was properly endorsed by the Western Australia Planning Commission, the requirements of the WACSP apply in the event of any inconsistency with requirements of SPP7.3. The WACSP was adopted prior to the introduction of SPP7.3 and has not been altered since the matter was previously approved.

The City’s previous assessment, as outlined in the 30 November 2018 Responsible Authority Report, considered the development against the draft objectives of SPP7.3. SPP 7.3 Volume 2 became operational following publication in the Government Gazette on 24 May 2019.

A summary of the City’s assessment against the provisions of SPP7.3, including the items that are replaced by WACSP, is included in Attachment 4. The key design elements which do not meet the suggested acceptable outcomes are discussed in more detail below.

Solar and daylight access

Element 4.1 Solar and daylight access objectives state:

- O 4.1.1 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.
- O 4.1.2 Windows are designed and positioned to optimise daylight access for habitable rooms.
- O 4.1.3 The development incorporates shading and glare control to minimise heat gain and glare:
 - from mid-spring to autumn in climate zones 4, 5 and 6 AND
 - year-round in climate zones 1 and 3.

The corresponding acceptable outcomes suggest 70% of dwellings being provided at least two hours of direct sunlight between 9.00am and 3.00pm. Given the orientation,

55.2% of the units meet the solar access requirements, with the units facing Banks Avenue (south) receiving afternoon sun, but not the two hours required. The development is designed to maximise western sunlight for these units as it would not be possible for all dwellings to incorporate a northern aspect. The depth of the units (being approximately eight metres for dwellings facing south) to the light source will optimise daylight internally due to the limited distance to external light sources. It is therefore considered that the amount of light provided to these units is appropriate.

Size and layout of dwellings

Element 4.3 Size and Layout of Dwellings objectives state:

- O 4.3.1 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.
- O 4.3.2 Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.

The proposal includes additional bedrooms (not master bedrooms) that do not meet the minimum three metre room dimensions as suggested in the acceptable outcomes. The applicant has provided furniture layouts for all units which indicate possible configurations. It is considered that the rooms are sufficiently flexible for furniture settings and personal goods that will allow functionality of each unit. These rooms are also well-proportioned, being provided with adequate light and ventilation. It is therefore considered that the element objectives have been met.

Universal design

Element 4.9 Universal Design objectives state:

- O 4.9.1 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 corresponding acceptable outcomes suggest that new developments should include either 20 per cent of dwellings that meet Silver Level requirements, or 5 per cent of dwellings that meet Platinum Level requirements of the Liveable Housing Design Guidelines (Liveable Housing Australia). The applicant has advised that no specific universal design features have been included as part of individual dwellings, however the development has carefully considered universal access across the development including from the shopping centre. This includes the following:

- Ramps within the public spaces that comply with the *Disability Discrimination Act* to address the topography of the site, and ensure universal access from Endeavor Road in accordance with AS1428;
- Provision of universal lift access to all apartments.
- Providing step-free path of travel from the street levels to the commercial tenancies as well as to the lift lobby associated with the residential apartments.
- Step free entrances to individual apartments, and
- Accessible communal facilities.

The development is still considered to incorporate sufficient features to allow options for people with limited mobility and to age in place.

Whether the development would likely receive approval now

The proposed application does not alter the building design from the previous approval. The WACSP outlines the relevant development standards for the subject site and has not been amended since the original decision. The matter has been considered against the relevant provisions of SPP7.3 and is considered to meet the objectives.

On this basis, if submitted now it is considered the development would receive development approval.

Whether the holder of the development approval has actively and relatively conscientiously pursued the implementation of the development approval

The applicant has advised that the applicant and landowner sought implementation of the development approval but have been constrained by the availability of labour and building materials. The increased demand for building materials and quality labour has increased the price of the development beyond what would be viable at this time.

It is acknowledged that within the current development climate, many development applications have been delayed in commencing construction.

Whether the time originally limited was adequate in all of the circumstances

The time initially granted did not take into consideration the Covid-19 pandemic and issues associated with acquiring materials/trades associated with development.

Was the developer seeking to “warehouse” the approval

Warehousing has been interpreted as obtaining permits with no intention of acting on these approvals. Given the current climate of the development industry as discussed above it is considered there has been reasonable circumstances for why the development has not yet commenced.

Conclusion:

The proposed development is considered to adequately address the relevant provisions under the City's *Local Planning Scheme No. 3*, the Whitfords Activity Centre Structure Plan, and State Planning Policy 7.0: Design of the Built Environment.

The application meets all the relevant requirements when determining if an extension of time is appropriate. The proposed development is considered acceptable when considered against State Planning Policy 7.3 Residential Design Codes – Volume 2 – Apartments.

It is therefore recommended that the application be approved subject to conditions.

Alternatives

In accordance with clause 17(4) of the Regulations, the JDAP may determine an application by either approving the application (with or without conditions) or refusing the application.

Should the JDAP resolve to refuse the application, this determination needs to be made based on valid planning considerations as outlined under clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and as set out in the Development Assessment Panel Practice Notes: Making Good Planning Decisions.

However, as outlined in the planning assessment above, the City considers that the development meets the relevant provisions and/or objectives of the applicable planning framework and it is therefore recommended that the application be approved, subject to conditions.

If the applicant is aggrieved by the decision or any aspect of the decision, the applicant has a right of review in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.



LG Ref: DA18/0911
DAP Ref: DAP/18/01486
Enquiries: (08) 6551 9919

Mr Andrew Carville
Scentre Group
Level 4, 5 Mill Street
PERTH WA 6000

Dear Mr Carville

METRO NORTH-WEST JDAP - CITY OF JOONDALUP - DAP APPLICATION - DA18/0911 - DETERMINATION

Property Location:	Lot 501 (470) Whitfords Avenue, Hillarys
Application Details:	Multiple Dwellings, Retail, Commercial and Plaza (Endeavour Precinct)

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Joondalup on 4 September 2018 for the above-mentioned development.

This application was considered by the Metro North-West JDAP at its meeting held on 30 November 2018, where in accordance with the provisions of the City of Joondalup Local Planning Scheme No. 3, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Alisa Spicer on behalf of the City of Joondalup on 9400 4568.

Yours sincerely,

DAP Secretariat

10 December 2018

Encl. DAP Determination Notice
Approved Plans

Cc: Ms Alisa Spicer
City of Joondalup



Planning and Development Act 2005

City of Joondalup Local Planning Scheme No. 3

Metro North-West Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 501 (470) Whitfords Avenue, Hillarys

Application Details: Multiple Dwellings, Retail, Commercial and Plaza (Endeavour Precinct)

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 30 November 2018, subject to the following:

Approve DAP Application reference DAP/18/01486 and accompanying plans A1.01 (rev C), A2.01 (rev E), A2.02 (rev E), A2.03 (rev E), A2.04 (rev E), A2.05 (rev C), A2.06 (rev C), A2.07 (rev C), A2.08 (rev C), A2.09 (rev C), A2.10 (rev C), A2.11 (rev C), A3.01 (rev C), A3.02 (rev C) and A4.01 (rev C) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the *City of Joondalup Local Planning Scheme No. 3*, subject to the following conditions as follows:

Conditions

1. This approval relates to the new mixed-use developments, community plaza and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.
2. Further to condition 1 above, the development site shall be occupied by the following land uses:
 - Multiple Dwelling
 - Office
 - Shop (up to 500m² NLA)
 - Shop (greater than 500m² NLA)
 - Restaurant
 - Consulting Rooms
 - Markets (Retail)
 - Small Bar

As defined under the *City of Joondalup Local Planning Scheme No.3*.

3. Endeavour Road is to be modified, including the relocation of the roundabout. A detailed design of the road modifications shall be undertaken by the applicant and approved by the City prior to the commencement of development. All works shall be carried out by the applicant to the specification and satisfaction of the City. All works are to be completed prior to commencement of development of the southern building. All costs associated with the modification of Endeavour Road, including detailed design, are to be borne by the applicant.



4. Prior to commencing development, a Wayfinding Strategy shall be submitted to and approved by the City. The approved wayfinding strategy shall address pedestrian connections between the community plaza and the existing western entrance to the Retail District. Works associated with the wayfinding strategy are required to be completed prior to occupation of the new mixed use development.
5. A Construction Management Plan is required to be submitted to and approved by the City prior to the commencement of development. The management plan shall detail how it is proposed to manage:
 - all forward works for the site;
 - the delivery of materials and equipment to the site;
 - the storage of materials and equipment on the site;
 - the parking arrangements for the contractors and subcontractors;
 - the management of dust during the construction process;
 - access to ground floor retail district multi-storey car parking areas, the Caltex (Woolworths) service station and the Endeavour Business Centre for staff and customers during construction;
 - traffic management and access to the Bunnings Warehouse/Showroom site, during the modifications to the Endeavour Road intersection;
 - other matters likely to impact on the surrounding properties;
 - and works shall be undertaken in accordance with the approved Construction Management Plan.
6. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
7. All development shall be contained within the property boundaries.
8. A full schedule of colours and materials for all exterior parts to the building is to be submitted and approved prior to the commencement of development.

Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
9. No obscure or reflective glazing is permitted to ground floor building facades.
10. A signage strategy shall be submitted to and approved by the City prior to the occupation of the development. All signage shall be installed in accordance with the approved strategy.
11. Retaining walls shall be of a clean finish and made good to the satisfaction of the City.
12. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
13. Bicycle parking facilities provided shall be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied.



14. Lighting shall be installed along all driveways and pedestrian pathways and in all common service areas prior to the development first being occupied, to the satisfaction of the City. A lighting plan shall be submitted to the City for approval prior to the commencement of construction. Works shall be undertaken in accordance with the approved plans prior to occupation of the development.
15. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street(s) or alternatively provide mechanical clothes dryers to the satisfaction of the City.
16. Detailed landscaping plans shall be submitted to and approved by the City prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining Endeavour Road verge area, and shall:
 - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - Provide all details relating to paving, treatment of verges and tree planting in the car park;
 - Show spot levels and/or contours of the site;
 - Indicate any existing vegetation to be retained and the proposed manner in which this will be managed;
 - Be based on water sensitive urban design principles to the satisfaction of the City;
 - Be based on Designing out Crime principles to the satisfaction of the City; and
 - Show all irrigation design details.
17. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
18. Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the building(s) to the satisfaction of the City.
19. A refuse management plan indicating the method of rubbish collection is to be submitted prior to the commencement of development and approved by the City prior to the development first being occupied.
20. The approval period of the new mixed use developments, community plaza and associated works is time limited to 3 years from the date of this decision. If the development has not substantially commenced within this period the applicant shall apply to the City to renew the application 3 months prior to the expiry of the approval, stating whether any part of the development has been altered since its original approval.
21. In the event that the development is not constructed in a single stage, a staging plan shall be provided to the City prior to commencement of development. All details of the proposed staging shall be included in the staging plan including details to demonstrate the interface of any completed development including the pedestrian plaza with any vacant land will be treated to a high standard until fully developed to the satisfaction of the City.



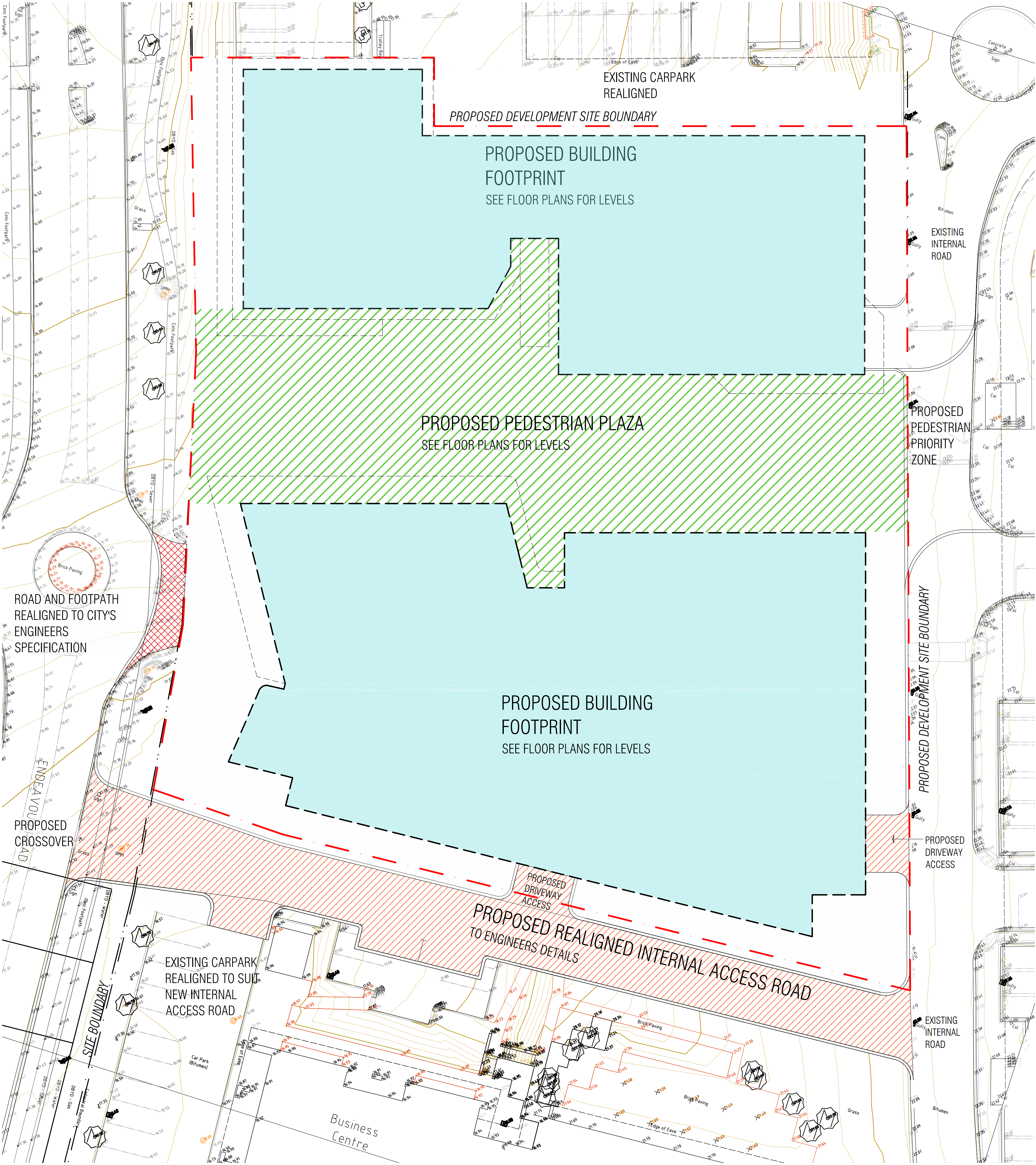
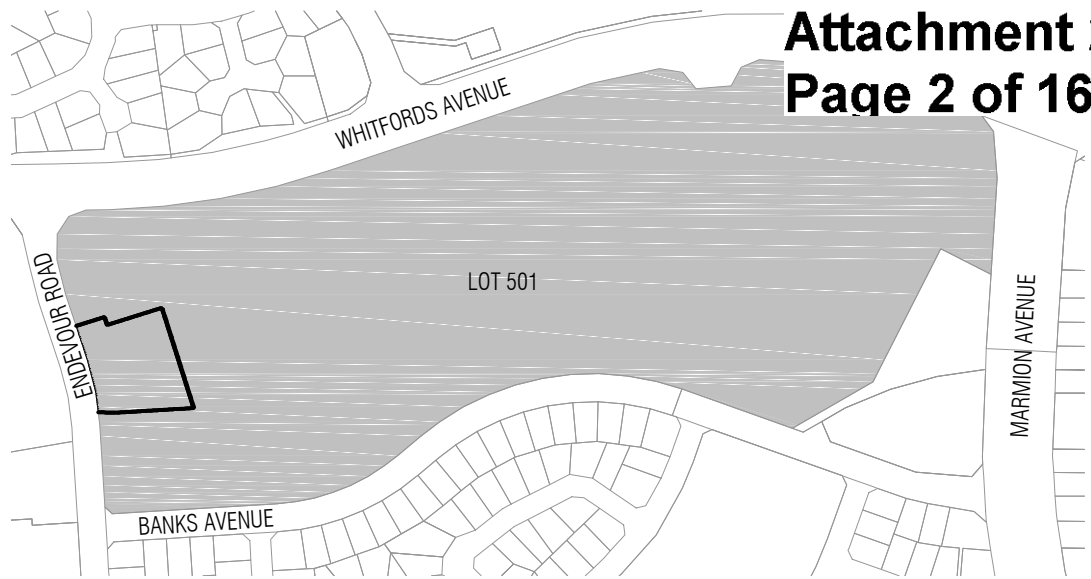
Advice Notes

