ATTACHMENT 4

SPP7.3 R-CODES VOLUME 2 - APARTMENTS

ASSESSMENT TEMPLATE

DESIGN WA For a Better Built Environment

Disclaimer: This assessment template is not intended to replace R-Codes Volume 2. Applicants and assessors should refer to the R-Codes Volume 2 for information on the relevant provisions that are applicable to a development.

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 Group[1], 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.

[1]Inner 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)

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.

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 Site analysis and design response guidance*]		
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 Objectives summary.* For adaptive reuse projects which affect heritage places, provide a Heritage Impact Statement prepared in accordance with the State Heritage Office's *Heritage Impact Statement Guide* 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 *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.2.1 – 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.	**The site is zoned as 'Industrial 1,' as set out in LPS, and is Urban under the MRS, an R Code is not applicable to the site.** **The locality is identified in the Town's Local Planning Strategy as requiring the preparation of a precinct plan or other appropriate instrument to guide zoning and development standards. Under Table 2.1 of SPP 7.3, this correlates with a coding of R-AC0 for which primary controls are not outlined.** **The proposed development has a building height of sixteen (16) storeys and a maximum height of 50.4m from the ground floor to the roof level.** **The development responds to the areas desired future scale with more compact living and greater housing choices focused around Oats Street Station. Refer Section 7 of the Development Application Report for further discussion.**	
O2.2.2 – The height of buildings within a development responds to changes in topography.	**A slight diagonal slope of 0.73 meters extends across the site from the northeast corner facing Bank Street, ascending from the street's lot boundary to the southwest of the site. Although it is relatively minor, the buildings height follows this pattern with a stagger of 13 stories on the north side of the development.**	
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	**The roof design includes various elevations and architectural features to provide visual interest. Rooftop communal space is provided on the 11th floor.**	
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	**The proposal casts shadows over nearby residences to the south. The properties on the adjacent lots, namely 52 and 102, which are utilised for commercial purposes, experience some degree of shadowing, as depicted in the overshadowing plan for June 21st.** **The overshadowing plan also shows the overshadowing to residential lots 500, 51, 8 and 16 to a minimal degree in the morning of June 21st.**	

ACCEPTABLE OUTCOMES

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

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

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	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) *refer 2.2*	2	3	3	4	4	5	3	6	7	9	

COMPLIANT

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

ELEMENT 2.3	STREET SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	**A 1-meter setback is proposed from the lot boundary as parallel to Bank Street. This mirrors the existing setback of the industrial building on site. The streetscape has no prevailing character to follow, the development aims to define a future streetscape for the area to transition to higher density residential.** **This meets acceptable outcomes for primary and secondary streets under R-AC0 with no set minimum setback.**	
O2.3.2 – The street setback provides a clear transition between the public and private realm.	**The development adheres to the existing landscaping, and vegetation barriers along the street, making slight alterations for access purposes. Distinctions between the public and private areas are clearly defined by pathway material changes and landscaping.**	
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	**All dwellings are located above the ground floor. Level 2 provides a buffer of a large terrace area to provide privacy to Dwellings at ground floor are screened by vegetation and architectural elements. The levels above each have balconies facing the street as a buffer to provide privacy from the elevated train station and any future high-density development on the east side of Bank Street.**	
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	**Passive surveillance will be provided from the ground floor commercial tenancy, the terrace areas as well as the dwellings through the balconies and windows on all sides of the building.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument *(Excerpt from table 2.1)*		**COMPLIANT**

Streetscape contexts and character *refer A2*	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 *refer 2.3*	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:	**N/A**

ELEMENT 2.4	SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	**The development provides a 2.5 metre setback to the lot boundary to the northern lot.** **There is a 1.5m setback provision to the rear lots, and a Nil setback to the southern lot.** **This complies with the primary controls table at Nil side and rear setback provision.**	
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character**.**	**The Industrial zoned area is characterised by warehouses that are setback in an ad hoc manner with access roads and parking provided on the land.** **The area is identified in state and local framework as a potential area for greater development.**	
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.	**The areas of the site within the side and rear setbacks are currently clear of vegetation.**	
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.	**The subject site borders an adjoining lot with an industrial use and an access street, a nil setback is provided from this use. The building on Lot 52 has a nil setback from the site boundary.** **The subject site also borders a residential building, a 2.5m setback is provided from this use. The building on Lot 17 is setback approximately 3m from the boundary.** **The rear setback is consistent with adjoining land uses at 1m.** **The length of the development ranges from approximately 46m at the southern side of the site, to 22m at the northern side. The north to south measurement of the development is approximately 29m.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

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

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

AND /OR

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

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	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] *refer 2.4*	1[3]		1[3]	2[3]	2[3]		2	3	4		
Minimum side setbacks[6] *refer 2.4*	2m	3m	3m		3m		Nil				
Minimum rear setback *refer 2.4*	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m *refer 2.4*	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.

