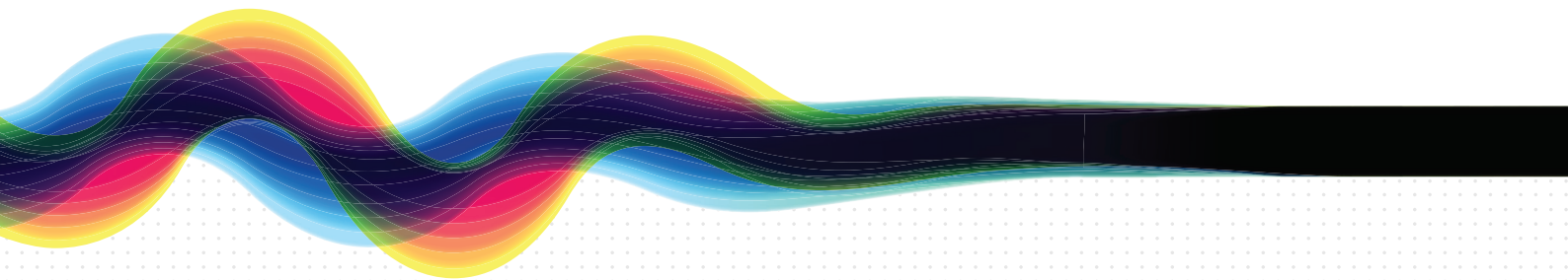


50 Alexandria View, Mindarie

Planning Report in support of Application
for Development Approval

August 2022 | 21-578



We acknowledge the Whadjuk people of the Noongar nation as traditional owners of the land on which we live and work.

We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

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Summary

Development Application Details	
Proposed development	Residential – Multiple Dwellings
Applicant	element
Landowner	Edge Holdings No. 18 Pty Ltd
Type of approval sought	Development Application to be determined by Development Assessment Panel (DAP Form 1)
Subject site	No. 50 Alexandria View, Mindarie
Real property address	Lot 418 on Deposited Plan 56128
Site area	3,908m ²
Planning Framework Details	
Local Government Area	City of Wanneroo
Region Scheme	Metropolitan Region Scheme (MRS) – Urban
Local Planning Scheme	City of Wanneroo District Planning Scheme No. 2 Marina
Local Structure Plan	Mindarie Keys Harbourside Village Structure Plan 2C.3 Residential Precinct, with R160 density
Local Development Plan	Mindarie Keys Harbourside Village Detailed Area Plan No. 5
Aboriginal and/or Local Heritage Considerations	N/A
Environmental Considerations	Bushfire Prone Area
Relevant State Planning Policy(s), Development Control Policy(s), Position Statements and/or Planning Bulletins	SPP3.7 Planning in Bushfire Prone Areas SPP7.0 Design of the Built Environment SPP7.3 Residential Design Codes Volume 2 – Apartments

1. Proposed development

1.1 Development details

Table 1: Development particulars

Aspect	Description
Use component	
Use class	Multiple Dwellings
Number of dwellings	88
Building height	Medway Lane - 8-storeys Stockton Lane - 7-storeys
Plot ratio	2.49
Car parking	147 car parking bays
Site access	Medway Lane, residents only Stockton Lane, visitors only and waste collection
Landscaping	499m ² (i.e., 12.7 per cent)
Work component	
Demolition	N/A – vacant site
Estimated time of completion	2025

1.2 Community benefit

The proposal represents a high-quality urban design outcome for the subject site and the local community. The City’s support and the Metro Outer Joint Development Assessment Panel’s (MOJDAP’s) favourable determination of the proposal will deliver the following benefits to the local community and broader north-west sub-region.

- **Dwelling diversity** – proposal delivers priority housing product including universal access dwellings and one-bedroom apartments.
- **Energy efficient design** – proposal demonstrates exceptional energy efficient design and a significant reduction in energy consumption by targeting a 4-star Green Star equivalent standard as well as an 8-star NatHERS average rating.
- **Improved coastal ecological corridor** – proposal incorporates increased east-west setbacks which contribute to increased deep soil zones, reflecting a commitment to high-quality landscape design and on-structure planting which will improve ecological corridors and connect coastline environs.
- **Activation of the streetscape** – proposal capitalises on the ocean front subject site by maximising the number of dwellings and communal open spaces that overlook Alexandria View and Clayton Beach, which would otherwise remain secluded.

2. Planning assessment

2.1 Requirement for planning approval

The proposed development has an estimated cost of \$42 million. Therefore, pursuant to s.171A(2)(a) of the *Planning and Development Act 2005* (the Act) and r.5 of the *Planning and Development (Development Assessment Panels) Regulations 2011* (DAP Regulations), the Metro Outer Joint Development Assessment Panel (MOJDAP) must determine the application as if it were the responsible authority in respect to the proposed development.