1. In regard to colours and materials, the City encourages the applicant/owner to incorporate materials and colours to the external surface of the development, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours.
2. In relation to landscaping and reticulation, the applicant is advised that verge treatments are required to comply with the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at <http://www.joondalup.wa.gov.au/Live/Streetscapes.aspx>
3. In relation to the method of rubbish collection, refuse management shall be undertaken in accordance with the recommendations within the 'Endeavour Precinct Stage 1, Whitfords Waste Management Plan' prepared by Encycle Consulting.
4. Any existing footpath and kerbing shall be retained and protected during construction of the development and shall not be removed or altered for the purposes of a vehicle crossover. Should the footpath/kerb be damaged during the construction of the development, it shall be reinstated to the satisfaction of the City.
5. The applicant is advised that all food premises are required to comply with the provisions of the *Food Act 2008*.
6. The applicant is advised that ventilation to residential apartments is to be provided in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
7. It is recommended that only condensing style clothes dryers are provided, or as specified, for residential apartments.
8. The applicant is advised that wet areas must be properly surfaced and graded in accordance with the City's *Health Local Law 1999*.
9. *Environmental Protection (Noise) Regulations 1997* (Regulations) are to be considered in designing and locating air intakes & outlets, mechanical plant & equipment, bin stores, loading docks and similar areas. Apartments would be considered as noise sensitive premises and residents would have the right to complain about noise exceeding the assigned levels from the Regulations.
10. The applicant is advised that bin storage areas must incorporate wash-down facilities and be in accordance with the City's *Health Local Law 1999*. The minimum specification includes a concrete floor graded to a floor waste that is connected to sewer and a hose cock.
11. A swimming pool provided to residential developments, where there are more than 30 dwellings, is an Aquatic Facility. Pre-construction, approval is required from the Department of Health under the *Health (Aquatic Facilities) Regulations 2007*.



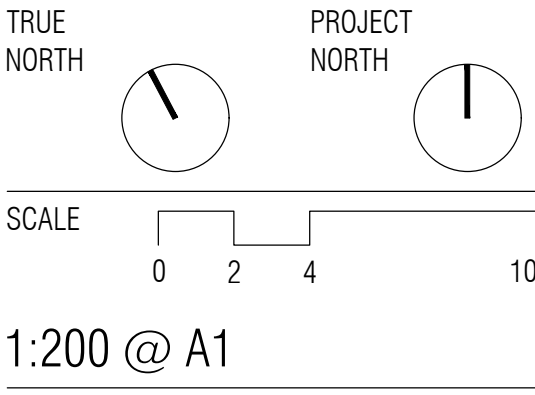
12. In relation to Endeavour Road and the relocation of the roundabout, the existing roundabout adjacent to the southern building on Endeavour Road is to be relocated approximately 30 metres to the south. The existing internal access road will be realigned to connect to the relocated roundabout and link in with the existing southern access to the Bunnings Warehouse site providing a new four-way intersection. The road works associated with the roundabout and internal road modifications are subject to detailed design to be approved by the City.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

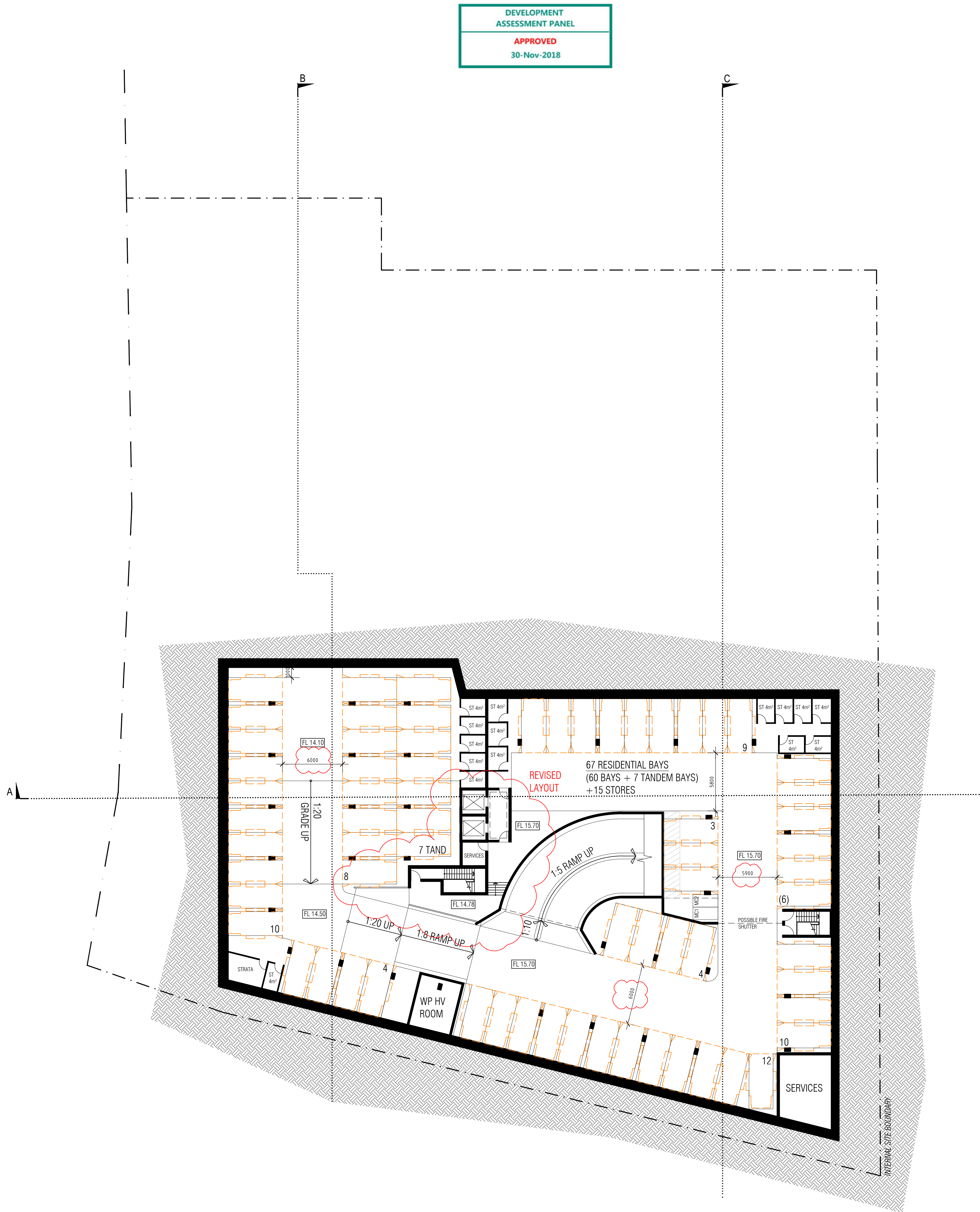


REV.	DATE	AMENDMENT
A	23.08.18	FOR REVIEW
B	27.08.18	DA ISSUE
C	31.10.18	DA RE-ISSUE

CLIENT	PROJECT ADDRESS
SCENTRE GROUP	ENDEAVOUR ROAD HILLARYS
PROJECT	STATUS
ENDEAVOUR PRECINCT	DEVELOPMENT APPLICATION



DRAWING	DRAWING NO.	DRAFTER	CHECKED	REV.
SITE PLAN	A1.01	SA	WB	C



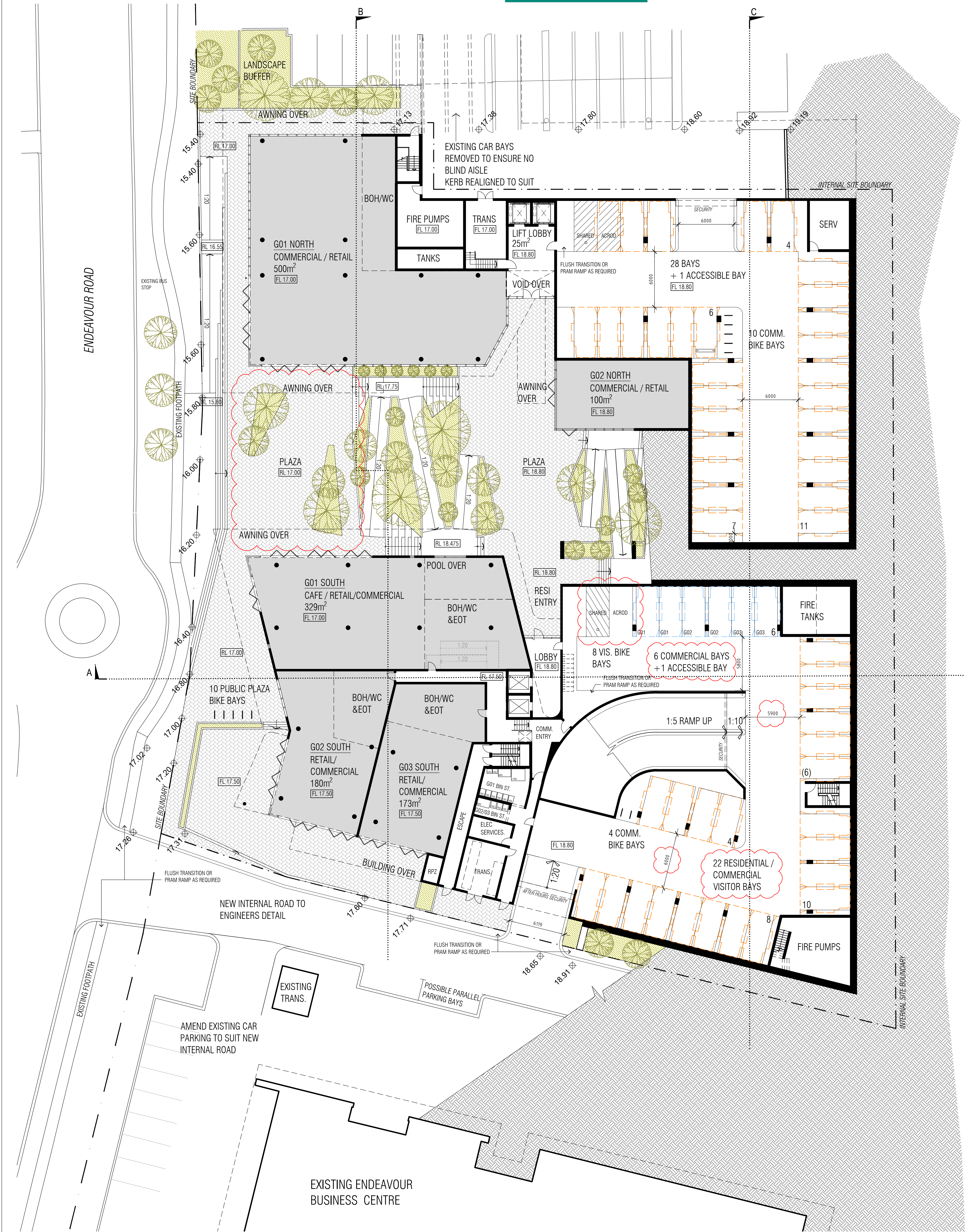
REV.	DATE	AMENDMENT
A	08.08.18	FOR REVIEW
B	15.08.18	AMENDED DRIVEWAY RAMP
C	22.08.18	AMENDED PARKING
D	27.08.18	DA ISSUE
E	31.10.18	DA RE-ISSUE