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

COMPLIANT

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*.

COMPLIANT

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

ELEMENT 2.5 PLOT RATIO

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	**The lot encompasses a total area of 1,226 square meters with a plot ratio space measuring 5,264 square meters, resulting in a plot ratio of 4:29:1.** **The future of this area hosts potential for greater density. The design of this development serves to mitigate the overall bulkiness through staggering of height.** **The building employs various architectural techniques, including distinct ground and first-floor designs, materials, screens, and corner balconies, to mitigate the building's perceived scale.** **The plot ratio aligns with the objectives of improving land use, prioritising housing provision, and incorporating valuable architectural features such as balconies and open space. This approach results in a development that will enhances the overall character and liveability of the area.**	

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument. *(Excerpt from table 2.1)*	**COMPLIANT**

Streetscape contexts and character *refer A2*	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] *refer 2.5*	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:	**N/A**

ELEMENT 2.6	BUILDING DEPTH	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	**Approximately 36% of the dwellings are single aspect. The frontages of dwellings face all directions, with balcony provision.** **84% of dwellings receive a minimum of 2 hours of sunlight per day. Refer to solar access and daylight study.** **Cross Ventilation is achieved by single aspect dwellings as shown in the architectural plans, considered in the development through provision of multiple balconies and windows, maximised to allow as much light and ventilation as possible.**	
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.	**Interior daylight access is provided to 84% of dwellings, refer to O2.6.1 for information provided by the interior shadow study.** **The building has a depth of between 19-40 metres with all dwellings maximising daylight through majority of balconies facing the northwest and east. The open space is situated on the northern side to maximise daylight.**	
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.	**The maximum room depth is 8 metres for a single aspect apartment. Appropriate room sizes are provided, and all living areas have access to sunlight from balconies and/or windows.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.		**?**
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**N/A**	

ELEMENT 2.7	BUILDING SEPARATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	**An appropriate interface is provided between properties, to ensure visual privacy, the ground floor and first two floors do not have dwellings due to its proximity to an industrial building. To prevent any loss of amenity bi-fold screening, feature screening, perforated screening are provided to each floor.**	
O2.7.2 – Building separation is in proportion to building height.	**The proposed development is consistent with a future streetscape character of a higher density for the area that is subject to future precinct planning. The proposed building is set back accordingly.**	
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 building is designed for potential future development on adjoining blocks, refer to streetscape elevation plans.** **Visual privacy measures have been implemented such as the closable balconies to further ensure amenity alongside dwellings overlooking adjoining lots.**	
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	**Communal areas are provided on Level 2, with a 70m2 'Residential Amenity Zone' and an activity terrace. Level 11 provides a rooftop garden area with landscaping and a pergola. Each dwelling is afforded at least one balcony.** **Landscaping includes deep root zones through planter boxes for trees as the site inhibits deep soil due to the basement levels.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

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

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	**5-8 storeys** (up to 28m)	**≥ 9 storeys** (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (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.				

N/A

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

ELEMENT 3.2	ORIENTATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	**The building's orientation towards Bank Street aligns with the existing streetscape and its relationship with the residential building to the north, enhancing its connection to the public realm. This design choice is in congruence with the surrounding area and complies with solar access and daylight requirements. This will respond to the public realm provided around Oats Street Station in the future.**	
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	**The development meets all acceptable outcomes of which the requirements are Nil.** **The proposal casts shadows over nearby residences to the northwest, lots 51, 8 and 16 to a minimal degree at 10am on June 21st.** **The highest percentage of overshadowing to adjoining properties will be 13.5% to Lot 51.**	

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.	**N/A**
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.	**COMPLIANT**
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 area[1] – adjoining properties coded R30 – R40 - 35% of the site area[1] – adjoining properties coded R50 – R60 – 50% of the site area[1] – 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)	**COMPLIANT**
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.	**COMPLIANT**