CLIENT	SCENTRE GROUP
PROJECT	ENDEAVOUR PRECINCT

PROJECT ADDRESS	ENDEAVOUR ROAD HILLARYS
STATUS	DEVELOPMENT APPLICATION

TRUE NORTH	PROJECT NORTH
SCALE	0 2 4 10
1:200 @ A1	

DRAWING	BASEMENT FLOOR PLAN
DRAWING NO.	A2.01
DRAFTER	SA
CHECKED	WB
REV.	E



REV.	DATE	AMENDMENT
A	08.08.18	FOR REVIEW
B	15.08.18	AMENDED DRIVEWAY RAMP
C	22.08.18	AMENDED PARKING
D	27.08.18	DA ISSUE
E	31.10.18	DA RE-ISSUE

CLIENT	PROJECT ADDRESS
SCENTRE GROUP	ENDEAVOUR ROAD HILLARYS
PROJECT	STATUS
ENDEAVOUR PRECINCT	DEVELOPMENT APPLICATION

TRUE NORTH	PROJECT NORTH
SCALE	0 2 4 10
1:200 @ A1	

DRAWING	DRAWING NO.	DRAFTER	CHECKED	REV.
GROUND FLOOR PLAN	A2.02	SA	WB	E



REV.	DATE	AMENDMENT
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B	15.08.18	AMENDED DRIVEWAY RAMP
C	22.08.18	AMENDED PARKING
D	27.08.18	DA ISSUE
E	31.10.18	DA RE-ISSUE

CLIENT	SCENTRE GROUP
PROJECT	ENDEAVOUR PRECINCT

PROJECT ADDRESS	ENDEAVOUR ROAD HILLARYS
STATUS	DEVELOPMENT APPLICATION

TRUE NORTH	
PROJECT NORTH	
SCALE	0 2 4 10
1:200 @ A1	

DRAWING	FIRST FLOOR PLAN
DRAWING NO.	A2.03
DRAFTER	SA
CHECKED	WB
REV.	E





REV.	DATE	AMENDMENT
A	08.08.18	FOR REVIEW
B	27.08.18	DA ISSUE
C	31.10.18	DA RE-ISSUE

CLIENT
SCENTRE GROUP
PROJECT
ENDEAVOUR PRECINCT

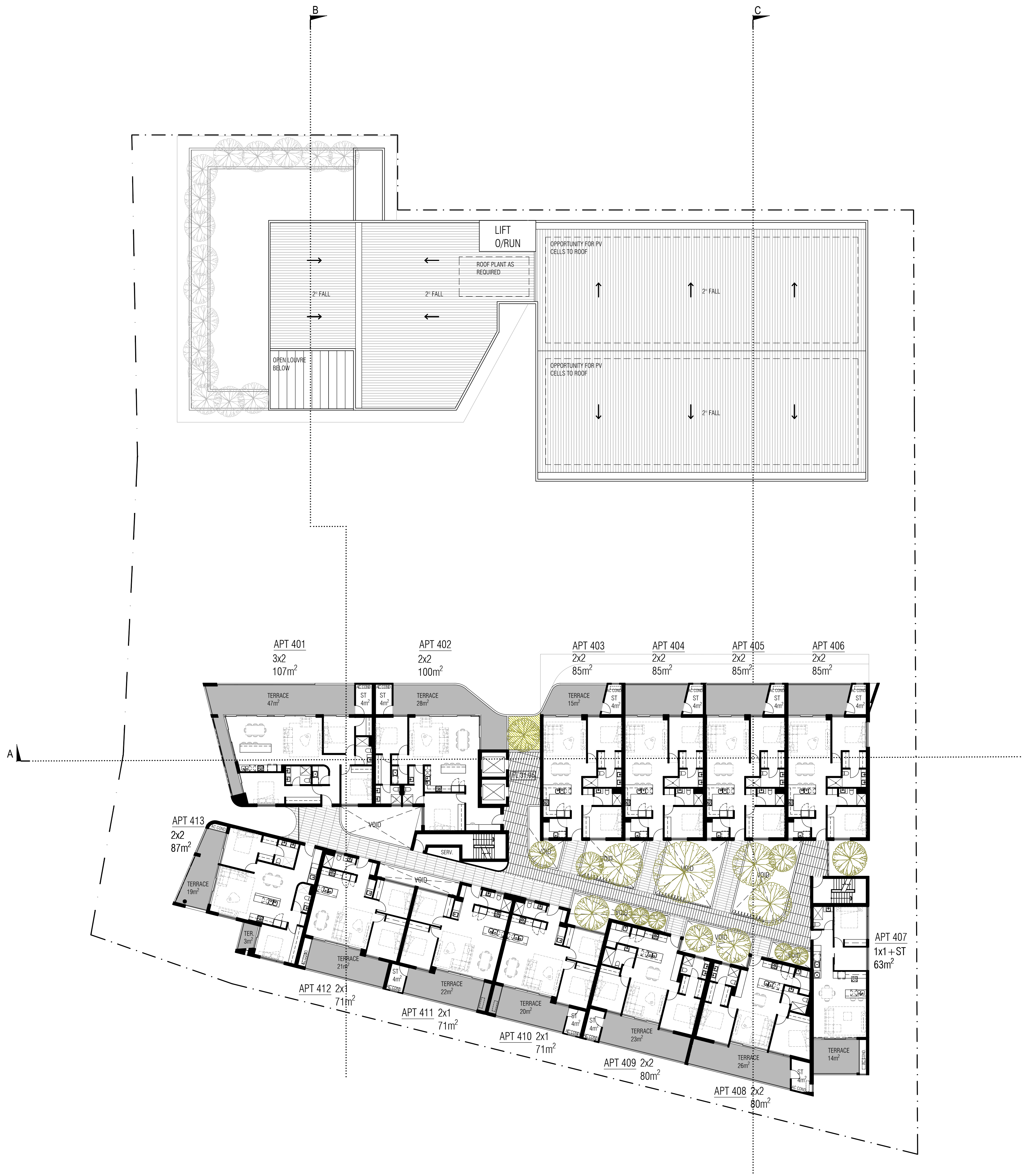
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ENDEAVOUR ROAD HILLARYS
STATUS
DEVELOPMENT APPLICATION

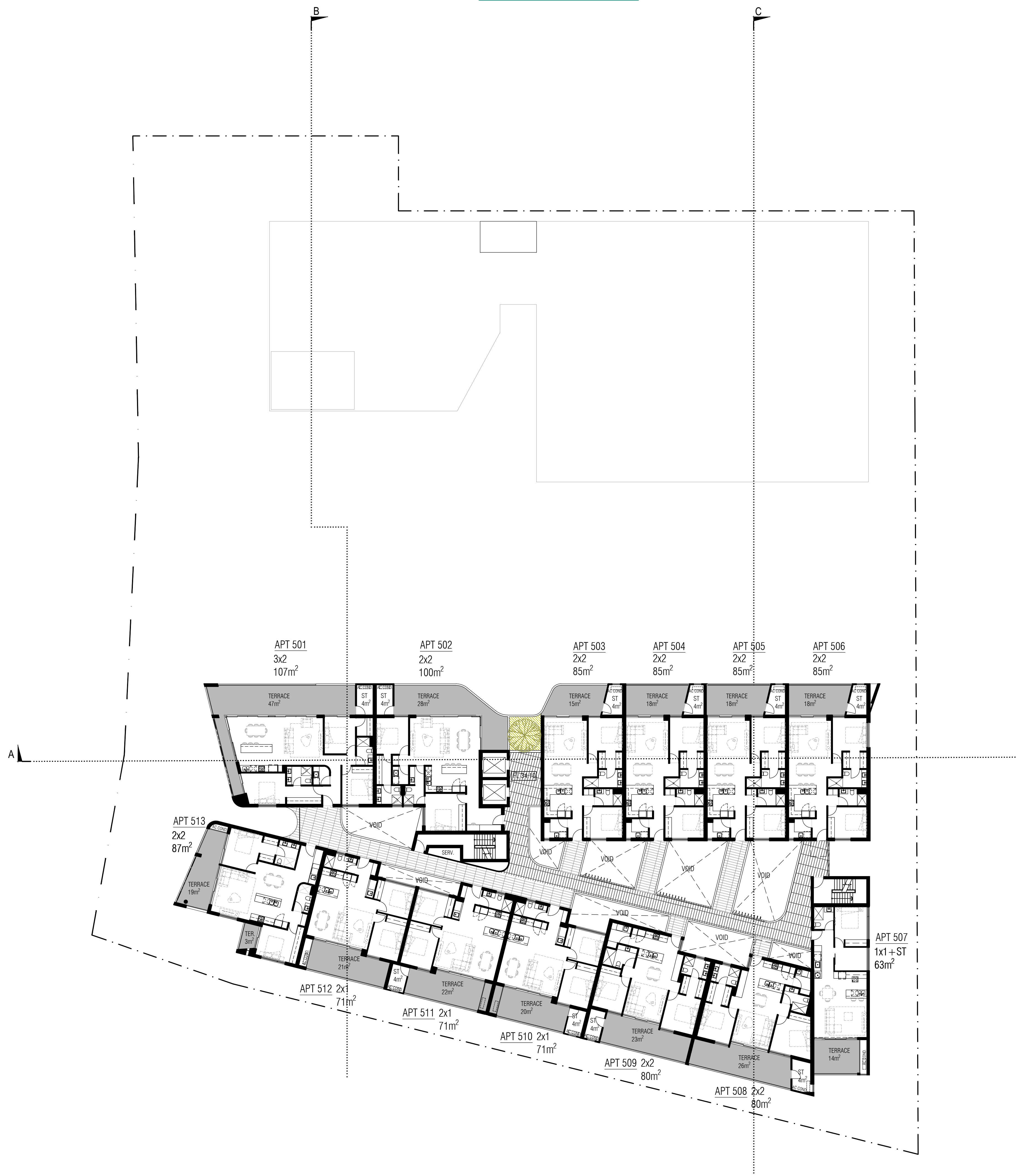
TRUE NORTH	PROJECT NORTH
SCALE	0 2 4 10
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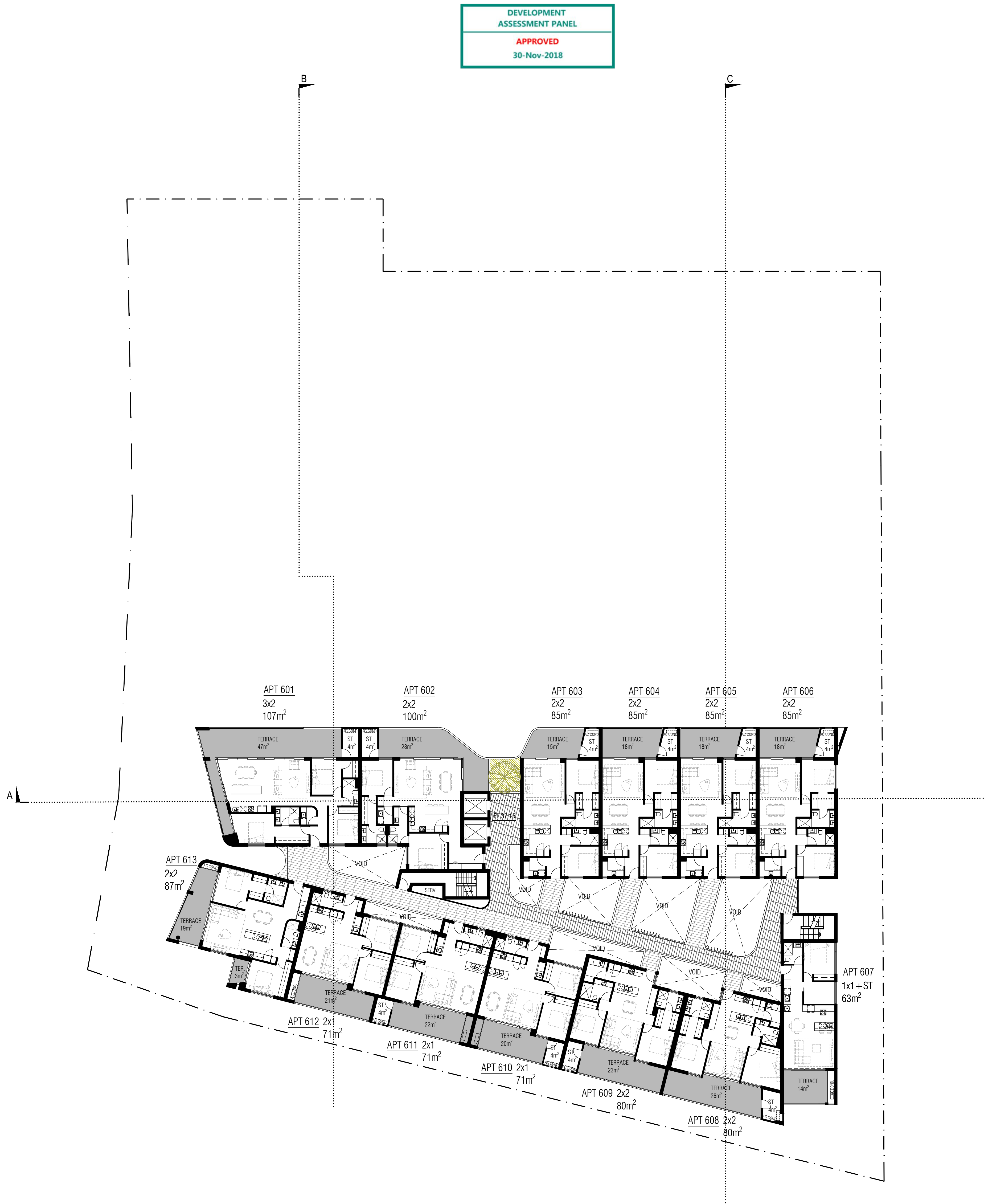
DRAWING

THIRD FLOOR PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A2.05	SA	WB	C







REV.

DATE

AMENDMENT

A

08.08.18

FOR REVIEW

B

27.08.18

DA ISSUE

C

31.10.18

DA RE-ISSUE

CLIENT

SCENTRE GROUP

PROJECT

ENDEAVOUR PRECINCT

PROJECT ADDRESS

ENDEAVOUR ROAD
HILLARYS

STATUS

DEVELOPMENT APPLICATION

TRUE NORTH

PROJECT NORTH

SCALE

0 2 4 10

1:200 @ A1

DRAWING

SIXTH FLOOR PLAN

DRAWING NO.

DRAFTER

CHECKED

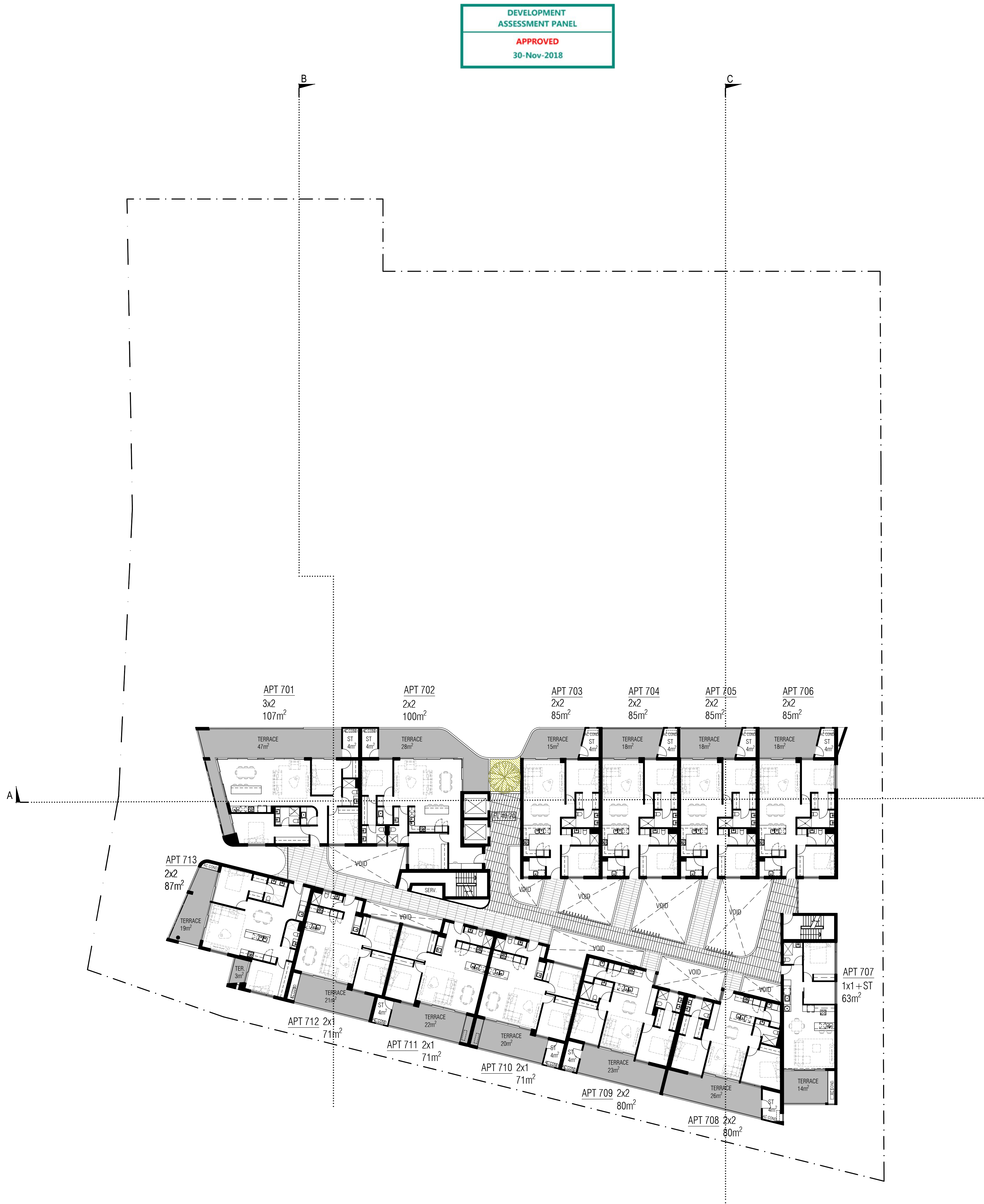
REV.

A2.08

SA

WB

C



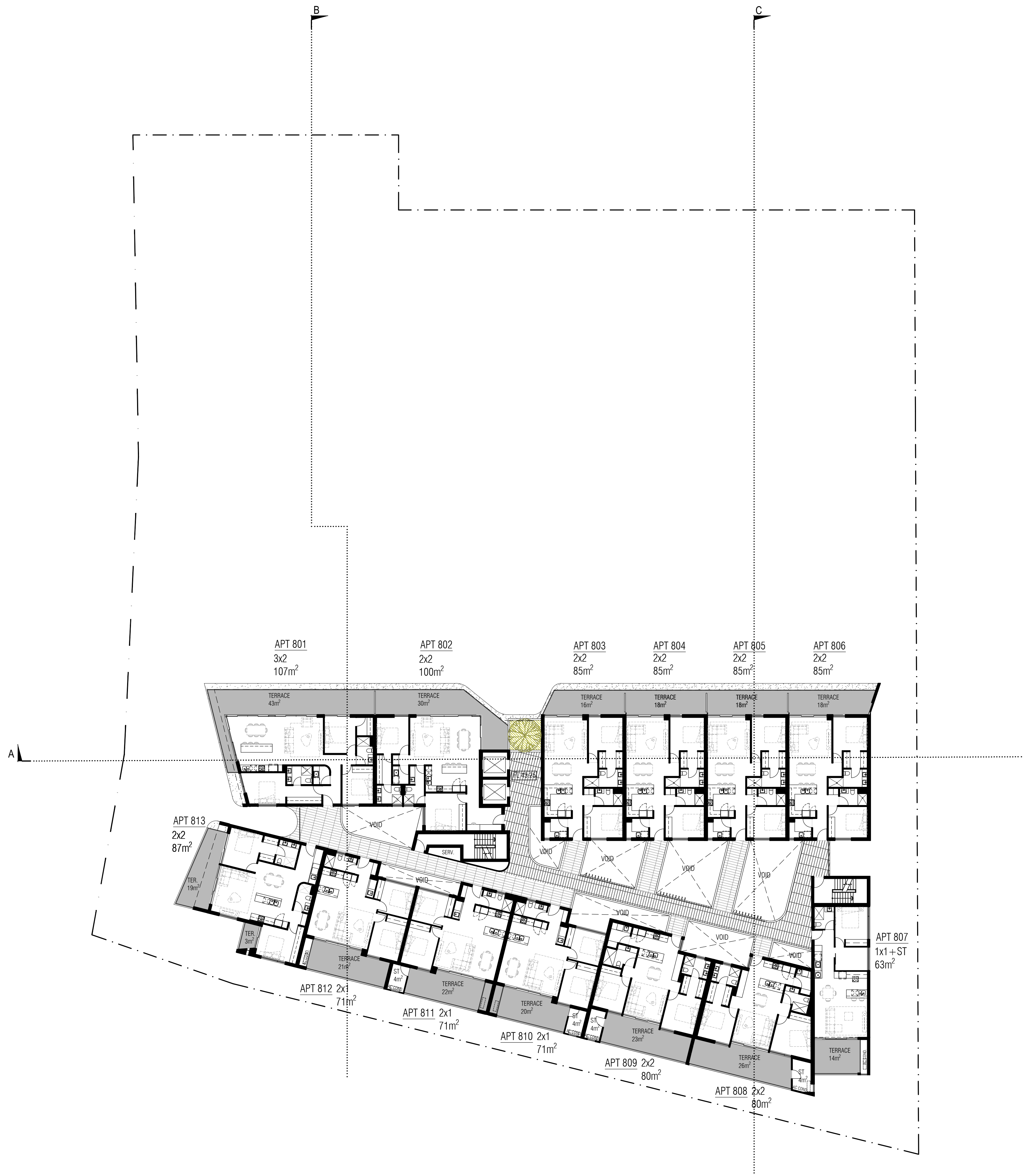
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C	31.10.18	DA RE-ISSUE

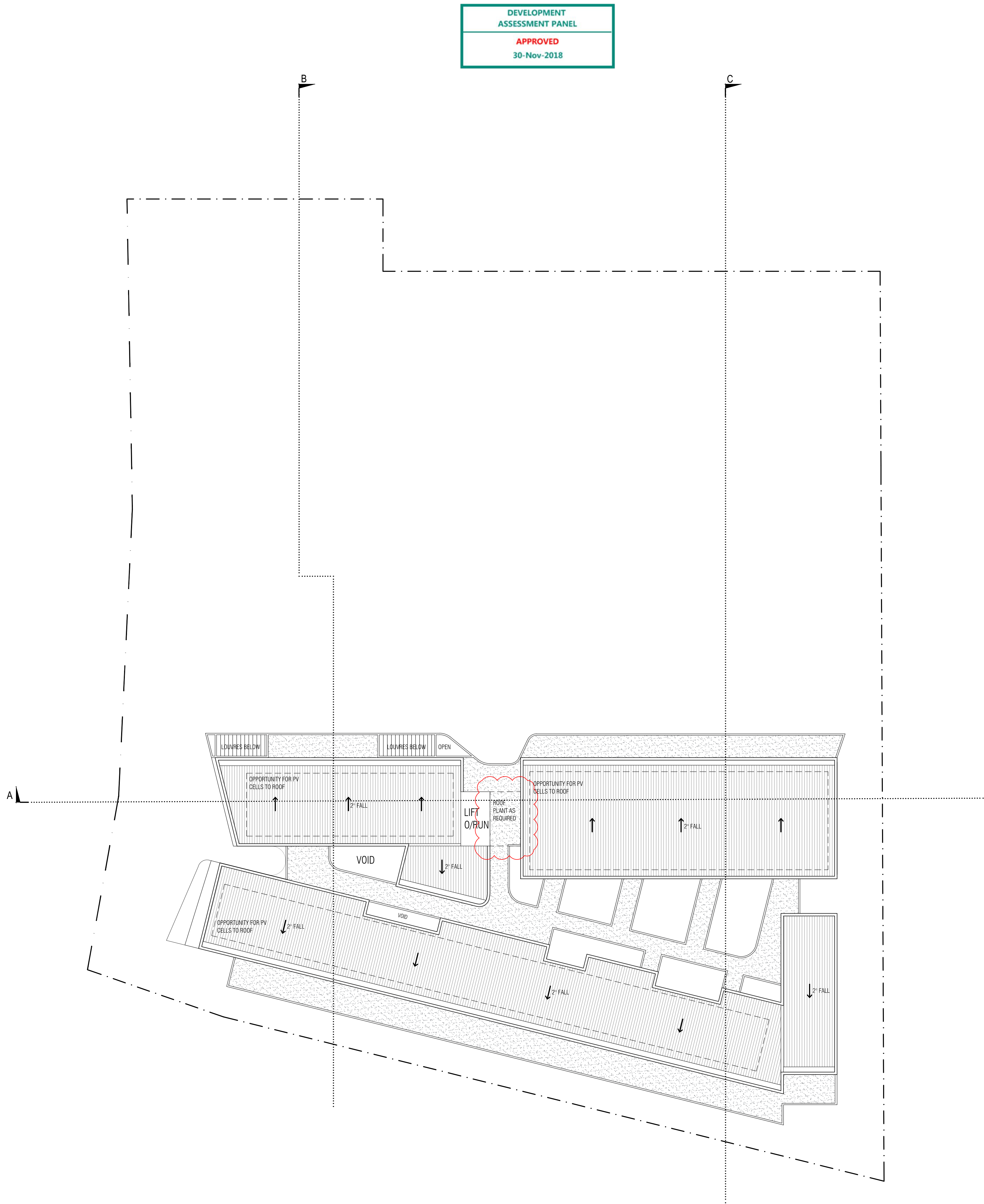
CLIENT	PROJECT
SCENTRE GROUP	ENDEAVOUR PRECINCT