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**

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

ELEMENT 3.3	TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	**The subject site contains some remnant vegetation and trees, these existing scrubs and bushes will be retained where possible as part of the proposed development, the tree located on the verge is to be relocated.**	
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	**While there are no deep soil areas proposed at the subject site, it is important to recognise that the requirements outlined in Table 3.3a is a baseline example of acceptable development and it cannot, nor should it, account for all site conditions, locations and constraints.** **The landscaping plan provides the alternative options that ensure landscaping outcomes provide tree canopy and site amenity, such as deep rote zones within planter boxes for trees.** **In this case, the subject site is severely constrained in terms of size and orientation, and the below ground basement parking makes it difficult for the development to provide adequate deep soil areas. In this regard, it is considered that the extent of on structure planting is significant, functional and importantly, improves resident amenity. The proposed development provides sufficient landscaping areas and trees located on the ground level in the form of communal open space, and on the upper levels to make use of space.**	
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.	**See O3.3.2**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.3.1 – Retention of existing trees on the site that meet the following criteria: – healthy specimens with ongoing viability **AND** – species is not included on a State or local area weed register **AND** – height of at least 4m **AND/OR**		**COMPLIANT**

<table>
<tr><td>

- trunk diameter of at least 160mm, measured 1m from the ground **AND/OR**
- average canopy diameter of at least 4m.

</td><td></td></tr>
<tr><td>A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.</td><td>COMPLIANT</td></tr>
<tr><td>A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.</td><td>COMPLIANT</td></tr>
<tr><td>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
<table>
<tr><th>Site Area</th><th>Minimum deep soil area</th><th>Minimum requirement for trees [1]</th></tr>
<tr><td>Less than 700m²</td><td rowspan="3">10%
OR
7% if existing tree(s) retained on site
(% site area)</td><td>1 medium tree and small trees to suit area</td></tr>
<tr><td>700 – 1,000m²</td><td>2 medium trees
OR
1 large tree and small trees to suit area</td></tr>
<tr><td>› 1,000m²</td><td>1 large tree and 1 medium tree for each additional 400m² in excess of 1000m²
OR
1 large tree for each additional 900m² in excess of 1000m² and small trees to suit area</td></tr>
<tr><td colspan="3">[1] Minimum requirement for trees includes retained or new trees
Refer Table 3.3b for tree sizes</td></tr>
</table>
</td><td>NOT COMPLIANT</td></tr>
<tr><td>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
<table>
<tr><th>Tree size</th><th>Indicative canopy diameter at maturity</th><th>Nominal height at maturity</th><th>Required DSA per tree</th><th>Recommended minimum DSA width</th><th>Minimum DSA width where additional rootable soil zone (RSZ) width provided[1] (min 1m depth)</th><th>Indicative pot size at planting</th></tr>
<tr><td>Small</td><td>4-6m</td><td>4-8m</td><td>9m²</td><td>2m</td><td>1m (DSA) + 1m (RSZ)</td><td>100L</td></tr>
<tr><td>Medium</td><td>6-9m</td><td>8-12m</td><td>36m²</td><td>3m</td><td>2m (DSA) + 1m (RSZ)</td><td>200L</td></tr>
<tr><td>Large</td><td>›9m</td><td>›12m</td><td>64m²</td><td>6m</td><td>4.5m (DSA) + 1.5m (RSZ)</td><td>500L</td></tr>
<tr><td colspan="7">[1] Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.</td></tr>
</table>
</td><td>COMPLIANT – Two 11m high trees are proposed at ground level, with low shrub planting.
2 small trees and 1 medium tree proposed at level 11</td></tr>
</table>

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.	**NEED MORE INFO FROM LANDSCAPING**
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.	**NEED MORE INFO FROM LANDSCAPING**