PROJECT ADDRESS	STATUS
ENDEAVOUR ROAD HILLARYS	DEVELOPMENT APPLICATION

TRUE NORTH	PROJECT NORTH
SCALE	1:200 @ A1

DRAWING	DRAWING NO.	DRAFTER	CHECKED	REV.
SEVENTH FLOOR PLAN	A2.09	SA	WB	C





REV.	DATE	AMENDMENT
A	08.08.18	FOR REVIEW
B	27.08.18	DA ISSUE
C	31.10.18	DA RE-ISSUE

CLIENT	PROJECT
SCENTRE GROUP	ENDEAVOUR PRECINCT

PROJECT ADDRESS	STATUS
ENDEAVOUR ROAD HILLARYS	DEVELOPMENT APPLICATION

TRUE NORTH

PROJECT NORTH

SCALE

02410

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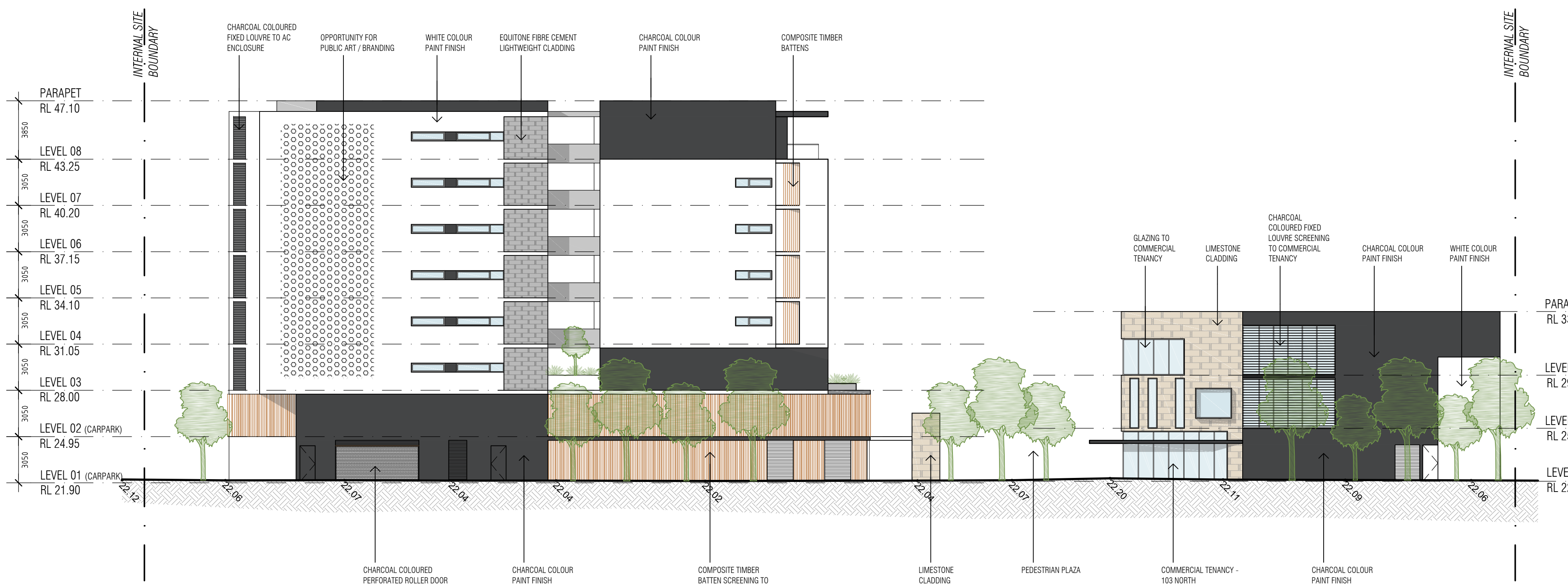
DRAWING	DRAWING NO.	DRAFTER	CHECKED	REV.
ROOF PLAN	A2.11	SA	WB	C



WEST ELEVATION
1:200@ A1



SOUTH ELEVATION
1:200@ A1



EAST ELEVATION
1:200@ A1

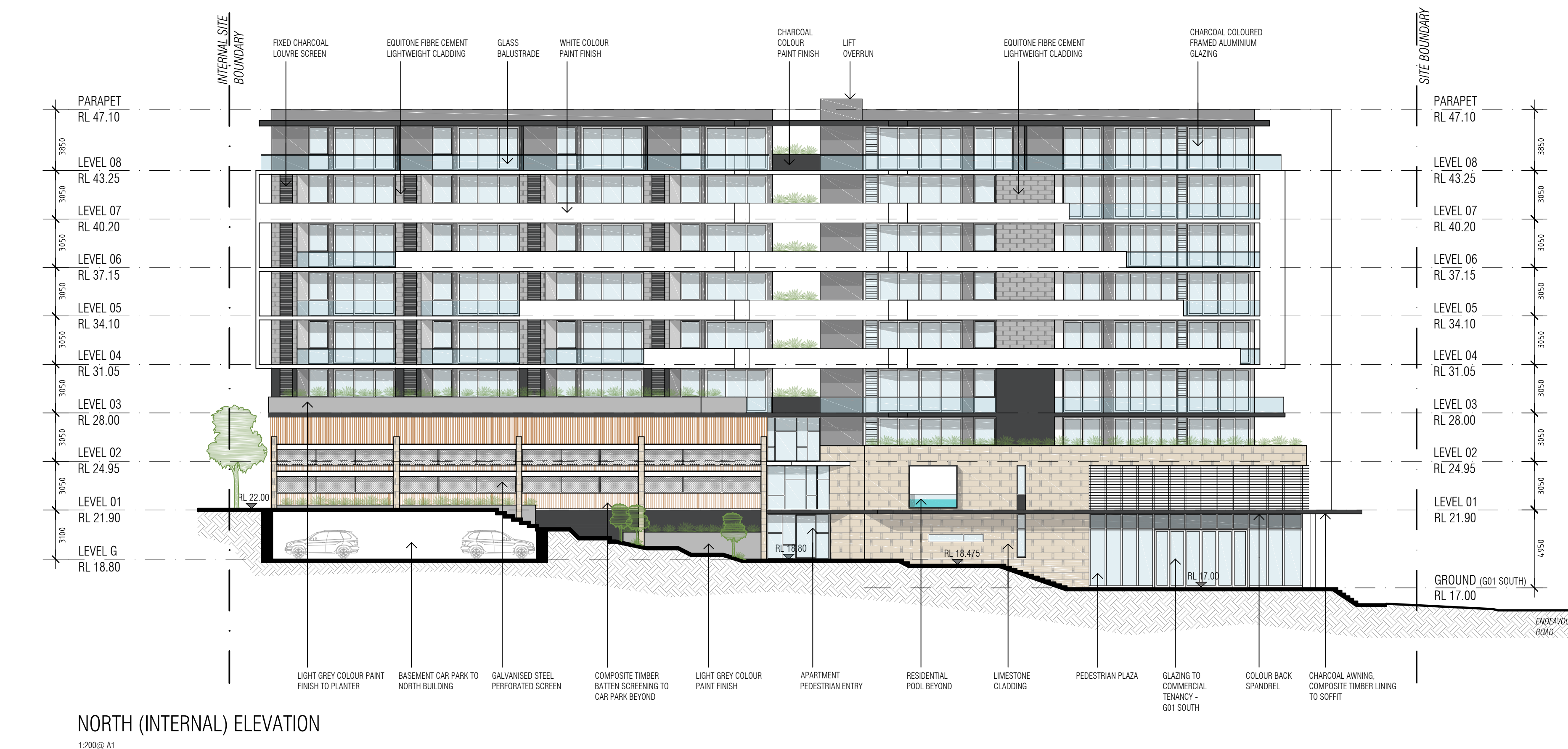
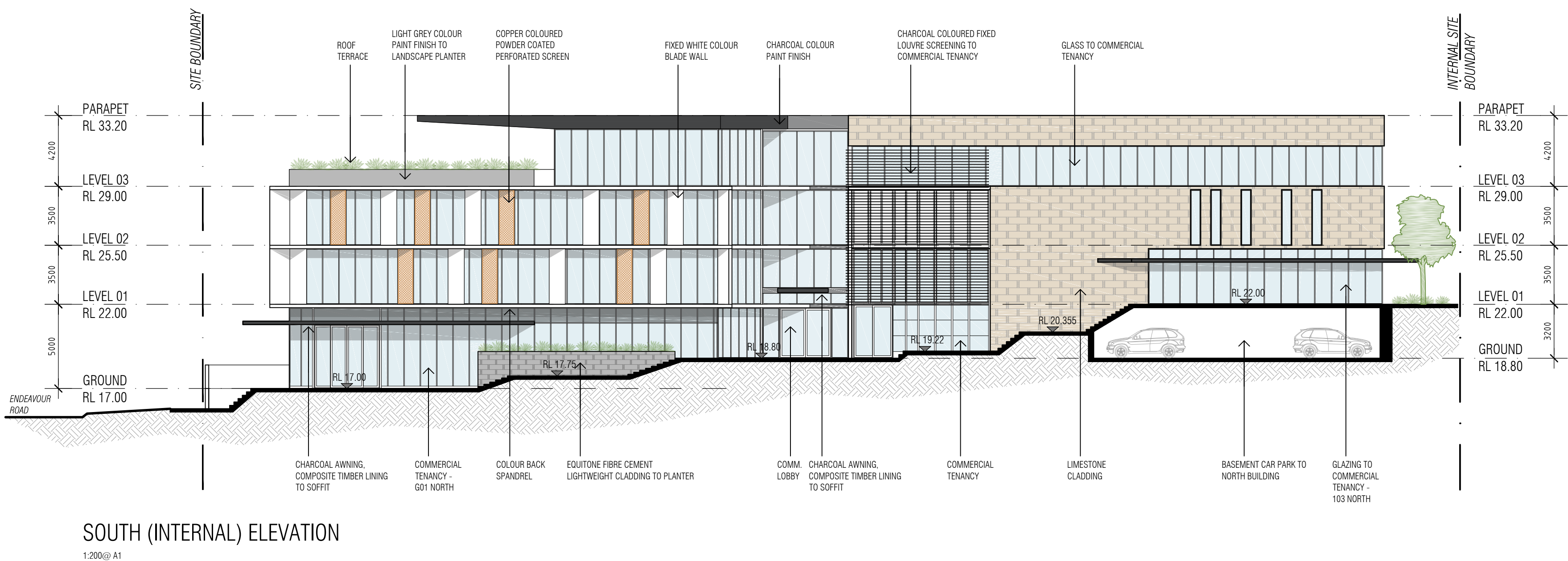
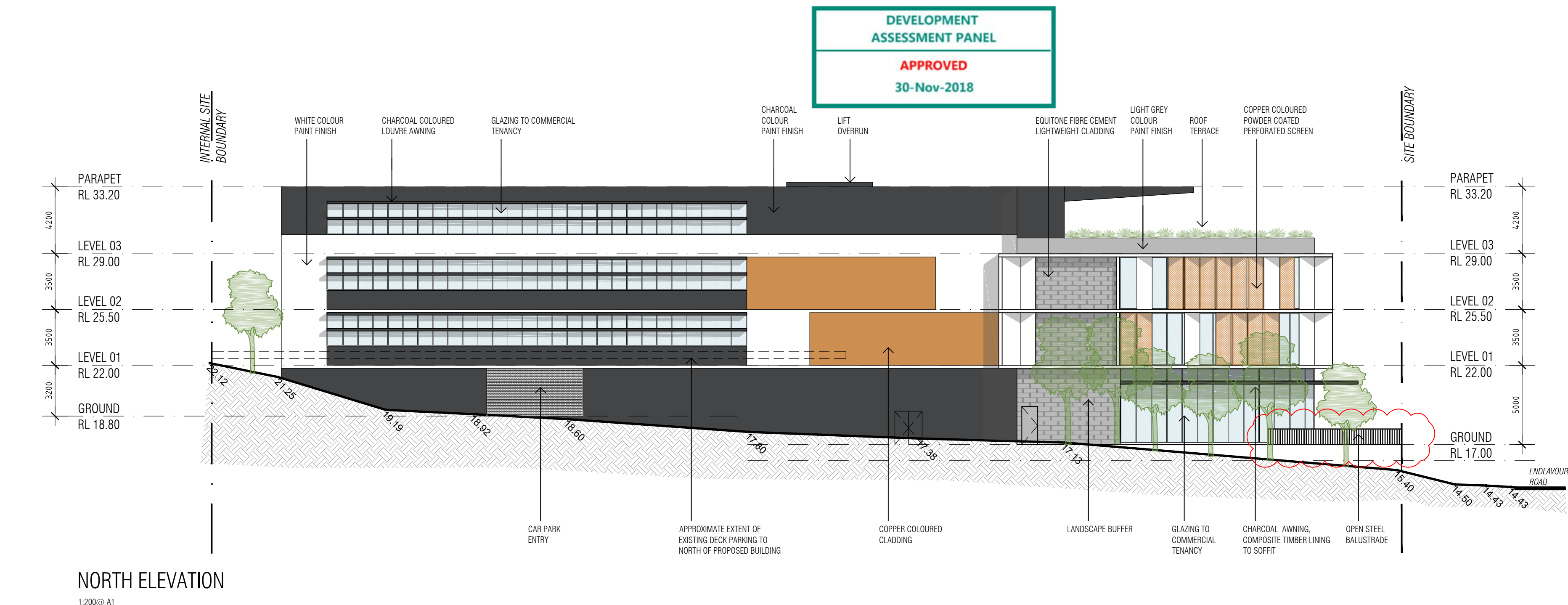
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B	27.08.18	DA ISSUE
C	31.10.18	DA RE-ISSUE