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 *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	**The Acceptable Outcome for the provision of communal open space in relation to this proposal is 300m2. The proposal provides ~450m2.** **The roof terrace will provide a range of amenities and seating options, including a yoga/outdoor gym space, alfresco and wall seating, daybed, canopy covered seating, outdoor BBQ, decking and a putting course.** **It will be extensively landscaped including shrub planting, planter boxes, small, medium and large trees, overhanging plants and more.**	
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	**The landscaping areas are designed to encourage social interaction and gathering among residents. They are communal spaces accessible to all residents for shared recreational activities. The development provides a ~70m2 residential amenity zone, which opens to a ~230m2 passive activity terrace on the second floor. On the eleventh floor, a rooftop decking area and garden is provided, of ~150m2.** **The requirement for this site according to table 3.4 is 300m2 of communal open space. The development provides ~450m2.**	
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.	**The residential amenity zone and terrace is situated on the second floor, with access directly from the stairs and lifts.** **The rooftop garden on the 11th floor is conveniently positioned near the access stairs, elevator, and storage rooms.** **Careful consideration has been given to minimise any disruption to the entrances of the dwellings.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

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

Table 3.4 Provision of communal open space

Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA
More than 10 dwellings	Total: 6m² per dwelling up to maximum 300m²	At least 2m² per dwelling up to 100m²	4m

COMPLIANT

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.	**COMPLIANT**
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.	**COMPLIANT**
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.	**COMPLIANT**
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.	**COMPLIANT**
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.	**COMPLIANT**

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

ELEMENT 3.5 VISUAL PRIVACY

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance-based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation, and the external outlook of habitable rooms.	**Privacy between the dwellings is ensured using screening of multiple materials.** **Balconies are designed with full height glazing, bi-folding privacy perforated aluminium screening, extruded feature screening and perforated screening.** **Additionally, each living room within the dwellings has an adjoining balcony that faces outward and is strategically set back to maintain privacy.** **Dwellings are located and setback within the development in accordance with Table 3.5, major openings on the first 4 floors are setback over 6m.** **The 5th storey and above are not subject to separations as per Table 2.7, as there is no development adjoining the site of a similar scale.**	

ACCEPTABLE OUTCOMES

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

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

Table 3.5 Required privacy setback to adjoining sites

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

COMPLIANT

A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).	**COMPLIANT**
A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.	**COMPLIANT**
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.	**COMPLIANT**

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

ELEMENT 3.6	PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	**The ground-floor commercial tenancy is purposefully positioned with separate access to the lobby of the access to residential units. The residential access is located within the building, through a separate access corridor and on levels 2 and above, preventing public access and maintaining a distinct separation between public and private areas.**	
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.	**Landscaping ensures provision of shade through the addition of large trees in planter boxes and retention of existing trees, the alfresco area and shrub planting buffer will seamlessly integrate into the linear park under the railway.** **Passive surveillance is incorporated into the street-facing development through permeability at ground level through the commercial tenancy, the upper-levels have balconies, and windows that overlook the street, facilitating public surveillance.** **Use of a rooftop garden and terrace on the north and east facades contributes to the character of the area.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
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.		**N/A**
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).		**COMPLIANT SCREENED/GARAGE**
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.		**COMPLIANT**
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.		**COMPLIANT**
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.		**N/A**

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.	**N/A**
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.	**COMPLIANT**
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.	**COMPLIANT**
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.	**COMPLIANT**

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

ELEMENT 3.7	PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	**All entries and pathways are provided at grade and designed to be universally accessible, using lift and stair access.** **The building features a prominent entrance portico that serving as a clear identifier for the entrance, separated by the level 2 terrace, and using different material to the upper levels.** **This entrance connects to the lobby area, providing access to elevators, staircases, and internal pathways within the building.**	
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	**Refer to O3.7.1** **The building has an entrance portico that stands out as a feature of its facade. This entrance is easy to find for visitors and animates the streetscape and building frontage.** **The building access signage is integrated as a feature of the facade design.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		**COMPLIANT**
A3.7.2 – Pedestrian entries are protected from the weather.		**COMPLIANT**
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.		**COMPLIANT**
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.		**COMPLIANT**
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.		**COMPLIANT**
A3.7.6 – Bins are not located at the primary pedestrian entry.		**COMPLIANT**
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	

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

ELEMENT 3.8	VEHICLE ACCESS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
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.	**The vehicle access point has been designed to minimise conflict, the driveway design is incorporated into the existing streetscape pattern to provide a safe area for pedestrians / cyclists.** **The vehicle accessway is completely separated from pedestrian access to the building.**	
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.	**Access to the visitor car parking on ground level is within the access garage.** **The entrance to the basement parking has been designed to be located within the garage area reducing any visual impact, it would not be known via the street that it is there.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.		**COMPLIANT**
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.		**COMPLIANT**
A3.8.3 – Vehicle entries have adequate separation from street intersections.		**COMPLIANT**
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.		**COMPLIANT**
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.		**COMPLIANT – Crossover width of 6m to clear street accessway of 19m** **Crossover length of 9m**
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.		**COMPLIANT**
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).		**COMPLIANT**

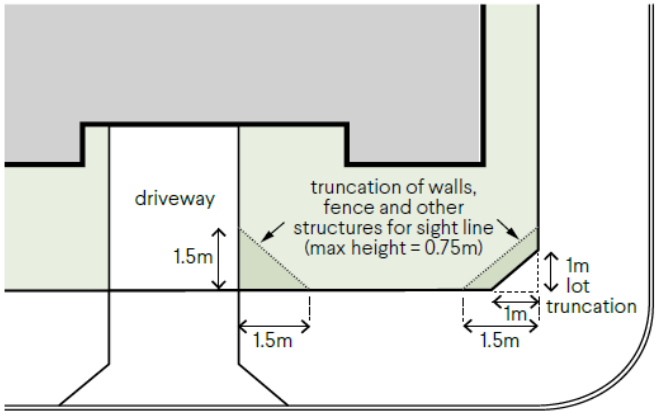

Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Local Planning Policy No. 42 Vehicle Access for Residential Development**

ELEMENT 3.9	CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	**Forty three (85) resident bicycle bays are provided on site which is an acceptable outcome as required for the site.** **Nine (9) visitor bicycle parking spaces are also provided, in lieu of the required eighteen (18).** **The number of bicycle bays meets the minimum requirement under the Acceptable Outcomes. Motorcycle bay provision is nil.**	
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.	**The provision on site of car parking is appropriate, it includes seventy-eight (78) provided bays and six (8) visitor bays, in lieu of the required eighty (80) and thirteen (13) as per table 3.9.** **Due to the proximity of the site to active transport networks and being across the road from the redeveloped Oats Street Train Station on the Armadale line, the development proposes a reduction in parking.**	
O3.9.3 – Car parking is designed to be safe and accessible.	**Car parking is located on site with three basement levels. Visitor car parking is located at the ground floor. One (1) universally accessible bay is provided, with all parking designed in accordance with AS2890.1**	
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	**Parking is located onsite in basement levels. The visitor parking provided at ground level is screened within the garage area.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

<table>
<tr><td>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
<table>
<tr><th colspan="2">Parking types</th><th>Location A</th><th>Location B</th></tr>
<tr><td rowspan="3">Car parking[1]</td><td>1 bedroom dwellings</td><td>0.75 bay per dwelling</td><td>1 bay per dwelling</td></tr>
<tr><td>2+ bedroom dwellings</td><td>1 bay per dwelling</td><td>1.25 bays per dwelling</td></tr>
<tr><td>Visitor</td><td colspan="2">1 bay per four dwellings up to 12 dwellings
1 bay per eight dwellings for the 13th dwelling and above</td></tr>
<tr><td rowspan="2">Bicycle parking[1]</td><td>Resident</td><td colspan="2">0.5 space per dwelling</td></tr>
<tr><td>Visitor</td><td colspan="2">1 space per 10 dwellings</td></tr>
<tr><td>Motorcycle/ Scooter parking[2]</td><td colspan="3">Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays</td></tr>
</table>
[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.</td><td>NOT COMPLIANT</td></tr>
<tr><td>A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.</td><td>NOT COMPLIANT</td></tr>
<tr><td>A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9</td><td>COMPLIANT</td></tr>
<tr><td>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.</td><td>COMPLIANT</td></tr>
<tr><td>A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.</td><td>COMPLIANT</td></tr>
<tr><td>A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.</td><td>COMPLIANT</td></tr>
<tr><td>A3.9.7 – Visitor parking is clearly visible from the driveway, is signed ‘Visitor Parking’ and is accessible from the primary entry or entries.</td><td>COMPLIANT</td></tr>
<tr><td>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.</td><td>N/A</td></tr>
<tr><td>A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.</td><td>N/A</td></tr>
<tr><td>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.</td><td>COMPLIANT</td></tr>
<tr><th>LOCAL PLANNING FRAMEWORK</th><th>REQUIREMENT</th></tr>
<tr><td>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</td><td>N/A</td></tr>
</table>