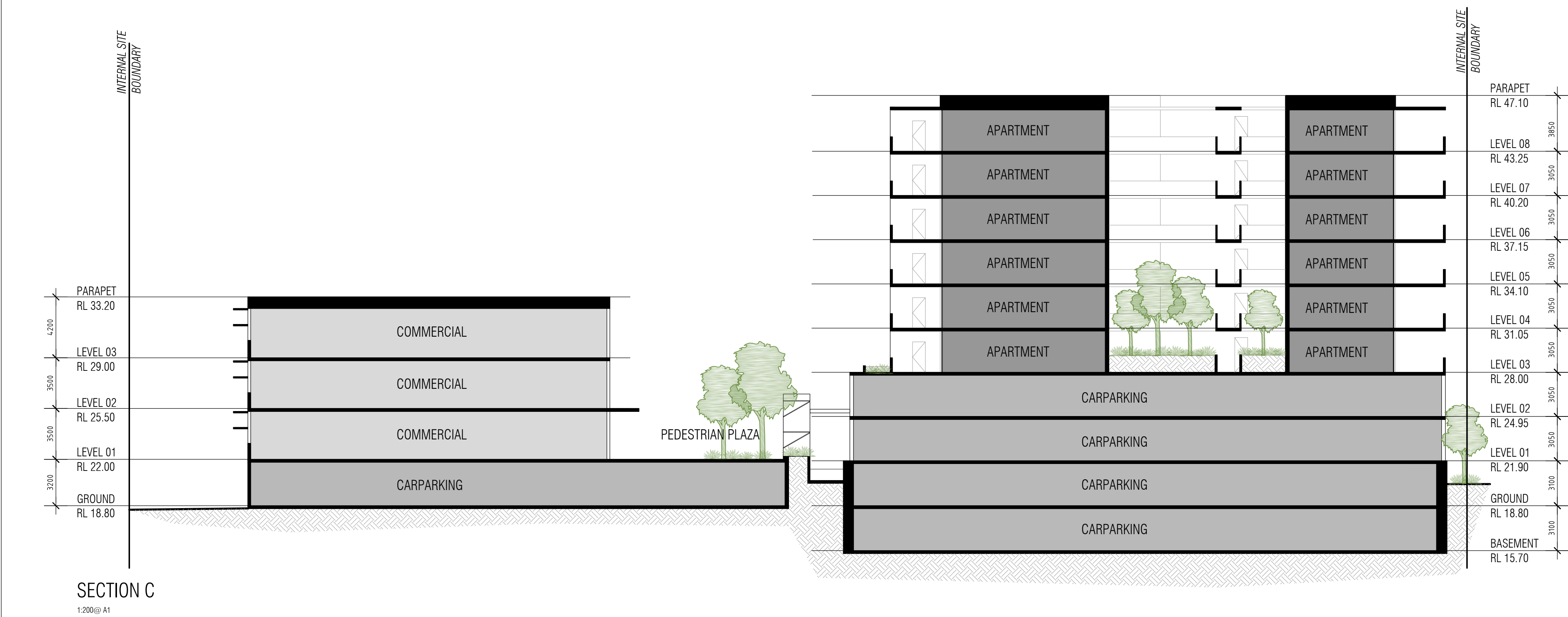
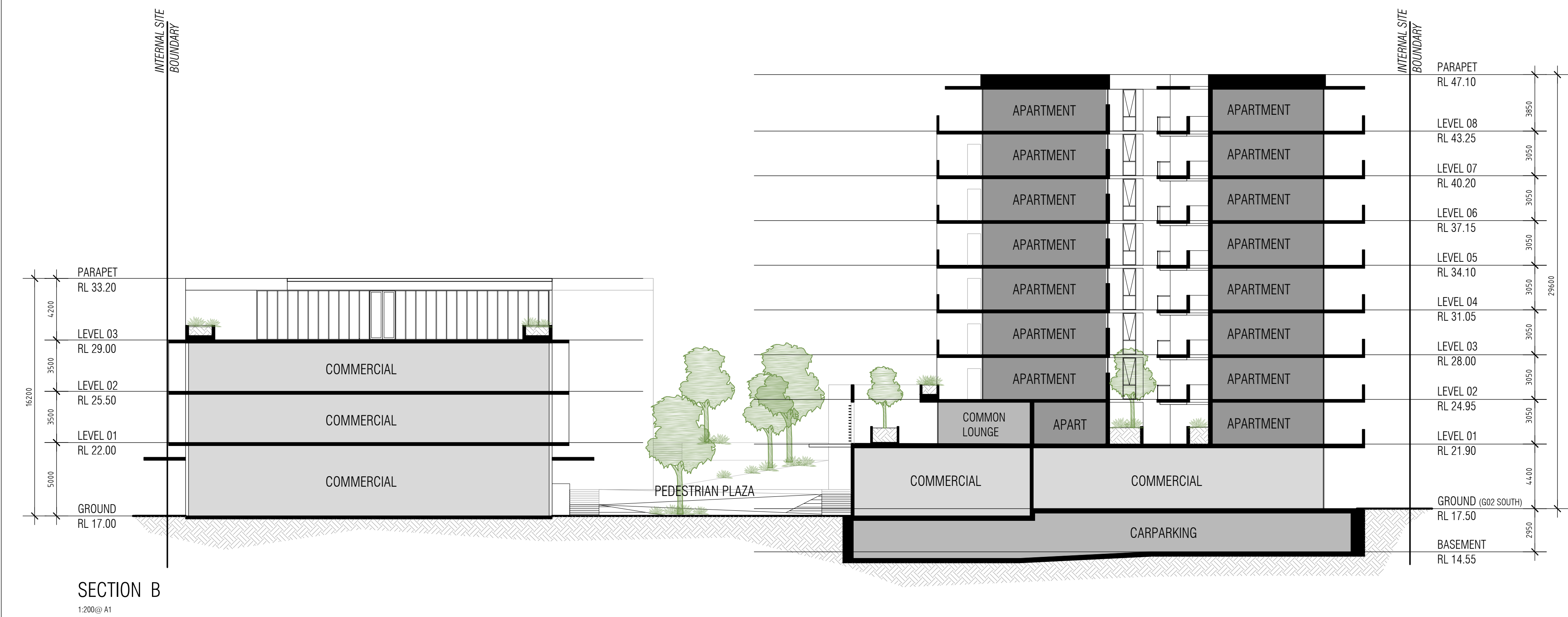
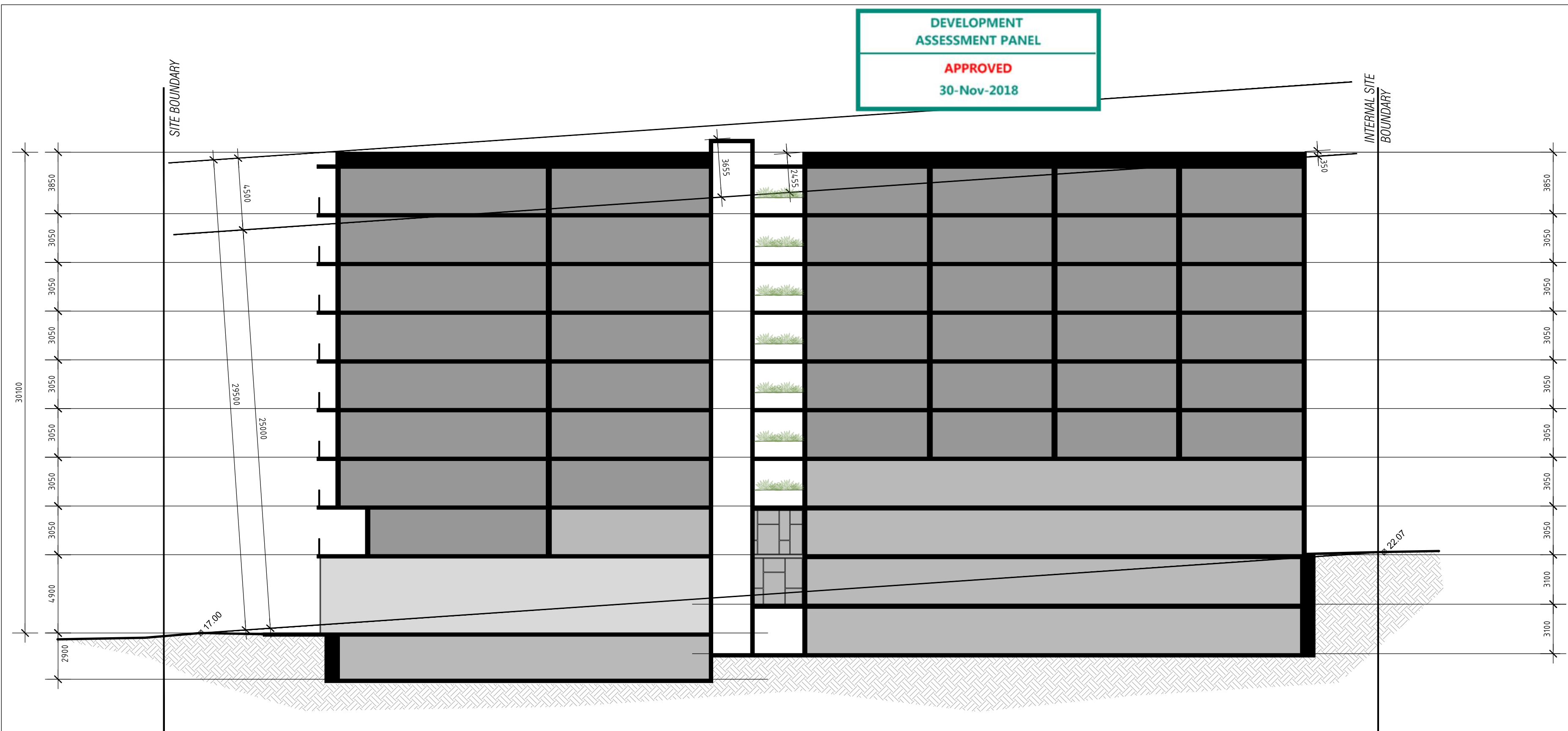
CLIENT	PROJECT ADDRESS
SCENTRE GROUP	ENDEAVOUR ROAD HILLARYS
PROJECT	STATUS
ENDEAVOUR PRECINCT	DEVELOPMENT APPLICATION

DRAWING	DRAWING NO.	DRAFTER	CHECKED	REV.
ELEVATIONS	A3.01	SA	WB	C

SCALE
0 2 4 10

1:200 @ A1

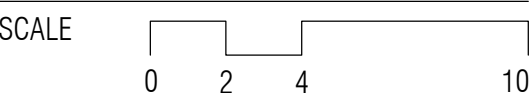




REV.	DATE	AMENDMENT
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B	27.08.18	DA ISSUE
C	31.10.18	DA RE-ISSUE

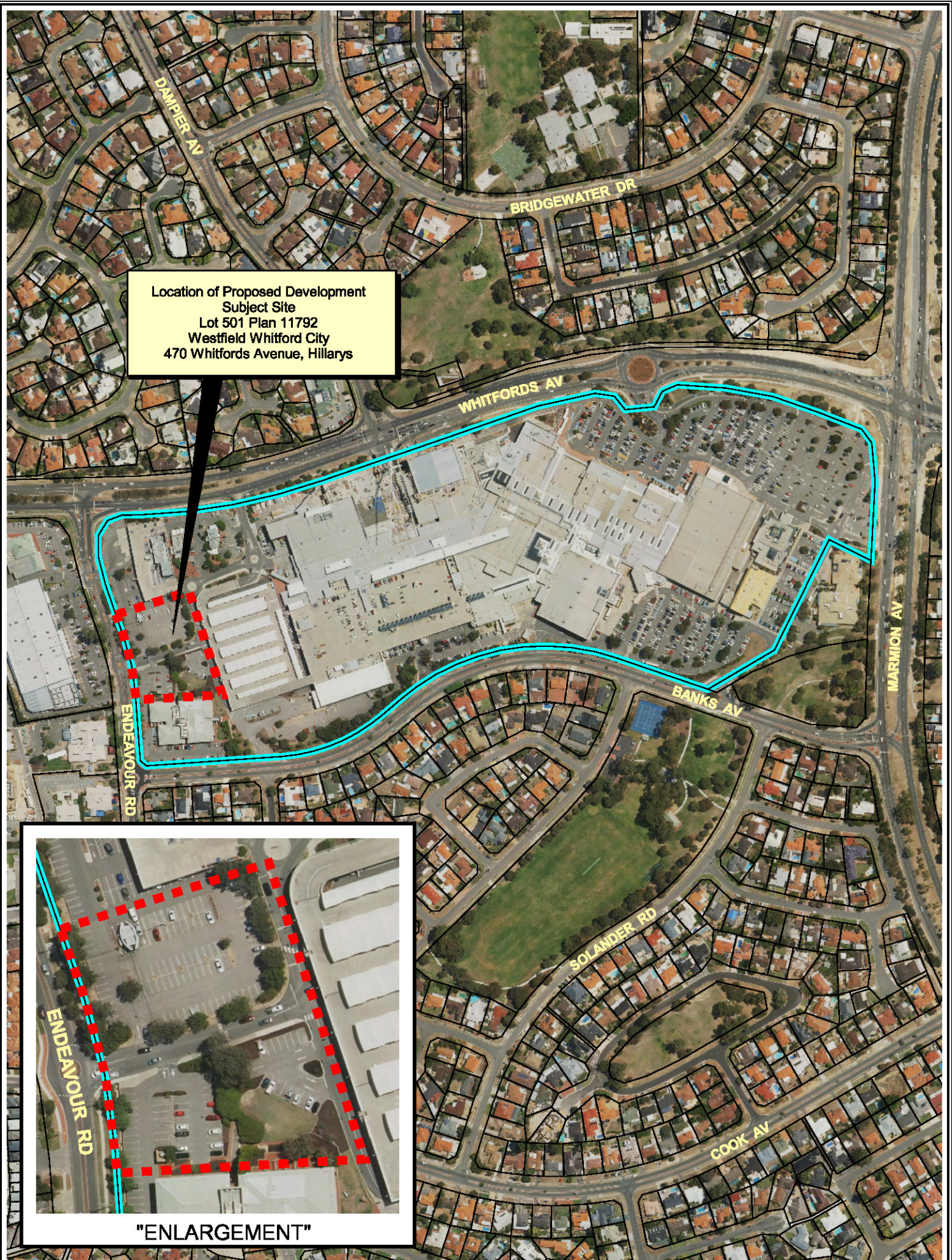
CLIENT
SCENTRE GROUP
PROJECT
ENDEAVOUR PRECINCT

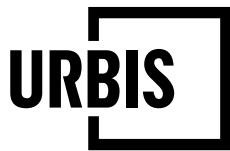
PROJECT ADDRESS
ENDEAVOUR ROAD HILLARYS
STATUS
DEVELOPMENT APPLICATION



1:200 @ A1

DRAWING			
DESIGN SECTIONS			
DRAWING NO.	DRAFTER	CHECKED	REV
A4.01	SA	WB	C





LEVEL 14
1 WILLIAM STREET
PERTH WA 6000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

27 July 2022

Mr Chris Leigh
Director Planning and Community Development
City of Joondalup
PO Box 21
JOONDALUP WA 6919

Dear Chris

JDAP FORM 2 - APPLICATION FOR AMENDMENT OF DEVELOPMENT APPROVAL BY RESPONSIBLE AUTHORITY - LOT 501 (NO. 470) WHITFORDS AVENUE, HILLARYS – DAP/18/01486

Urbis represents Scentre Group, the owners of the abovementioned development site. Scentre Group received an approval for a nine (9) storey mixed use development on 30 November 2018 (DAP18/01486).

On behalf Scentre Group, Urbis is seeking approval of a four year extension to the timeframe to achieve substantial commencement from the date of approval of this application to 30 November 2025.