ELEMENT 4.1	SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
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.	**The development is orientated to ensure 84% of dwellings obtain the minimum of 2 hours of direct sunlight between 9am and 3pm on the 21st of June, in excess of the 70% minimum.** **Refer to solar access and daylight study.**	
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	**Bedrooms and balconies are situated where possible on the north facing side of the site to maximise potential to receive winter sunlight. Where bedrooms are situated on the south side of the development, they are adjacent to a balcony and/or window.**	
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.	**Shade structures on all windows and covered balconies are provided to reduce glare, provide shade and increase visual privacy.** **The balconies use bi-fold screens to ensure privacy and minimise the effects of harsh weather events on residents into the architecture of the building.** **Full height glazing provided on all dwellings to create connectivity and openness with the surrounding environment, optimising sunlight access.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.1.1 – In climate zones 4, 5 and 6 only: **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.		**COMPLIANT**
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.		**COMPLIANT**
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.		**COMPLIANT**
A4.1.4 – The building is oriented and incorporates external shading devices in order to: – minimise direct sunlight to habitable rooms:		**COMPLIANT**

▪ 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
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**N/A**

ELEMENT 4.2	NATURAL VENTILATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.2.1 – Development maximises the number of apartments with natural ventilation.	**52% of dwellings are able cross ventilated through having dual aspect configuration.** **The single aspect dwellings also provide cross ventilation as there are windows in at least two rooms, and connecting doors are located at the rear of the rooms. Therefore, all dwellings achieve natural ventilation.**	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	**Refer to O4.2.1.**	
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	**Refer to O4.2.1.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
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.		**COMPLIANT**
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^{o} – 90^{o} 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.		**COMPLIANT**
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.		**COMPLIANT**
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.		**COMPLIANT**
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**N/A**	

ELEMENT 4.3	SIZE AND LAYOUT OF DWELLINGS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.3.1 – 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.	**The single bed dwellings meets the acceptable outcomes at a provision of nine at 60m2, nine at 57m2 and five at 59m2.** **Two-bed dwelling sizes meet the acceptable outcomes, nine are provided at 75m2, twenty seven are provided at 79m2, and fourteen at 82m2.** **All dwellings meet the acceptable outcomes.**	
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	**All of the proposed dwellings ceiling heights and room dimensions meet the minimum requirements in 4.3a and A4.3.3.**	
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 – 37m² 1 bed – 47m² 2 bed × 1 bath[1] – 67m² 3 bed × 1 bath[1] – 90m² [1]An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.		**COMPLIANT**
A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.		**COMPLIANT**

Table 4.3b Minimum floor areas and dimensions for habitable rooms

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m²	3m[1]
Other bedrooms	9m²	3m[1]
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.	**COMPLIANT – 3.2m**
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.	**COMPLIANT**

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

ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	**Balconies are provided to all apartments; this private open space in each case for the dwellings provides multiple balconies of varying size to enhance amenity for residents.** **59% of dwellings host balconies that comply with acceptable outcomes.**	
O4.4.2 – Private open space is sited, oriented, and designed to enhance liveability for residents.	**All dwellings have a balcony or terrace accessible from the main living area. Additional balconies are accessed off bedrooms. Balconies are situated north facing where possible to maximise solar access.**	
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	**The architectural design of the building seamlessly incorporates open spaces and balconies, using cohesive materials to enhance the facade's overall articulation.**	

ACCEPTABLE OUTCOMES

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

A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.

Table 4.4 Private open space requirements

Dwelling type	Minimum Area[1]	Minimum Dimension[1]
Studio apartment + 1 bedroom	8m²	2.0m
2 bedroom	10m²	2.4m
3 bedroom	12m²	2.4m
Ground floor / apartment with a terrace	15m²	3m

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

NOT COMPLIANT

41% of dwellings have balconies that do not comply with the minimum dimensions. As they are shaped irregularly e.g. triangular balconies, there are areas with a dimension of 3.4m, and corner areas that are 0.5m or less. These balconies comply with the minimum area requirements.

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.

COMPLIANT

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

COMPLIANT

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.	**COMPLIANT**
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**N/A**

ELEMENT 4.5	CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	**The circulation spaces on site are not of an adequate size, they have a width of 1.2m in some areas, which is not greater than or equal to 1.5m in accordance with A4.5.1.** **The circulation areas are designed for universal access ensuring ramps and lifts access all floors.**	
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	**The common spaces in the development are situated to foster interaction between residents, as a common access way to adjacent apartments.** **Circulation spaces are designed to avoid being adjacent to any habitable rooms, nor opening onto common spaces. The layout of apartments ensures a buffer between these areas to ensure privacy and manage noise.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.5.1 – Circulation corridors are a minimum 1.5m in width.		**NON COMPLIANT – 1.2m**
A4.5.2 – Circulation and common spaces are designed for universal access.		**COMPLIANT**
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.		**COMPLIANT**
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.		**COMPLIANT**
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.		**COMPLIANT**
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**N/A**	

ELEMENT 4.6 STORAGE

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.	**There are 85 storage units provided on the site.** **Provision of storage units are all over 4m2 up to 6m2.** **The locations of storage are as follows;** **Basements 1-3 — 25 units** **Level 2 — 7 units** **Levels 3-10 — 32 units** **Level 11 — 6 units** **Levels 12-15 — 20 units**	

ACCEPTABLE OUTCOMES

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

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

Table 4.6 Storage requirements

Dwelling type	Storage area[1]	Minimum dimension[1]	Minimum height[1]
Studio dwelling	3m²	1.5m	2.1m
1 bedroom dwelling	3m²		
2 bedroom dwellings	4m²		
3 bedroom dwellings	5m²		

[1] Dimensions exclusive of services and plant.

COMPLIANT

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.

COMPLIANT

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.

COMPLIANT

LOCAL PLANNING FRAMEWORK	REQUIREMENT

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

ELEMENT 4.7	MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.7.1 – 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 fire services, air intake zones, basement exhaust zones are located within the three basement levels.** **The second floor and mezzanine are where the pumps and tank room, fire control, air exhaust, substation, MSB and fire services are located.** **This is to mitigate any potential noise sources impacting the apartments.**	
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.		
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).		
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.		
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

ELEMENT 4.8	DWELLING MIX	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	**The proposed development incorporates a mix of dwellings as follows:** **i. 23 (27.06%) 1x1 apartments** **ii. 22 (25.88%) 2x1 apartments** **iii. 40 (47.06%) 2x2 apartments** **The abovementioned dwellings are distributed among the fifteen (15) floors of the development. Furthermore, the layout of apartments also allows flexibility to allow amalgamations if the market requires.** **There are eight (8) different apartment configurations which are mixed between each floor.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.8.1 – **a)** Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument **OR** **b)** Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		**COMPLIANT**
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		**COMPLIANT**
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**N/A**	

ELEMENT 4.9	UNIVERSAL DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	**The proposed dwellings meet universal design features and requirements.** **48 units, or 56.47% of dwellings meet Silver Level Requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia)**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.9.1 – **a)** 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) **OR** **b)** 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).		**COMPLIANT - 56.47%**
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**N/A**	

ELEMENT 4.10	FAÇADE DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	**The proposed façade aligns with the elements outlined in O4.10.1 and O4.10.2, as it integrates materials, and design elements that pay homage to the local area's character and will fit with the future colourscape and architecture of Oats Street Station.** **The use of bi fold aluminium screens, steel wall cladding, powder coated aluminium perforated screen, extruded aluminium blade feature screening and rooftop gardening and landscaping collectively achieves a façade that provides a cohesive and visually interesting façade design that improves the streetscape and has visual appeal.** **The combination of these architectural elements, along with a natural and muted colour palette of white, grey and pale bronze, respects the local context and also elevates the streetscape. It effectively contributes to the visual richness of the area, in accordance with O4.10.1, and creates a striking and engaging façade design, thus satisfying the criteria set out in O4.10.2.**	
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	**Refer to O4.10.1.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
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.		**COMPLIANT**
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.		**COMPLIANT**
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.		**COMPLIANT**

A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.	**COMPLIANT**
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.	**N/A**
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.	**N/A**

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

ELEMENT 4.11	ROOF DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	**The design of the roof aligns with the façade, enhancing the overall architectural aesthetic and the scale of the development. The roof's form mirrors the design elements found in the rest of the building, creating a cohesive and harmonious transition.** **The design choice serves as a frame for various aspects of the development, notably the balconies, each side of the development is unique but complementary.** **This approach ensures a consistent and unified architectural language throughout the structure, fostering a sense of coherence and balance in the development's visual appeal.**	
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	**The roof space on level 11 is used to add amenity and open space as a landscaped area.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.		**COMPLIANT**
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.		**COMPLIANT**
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.		**COMPLIANT**
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**N/A**	