BACKGROUND

The approval granted by the Metropolitan Outer Joint Development Assessment Panel (JDAP) on 30 November 2018 (DAP18/0385) comprised the following elements:

- 87 Multiple Dwellings;
- 4,402sq.m NLA of commercial/retail floor space;
- 36 commercial/retail car parking bays, 145 residential car parking bays and 22 visitor car parking bays; and
- Community Plaza.

The JDAP approval had a 3 year timeframe to commence substantial development. Given the meeting was on 30 November 2018, this would carry through to 30 November 2021. With the notice of exemption based on the State of Emergency, all applications that have a valid approval in 2020 will get an automatic extension of two years, meaning the application is valid until 30 November 2023.

Importantly, the planning framework applicable at the time of the original approval remains largely unaltered. Therefore, it is considered the approved development remains consistent with the relevant planning framework.

Due to the unprecedented demand in the construction sector, it has been increasingly difficult to secure a feasible price for the construction of the development. This has been a widespread issue, resulting in the deferral of several projects across the metropolitan area and the regions.

Preliminary discussions have been held between the applicant and the City of Joondalup (**the City**) with regard to this matter. The City confirmed that an amendment to seek an extension of time to substantially commence development cannot be dealt with under delegation, and must progress through a JDAP Form 2 process.

PROPOSAL

We are applying for an extension of the timeframe for the development to substantially commence to 30 November 2025. Regulation 17 (1)(a) of the Planning and Development (Development Assessment Panels) Regulations 2011 states:

(1) An owner of land in respect of which a development approval has been granted by a DAP pursuant to a DAP application may apply for the DAP to do any or all of the following —

(a). to amend the approval so as to extend the period within which any development approved must be substantially commenced under regulation 16A(2);

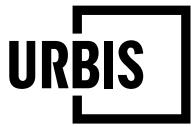
This Form 2 application is to be considered against the 5 (five) items outlined in the State Administrative Tribunal Decision [2018] WASAT 63 – ALH Group Property Holdings Pty Ltd and Metro Central JDAP. These five items and our responses are contained in **Table 1**.

Item #		Item Comment and Response
1	Item	Whether the planning framework has changed substantially since the development approval was granted
	Response	<i>No. The planning framework prevailing to this site and the approval have not substantially changed since approved in November 2018. The City Planning Scheme No. 3 and the Whitford Activity Centre Structure Plan, including their relevant clauses and sections, remain unchanged and still operable.</i>
2	Item	Whether the development would likely receive approval now
	Response	<i>Yes. The built form and land use approved in 2018 have not been altered and are not proposed to be altered under this application. With an unchanged built form and a substantially similar planning framework, it is anticipated that the application would likely receive approval now.</i>
3	Item	Whether the holder of the development approval has actively and relatively conscientiously pursued the implementation of the development approval
	Response	<i>Yes. The applicant and landowner have sought the implementation of the development approval but have been constrained by the availability of labour and significant issues in maintaining supply chains for building materials.</i>

Item #		Item Comment and Response
		<i>Subsequently, many projects have experienced an unprecedented escalation in the cost of materials which in some cases is leading to the deferral of new projects.</i> <i>The issues outlined above have been recognised by the State Government and underpin the recent amendments to the Planning and Development Act 2005.</i> <i>This construction industry context has been the nexus for the Form 2 application to extend the timeframe for substantial commencement. An extension of three years will support the navigation of this current construction market.</i>
4	Item	Whether the time originally limited was in all the circumstances reasonable and adequate taking into account the steps which would be necessary before the construction could actually commence; and
	Response	<i>No. The previous approval timeframe is not considered appropriate for this development. The complexity concerning most JDAP approvals was recognised in the amendment of the Planning and Development (Development Assessment Panels) Regulations 2011, which introduced a standard timeframe for substantial commencement of 4 years under regulations 16A. Furthermore, since then, the unforeseen impact of the COVID-19 pandemic has become a genuine factor in the construction process, impacting material and labour supply, as well as cost escalation.</i>
5	Item	Whether the applicant has sought to 'warehouse' the development approval
	Response	<i>No. In alignment with matters addressed above, the COVID-19 pandemic and its unforeseen impacts have established a construction context that is extremely limiting in both supply chain disruptions and cost escalation.</i>

The construction market is experiencing a unique situation, which presents several challenges for new projects. This state of affairs has emerged due to unprecedented demand for new dwellings associated with the State and Federal government stimulus and significantly reduced supply of skilled trades and construction materials. This situation results in considerable difficulty in securing builders and contractors and gaining certainty on the cost of construction. Regarding the approval subject to this application, the current construction environment has meant that it is not feasible to contract a builder for the development and achieve substantial commencement before 30 November 2023.

The proposed extension seeks to maintain the validity of the approved development until the activity within the construction sector and supply of materials normalises. This will allow the developer to have a greater level of certainty to progress a tender for construction without the risk of escalation or the unavailability of contractors.



CONCLUSION

Due to the problematic construction market conditions, the proposed Regulation 17 for an extension of time to 30 November 2025 is appropriate in the interests of realising this development in the short to medium term. We are confident that the proposed extension will allow sufficient time for the normalisation of the construction market and the progression of the development. In response to the information included herein, it is requested that the City of Joondalup Joint Development Assessment Panel consider this Regulation 17 favourably in a timely manner.

If you have any questions, please don't hesitate to contact me at 9346 0508 or knolan@urbis.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Kris Nolan", written in a cursive style.

Kris Nolan
Director
9346 0508
knolan@urbis.com.au

SPP7.3 R-CODES

VOLUME 2 - APARTMENTS

ASSESSMENT TEMPLATE

ABOUT THIS TEMPLATE

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

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

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

This template comprises of 2 parts:

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

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

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

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

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

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

PART 1 - INFORMATION FOR THE APPLICANT

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

A5 – Development application guidance (1/2) <i>This guidance assists proponents in formulating the appropriate materials when submitting a development application. Check with the relevant local authority if there are any additional materials required.</i>			
Documentation	Required Information	Provided?	
Development details	A summary document that provides the key details of the development proposal. It contains information such as the: – 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 A3 <i>Site analysis and design response guidance</i>]		
Design statements	An explanation of how the design relates to the Design Principles in State Planning Policy 7.0 Design of the Built Environment. An explanation of how the proposed development achieves the relevant objectives of this policy in A6 <i>Objectives summary</i> . 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).		
Site plan	A scale drawing showing: – 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	A scale drawing showing: – 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	Acoustic Report (or equivalent) Waste Management Plan (or equivalent)		

A5 – Development application guidance (2/2)

Documentation	Required information	Provided?	
Floor plans	A scale drawing showing: — 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	A scale drawing showing: — 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. Samples or images of proposed external materials, finishes and colours of the proposal, keyed to elevations.		
Sections	A scale drawing showing: — 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	A solar diagram (where required) at the winter solstice (21 June) at a minimum of hourly intervals showing: — 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. A ventilation diagram (where required) showing unobstructed path of air movements through dual aspect apartments and tabulation of results.		
Illustrative views	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.		
Models	A three dimensional computer generated model showing views of the development from adjacent streets and buildings. A physical model for a large or contentious development (if required by the consent authority).		

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					
				<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>									
02.2.1 – 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.				Refer to WACP EA2.									
02.2.2 – The height of buildings within a development responds to changes in topography.													
02.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.													
02.2.4 – 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.													
ACCEPTABLE OUTCOMES													
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>													
A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.													
<i>(Excerpt from table 2.1)</i>													
Streetscape contexts and character <i>refer A2</i>		Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas	
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0		
Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9			
LOCAL PLANNING FRAMEWORK					REQUIREMENT								
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>													

ELEMENT 2.3		STREET SETBACKS										
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>			APPLICANT COMMENT					ASSESSOR COMMENT				
			<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>									
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.			Refer to WACP EA2									
O2.3.2 – The street setback provides a clear transition between the public and private realm.												
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.												
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.												
ACCEPTABLE OUTCOMES												
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>												
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												
<i>(Excerpt from table 2.1)</i>												
Streetscape contexts and character <i>refer A2</i>		Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0	
Minimum primary and secondary street setbacks <i>refer 2.3</i>		4m ⁴	2m	2m		2m		2m or Nil ⁵	2m or Nil ⁵	2m or Nil ⁵		
(4) Minimum secondary street setback 1.5m (5) Nil setback applicable if commercial use at ground floor												
LOCAL PLANNING FRAMEWORK						REQUIREMENT						
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:												

ELEMENT 2.4 SIDE AND REAR SETBACKS		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	Refer to WACP EA2	
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.		
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.		
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.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
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 <i>Visual privacy</i>. <i>(Excerpt from table 2.1)</i>		

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Boundary wall height (storeys)^{1,2} <i>refer 2.4</i>	1 ³		1 ³	2 ³	2 ³		2	3	4		
Minimum side setbacks⁶ <i>refer 2.4</i>	2m	3m	3m		3m		Nil				
Minimum rear setback <i>refer 2.4</i>	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m <i>refer 2.4</i>	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		

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

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

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

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

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

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

ELEMENT 2.5		PLOT RATIO											
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>				APPLICANT COMMENT					ASSESSOR COMMENT				
				<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>									
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.				Refer to WACP EA1									
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>													
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument. <i>(Excerpt from table 2.1)</i>													
Streetscape contexts and character <i>refer A2</i>		Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas	
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	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								
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:													

ELEMENT 2.6		BUILDING DEPTH	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.		Provided private open space to each apartment that has a northern aspect, with internal depths of less than 20m to optimise solar access. All apartments (both north and south aspect) achieve natural cross-ventilation. Large major openings to the respective orientation of each apartments balcony work in conjunction with various openings towards the internal communal areas that separate the north facing and south facing apartments.	
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.		The residential building is dual aspect. Building depth is considered relative to the building orientation to provide narrow apartments to increase the number of apartments with solar access, and decrease the number of apartments facing south, in line with PG 2.6.3.	
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.		The balcony of each apartment, provides shade from the summer sun to the apartment below, without blocking the lower angle of the winter sun.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to 4.1 Solar and daylight access and 4.2 Natural ventilation.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3	

ELEMENT 2.7 BUILDING SEPARATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	The JDAP approvals assessed and determined the built form of the development is consistent with the expected outcomes of the immediate area, especially with respect to an engaging pedestrian environment.	
O2.7.2 – Building separation is in proportion to building height.	The building height is sensitive towards achieving the activation of the Endeavour Precinct Hub. Accordingly, the development has large setbacks from commercial building and avoid monotony in scale.	
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.	The distance between the buildings exceeds the recommendations in table 2.7, which are separated 16.55m and 26.3m for the eastern and western portions of the buildings respectively.	
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	Please refer to the design aspects for private open space (4.4), communal areas (3.4), tree canopy and deep soil areas (3.3), landscape design (4.12), all of which are satisfied per the prevailing design requirements in the WACP. Access to apartment from communal open-air lobby encourages casual, day to day interaction with other apartment residents. Central landscaped atrium, incorporate greenery throughout the building, and enable daily interaction with nature for residents.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A2.7.1 – Development complies with the separation requirements set out in Table 2.7.		

Table 2.7 Building separation

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

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

ELEMENT 3.2	ORIENTATION	
ELEMENT OBJECTIVES <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>	
03.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	Refer to WACP GA6	
03.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.		
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.		
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: – 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
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 3.3	TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<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>	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	Refer to WACP EA6/GA7	
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.		
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.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.3.1 – Retention of existing trees on the site that meet the following criteria: – healthy specimens with ongoing viability AND – species is not included on a State or local area weed register AND – height of at least 4m AND/OR – trunk diameter of at least 160mm, measured 1m from the ground AND/OR – average canopy diameter of at least 4m.		
A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.		
A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.		
A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.		

Table 3.3a Minimum deep soil area and tree provision requirements

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

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

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

Table 3.3b Tree sizes

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

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

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

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

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

ELEMENT 3.4		COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.		Refer to WACP EA6	
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.			
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.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
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 <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>		
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.		Please refer to the related design aspects which were assessed per the prevailing design requirements in the WACP and satisfied in the approval. Relevant design aspects include: 3.1 Sire analysis and design response, 3.2 Orientation, 3.3 Tree canopy and deep soil areas, 4.4 Private open space and balconies, 4.12 Landscape design.		
		Further to the balance of design considerations outlined above, the approved apartments also satisfy the element objectives relating to separation distances between building. The landscaping ingrained throughout the development doubles as privacy screening.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>				
A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.				
Table 3.5 Required privacy setback to adjoining sites				
Cone of vision from unscreened:		First 4 storeys		5th storey and above
		Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways		4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies		6m	4.5m	
Unenclosed private outdoor spaces		7.5m	6m	
A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).				
A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.				
A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		

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

No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3

ELEMENT 3.6		PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.		Refer to WACP GA6	
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.			
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).			
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.			
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.			
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.			
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.			
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.			
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.			
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage. ¹			
(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.			
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 3.7		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.		Refer to WACP EA3	
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.			
ACCEPTABLE OUTCOMES			
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.			
A3.7.2 – Pedestrian entries are protected from the weather.			
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.			
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.			
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.			
A3.7.6 – Bins are not located at the primary pedestrian entry.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 3.8		VEHICLE ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.		Refer to WACP EA4	
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.			
A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.			
A3.8.3 – Vehicle entries have adequate separation from street intersections.			
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.			
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.			
A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: – the driveway serves more than 10 dwellings – the distance from an on-site car parking to the street is 15m or more OR – the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.			
A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).			

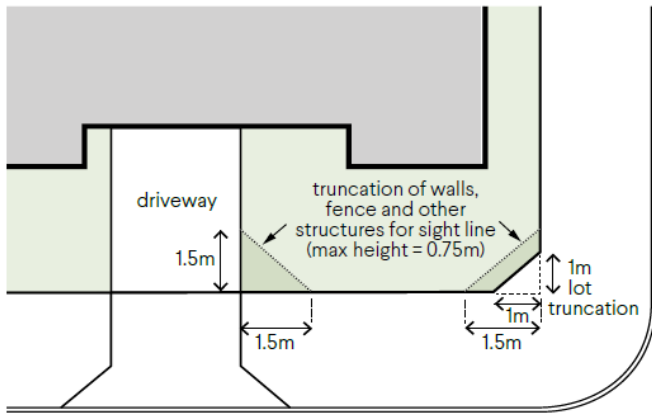


Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

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

ELEMENT 3.9		CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.		The development provides 44 residential cycle bays, 10 commercial cycle bays and 18 visitor bays. The approved development has a total of 160 parking bays, providing 145 residential bays, 14 commercial bays and 1 ACROD bay. Regarding the residential bays, this meets the minimum requirement for 85 bays and is within the maximum range of 170 bays for Location A. Similarly, sufficient bicycle parking is also provided to meet the minimum requirement of 44 residential bays. The provision of cycle and vehicle parking bays with respect to the existing and future conditions of local transport networks was assessed in the process of obtaining the existing approval. The arrangements provided for vehicle and cycling parking were supported by a transport impact assessment, properly assessed by the City in their RAR to JDAP and supportive for the subsequent approval. The latest traffic impact assessment confirms the most recent approval meets the Australian Standards requirements. The report concludes that car and bicycle parking demands are satisfied on site and within the existing at-grade car park located to the north. Much of the parking supply is provided at basement level, and otherwise the parking from ground floor to the second floor is within the visible confines of the developments and screened by the external walls.	
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.			
O3.9.3 – Car parking is designed to be safe and accessible.			
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.			

Table 3.9 Parking ratio

Parking types		Location A	Location B
Car parking ¹	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above	
Bicycle parking ¹	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking ²	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays		

¹ Calculations of parking ratios shall be rounded up to the next whole number.

² For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions:
Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.
Location B: not within Location A.

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

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

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

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

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

A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.

A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.

A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.

A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.

LOCAL PLANNING FRAMEWORK

REQUIREMENT

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

No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3

ELEMENT 4.1 SOLAR AND DAYLIGHT ACCESS		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.1.1 – 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.	Please refer to the related design aspects assessed per the prevailing design requirements within the WACP and satisfied in the approval, as follows: 2.2 Building height, 2.3 Street setbacks, 2.4 Side and rear setbacks, 2.5 Plot ratio, 3.1 Site analysis and design response, 3.2 Orientation, 4.4 Private open space and balconies.	
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.		
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3.		
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> : 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: – minimise direct sunlight to habitable rooms: ▪ 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>	No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3

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.	The proposal exceeds the minimum requirements and provides natural cross ventilation for all proposed dwellings.	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	Cross ventilation has been a primary focus for the design of all dwellings, with natural ventilation optimised in habitable rooms wherever possible.	
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	Not applicable, all apartments are dual aspect.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.		
A4.2.2 – (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building (b) Single aspect apartments included within the 60 per cent minimum at (a) above must have: ▪ ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND ▪ room depth no greater than 3 × ceiling height (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.		
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.		
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.		

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3

ELEMENT 4.3

SIZE AND LAYOUT OF DWELLINGS

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives

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.

O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.

ACCEPTABLE OUTCOMES

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

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

1 bed

2 bed × 1 bath¹

3 bed × 1 bath¹

37m²

47m²

67m²

90m²

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.

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Table 4.3b Minimum floor areas and dimensions for habitable rooms

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

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

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

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

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3

ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES																	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT															
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>																
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	Refer to WACP GA7																
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.																	
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.																	
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 <table border="1"> <thead> <tr> <th>Dwelling type</th><th>Minimum Area¹</th><th>Minimum Dimension¹</th></tr> </thead> <tbody> <tr> <td>Studio apartment + 1 bedroom</td><td>8m²</td><td>2.0m</td></tr> <tr> <td>2 bedroom</td><td>10m²</td><td>2.4m</td></tr> <tr> <td>3 bedroom</td><td>12m²</td><td>2.4m</td></tr> <tr> <td>Ground floor / apartment with a terrace</td><td>15m²</td><td>3m</td></tr> </tbody> </table> 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.			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
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															
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																
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>																	

ELEMENT 4.5		CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.		The lobby spaces on each level and access throughout the building is designed to meet or exceed minimum requirements in terms of dimension with universal access provided throughout the development.	
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.		With reference to 2.7 building separation, the approval provides an active pedestrian environment with special design sensitivity towards the Endeavour Precinct Hub. The communal spaces show extensive consideration of the design aspects. Resulting in optimal opportunity for social interaction between residents/visitors within each of the developments themselves, to foster a sense of community.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.5.1 – Circulation corridors are a minimum 1.5m in width.			
A4.5.2 – Circulation and common spaces are designed for universal access.			
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.			
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.			
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3	

ELEMENT 4.6		STORAGE																			
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT																		
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>																			
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.		All apartments have a functional layout with efficient internal storage with additional store-rooms for each unit externally.																			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																					
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.																					
Table 4.6 Storage requirements																					
<table><tr><th>Dwelling type</th><th>Storage area¹</th><th>Minimum dimension¹</th><th>Minimum height¹</th></tr><tr><td>Studio dwelling</td><td>3m²</td><td rowspan="4">1.5m</td><td rowspan="4">2.1m</td></tr><tr><td>1 bedroom dwelling</td><td>3m²</td></tr><tr><td>2 bedroom dwellings</td><td>4m²</td></tr><tr><td>3 bedroom dwellings</td><td>5m²</td></tr><tr><td colspan="4">¹ Dimensions exclusive of services and plant.</td></tr></table>				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.			
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 space ¹ , 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																			
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3																			

ELEMENT 4.7 MANAGING THE IMPACT OF NOISE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	The previous conditions of approval adequately resolve the impact of noise.	
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	The previous conditions of approval adequately resolve the impact of noise and provide measures to respond with mitigation measures if required.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).		
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.		
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3	

ELEMENT 4.8		DWELLING MIX	
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>	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.		Refer to WACP EA1	
ACCEPTABLE OUTCOMES			
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
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	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 4.9		UNIVERSAL DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
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.		Specific universal design features have not been identified as part of the individual dwellings. However, overall the proposed dwelling has carefully considered universal access across the development including from the Shopping Centre.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
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	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3	

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.	Refer to WACP GA6	
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.10.1 – Façade design includes: – 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: – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character.		
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.11 ROOF DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	Refer to WACP GA8	
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.		
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.		
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.12 LANDSCAPE DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	Refer to WACP GA7	
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.		
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.		
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.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.		
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.		

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

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

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

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

ELEMENT 4.13 ADAPTIVE REUSE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	N/A	
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	N/A	
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.	The proposal was designed with a streetscape and public realm focus providing a high quality public plaza, landscaping and integration with the surrounding Shopping Centre environment.	
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.	The separation of land use activities and the provision of open spaces has considered the impacts of noise, light, odour, traffic and waste to ensure these elements do not adversely impact future residents.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.		
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.		
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.		
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements		
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3	

ELEMENT 4.15 ENERGY EFFICIENCY		
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>	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	One of the key design strategies for this proposal has been to develop passive design principles enabling access to light and cross ventilation. All apartments are provided with openings to two sides, facilitating maximum solar penetration and cross ventilation. This holistic approach is the most effective way to lower user energy demands by minimising requirements for artificial heating and cooling. This baseline approach in conjunction with additional strategies will significantly reduce life-cycle carbon and ensure the relevancy of the proposal into the future. - Solar PV Arrays to Roof Areas - Establishment Of Embedded Networks - Energy Monitoring to Each Apartment - Low Flow Tap & Shower Fittings - Motion Sensors to Common Lighting - All Dual Aspect Apartments - North Facing Communal Areas - Operable Screening to West Facades - Open Air Lobbies - Water-Wise Plantings - Full Height Glazing	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.15.1 – a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.¹ 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.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	

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

No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3

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.	Apartments can be smart metered to ensure that individual residents are responsible and aware of their water use . Final landscaping detail is conditioned as part of approval and will be determined at that point in time.	
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	The management of stormwater drainage is conditioned in the approval and will be arranged prior to the building permit application.	
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	Please refer to each of O4.16.1 and O4.16.2 above, with respect to the ability to coordinate the appropriate management of flooding via various means.	
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>	No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3	

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.	A waste management plan was prepared and conditioned with the approval.	
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	A waste management plan was prepared and conditioned with the approval.	
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>	No – Proposal meets Element Objectives and Performance Based Criteria of SPP7.3	

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.	Refer to WACP GA9.	
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	Refer to WACP GA9.	
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.	Refer to WACP GA9.	
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.	Refer to WACP GA9.	
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>		

State Planning Policy 7.3 (SPP7.3)

Element	Acceptable Outcome	Proposed
2.2 Building height	N/A – Replaced by WACSP as discussed in the body of the report.	
2.3 Street setbacks		
2.4 Side and rear setbacks		
2.5 Plot ratio		
2.6 Building depth	20m for single aspect apartments (A2.6.1)	All apartments are dual aspect.
2.7 Building separation	Meets side and rear setback requirements of JACP as well as visual privacy.	Meets element objectives for side, rear and visual privacy setbacks.
3.2 Orientation	N/A – Replaced by WACSP as discussed in the body of the report.	
3.3 Tree canopy and deep soil areas		
3.4 Communal open space		
3.5 Visual privacy	Visual privacy setbacks to side and rear boundaries. 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.	Setbacks from surrounding setbacks. Balconies are set so they do not overlook other balconies.
3.6 Public domain interface	N/A – Replaced by WACSP as discussed in the body of the report.	
3.7 Pedestrian access and entries		
3.8 Vehicle access		
3.9 Car and bicycle parking	87 Resident car parking bays 13 visitor car-parking bays. Four secure, undercover bicycle parking and accessed via a continuous path of travel from the entry. Eight resident car parking bays; and two visitor car-parking bays (A3.9.2)	145 residential bays 12 residential bike bays
4.1 Solar and daylight access	Minimum 70% dwellings having living rooms and private open space obtaining at least 2 hours direct sunlight; and maximum 15% receiving no direct sunlight (A4.1.1). Habitable rooms one window in external wall, visible from all parts of room, glazed area not less than 10% of floor	47 / 85 55.2% facing north (no solar diagrams) Glazing provided

	area and minimum 50% clear glazing. Light wells and/or skylights not primary source of daylight to any habitable room. Building orientated and incorporates external shading devices.	Terraces provided shading devices.
4.2 Natural ventilation	Habitable rooms have openings on at least two walls with straight line distance 2.1m Minimum 60% of dwellings are naturally cross ventilated; and single aspect apartments included must have ventilation openings oriented to prevailing cooling winds; and room depth no greater than 3*ceiling height. Depth of cross-over and cross-through apartments with openings either side not exceed 20m. No habitable room relies on light wells.	All rooms have greater 2.1m distance Sufficient ventilation provided. No greater than 20m cross ventilation No rooms rely on light wells
4.3 Size and layout of dwellings	Dwellings internal floor areas as per Table 4.3a. Habitable room floor areas as per Table 4.3b. Floor to ceiling height 2.7m for habitable rooms, 2.4m for non-habitable rooms, and other as per National Construction Code. Maximum length of single aspect open plan living area 9m (A4.3.4)	Adequate internal floor spaces provided. Some apartments Bed have minimum 2.9m internal dimensions. Ceiling height 2.7m minimum. All units meet maximum lengths.
4.4 Private open space and balconies	N/A – Replaced by WACSP as discussed in the body of the report.	
4.5 Circulation and common spaces	Circulation corridor 1.5m min. Circulation and common space capable of passive surveillance. Circulation and common spaces lit without light spill to habitable rooms.	1.5m circulation space. No light spill onto adjacent dwellings.
4.6 Storage	Store sizes as per Table 4.6. Minimum dimension 1.5m and 4m² and minimum height of 2.1m. Stores conveniently located, safe, well-lit, secure and subject to passive surveillance. Stores provided separately from dwellings or within or adjacent to private open spaces (A4.6.3).	Store sizes acceptable. Store locations acceptable.

4.7 Managing the impact of noise	Exceed National Construction Code requirements. Potential noise sources not adjacent external wall habitable room or within 3m of bedroom (A4.7.2). Major openings oriented away/shielded from external noise sources.	Noise sources setback from external wall to habitable room and >3m from bedrooms. Major openings located away from AC units, bin stores and parking area.
4.8 Dwelling mix	N/A – Replaced by WACSP as discussed in the body of the report.	
4.9 Universal design	20% of dwellings achieve Silver Level requirements as defined in the <i>Liveable Housing Design Guidelines</i> , or 5% achieve Platinum Level requirements.	No dwellings have been identified as meeting the Silver or Platinum level requirements.
4.10 Façade design	N/A – Replaced by WACSP as discussed in the body of the report.	
4.11 Roof design		
4.12 Landscape design		
4.13 Adaptive reuse	Not applicable as development not heritage.	N/A
4.14 Mixed use	Ground floor units are designed for future adaption to non-residential uses. Ground floor uses including non-commercial uses address, enhance and activate the street.	Development is mixed use. Ground floors activate street.
4.15 Energy efficiency	Incorporate at least one significant energy efficiency initiative; or all dwellings exceed minimum NATHERS requirements for apartments by 0.5 stars.	ESD Checklist provided as part of initial approval.
4.16 Water and management conservation	Dwellings are individually metered for water usage. Storm water runoff is managed on-site. Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.	All units are individually metered. All stormwater will be contained on-site. Overland path via existing driveway.
4.17 Waste management	Waste storage facilities. Waste Management Plan. Sufficient area for storage of green waste, recycling and general waste (separate). Communal waste storage sited and designed to be screened from view from the street, open space and private dwellings.	Waste management plan provided as part of initial submission that was acceptable.
4.18 Utilities	N/A – Replaced by WACSP as discussed in the body of the report.	

Please note that the acceptable outcomes stated above is a summary only and when considering compliance with these requirements, please refer to the full requirement as detailed in *State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments*.