ELEMENT 4.12	LANDSCAPE DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.12.1 – 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.	**The development incorporates extensive landscaping within the verge area, public open space / communal open space areas and significant on-structure planting providing an attractive feel to the development.**	
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	**The planting selection has been based on the specific climatic conditions throughout the proposed development. This is outlined in the Landscaping plans.**	
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	**The landscaped decking areas provide raised planter boxes for trees that provide a drainage outlet.**	
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.	**Landscaping has been focussed throughout the development to enhance the street frontage and public realm areas while also enhancing the areas for residential amenity, including the rooftop garden and level 2 landscaped terrace.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.		
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.		

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

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m³	800mm	3m × 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m³	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
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.13	ADAPTIVE REUSE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.13.1 – 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 *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
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.		**N/A**
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.		**N/A**
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**N/A**	

ELEMENT 4.14	MIXED USE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	**Mixed use is provided as a commercial tenant of 98m2 on the ground floor. The rest of the building is residential.**	
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 building's design and management strategies ensure no disruptions from non-residential uses on the ground floor to residents or ground floor dwellings, ensuring a safe and secure environment for residents.** **The entrances to the commercial area and the residential are kept separate as aforementioned in this assessment.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
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.		**N/A**
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandas and courtyards associated with ground floor dwellings, address, enhance and activate the street.		**COMPLIANT**
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.		**COMPLIANT**
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.		**COMPLIANT**
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.		**COMPLIANT**
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**N/A**	

ELEMENT 4.15	ENERGY EFFICIENCY	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	**Meets acceptable outcomes – refer to ATTACHMENT 8 – SUSTAINABLE DESIGN STRATEGY.**	

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

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:	

ELEMENT 4.16	WATER MANAGEMENT AND CONSERVATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.16.1 – Minimise potable water consumption throughout the development.	**Meets acceptable outcomes – refer to ATTACHMENT 8 – SUSTAINABLE DESIGN STRATEGY.**	
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	**Meets acceptable outcomes – refer to ATTACHMENT 8 – SUSTAINABLE DESIGN STRATEGY.**	
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	**Meets acceptable outcomes – refer to ATTACHMENT 8 – SUSTAINABLE DESIGN STRATEGY.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
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**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

ELEMENT 4.17 WASTE MANAGEMENT

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	**Waste storage is located internally and is not visible to the street. Waste is collected in a screened location to minimise any negative impact on the amenity of residents and the general public realm.** **Refer Waste Management Plan and waste management summary below.**	
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	**Waste chutes for general waste and recycling assist in the separation of waste.** **Refer Waste Management Plan**	

WASTE MANAGEMENT SUMMARY

Waste Management	Residential			Tenancy		
	SIZE (L)	COLLECTION	NO. OF BIN	SIZE (L)	COLLECTION	NO. OF BIN
GENERAL WASTE	240	TWICE WEEKLY	12	240	3 TIMES PER WEEK	5
CO-MINGLED RECYCLING	240	TWICE WEEKLY	8	240	3 TIMES PER WEEK	3
FOOD & GARDEN ORGANIC (FOGO)	240	TWICE WEEKLY	11	240	WEEKLY	3
TOTAL PROVIDED	31 x 240(L) BINS			11 x 240(L) BINS		

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

A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the *WALGA Multiple Dwelling Waste Management Plan Guidelines* (or local government requirements where applicable).

A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Appendix 4A (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 *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Level 1 Waste Management Plan (Design Phase) (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
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.18	UTILITIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	**The proposed development is consistent with all Acceptable Outcomes.** **The subject site is capable of being serviced by power, water, gas, reticulated sewerage, fire services and telecommunications.**	
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	**The proposed development is consistent with all Acceptable Outcomes.** **All utilities are accessible for servicing requirement and are located so as to not impede on the safe movement of vehicles or pedestrians.**	
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	**The proposed development is consistent with all Acceptable Outcomes.** **Utilities and services are provided throughout the development and are adequately located / screened so as to not detract or be prominently visible from the streetscape.**	
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.	**The proposed development is consistent with all Acceptable Outcomes.** **Where utilities are contained within the individual dwellings, they are of a functional size / layout that allows for adequate ventilation minimising the impact on habitable rooms and balconies.**	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
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**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	