2.2 Planning framework details

The particulars of the relevant planning framework, as it applies to the subject site, is provided in the following Table.

Table 2: Planning framework particulars

Planning instrument	Description
Metropolitan Region Scheme (MRS)	<ul style="list-style-type: none"> Urban
City of Wanneroo District Planning Scheme No. 2 (DPS2)	<ul style="list-style-type: none"> Marina
Structure Plan(s)	<ul style="list-style-type: none"> Mindarie Keys Harbourside Village Structure Plan 2C.3 Residential Precinct, with R160 density
Local Development Plan(s)	Mindarie Keys Harbourside Village Detailed Area Plan No. 5
Development Contributions	N/A
State Planning Policy(s)	<ul style="list-style-type: none"> SPP3.7 Planning in Bushfire Prone Areas SPP7.0 Design of the Built Environment SPP7.3 Residential Design Codes Volume 2 - Apartments
Development Control Policy(s)	N/A
Local Planning Policy(s)	<ul style="list-style-type: none"> LPP4.23 Design Review Panel

2.3 Pre-lodgement engagement

The project team has undertaken meaningful engagement with the City, its Design Review Panel (DRP) and local community. Further details of engagement with the local community is contained within the *Development Application Presentation*, prepared by Hillam Architects.

A summary of the evolution of the proposal through the DRP process is provided in the following Table.

Table 3: Design Review Panel outcomes

Principle	Meeting		
	1	2	3
Supported			
Pending further attention			
Not supported			
Insufficient information to evaluate			
Context and character			
Landscape design			
Built form and scale			
Functionality and build quality			
Sustainability			
Amenity			
Legibility			
Safety			
Community			
Aesthetics			

The City's DRP also noted the following strengths of the proposal:

- *The proposal represents an important model and benchmark for locating ambitious multi-residential development within an evolving context.*
- *Generous, functional, and well-arranged apartment layouts that capitalise on ocean and beach views and vistas.*
- *Active and engaged ground plane and public domain interaction. Two-storey townhouse typology with individual access and entry points that mediate the sectional characteristics of the site and contributing to the public domain interface. Each townhouse incorporating a Ground Level and Level 1 private outdoor space providing important occupant amenity and passive surveillance.*
- *No adverse overshadowing of adjoining properties by virtue of the site orientation.*
- *An authentic aesthetic response to the coastal location with a series of curvaceous edge forms, curved glass balustrades and a judicious selection of materials, colours and textures.*
- *Additional setbacks allocated to the western boundary including a full 4-metre setback at ground in-lieu of a permitted zero setback. Transition and scale from existing 2-storey residential to this denser project is largely successful in that side setbacks are progressively increased to minimise overlooking and bulk, and the extent of overshadow to the south (beach) is reduced.*
- *Articulation and coastal character are enhanced by a well-proportioned building form (classical approach of a legible base, middle and top), sculptured balconies and three soft vertical recesses (that also assist with cross ventilation), uppermost floor setback, and building elements that appear to be softly and organically formed by the climatic elements (concur with coastal imagery).*
- *The main entry is generous and has been relocated to the west and to a more central location in the building perimeter with the result of enhanced main entry legibility and convenience.*
- *The inclusion of a landscape design professional and concept design incorporating 12 per cent deep soil planting. High quality landscaped and generous communal amenity with on-structure planting.*
- *A commitment to a high-quality landscape upgrade of the verge area providing much needed community benefit.*
- *Commitment to a 4-star Green Star equivalent rating.*

2.4 Land use and permissibility

The particulars of the proposed land use class and the permissibility as prescribed under the City’s DPS2 Zoning Table is detailed in the following Table.

Table 4: Land use particulars

Use class	Description
Multiple dwelling	<p>‘D’</p> <p>a dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but:</p> <ul style="list-style-type: none"> • does not include a grouped dwelling; and • includes any dwellings above the ground floor in a mixed use development,

‘D’ – means a use class that is not permitted, unless the Council grants its approval after following the procedures laid down by sub-clause 6.2.2.

The proposed development is therefore capable of support and approval.

2.5 Key matters

The following matters have been identified in association with this application for development approval, and warrant the City’s consideration, noting the respective consultant inputs included in the appendices referred to:

- Bushfire
- Traffic
- Waste management
- Stormwater management; and
- Acoustics.

2.5.1 Bushfire

The subject site is designated bushfire prone under the Department of Fire and Emergency Services Map of Bushfire Prone Areas. As such, the provisions of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP3.7) apply.

Pursuant to clause 6.5 of SPP3.7, **element** has prepared a Bushfire Attack Level (BAL) Assessment. The BAL Assessment determines that the subject site can achieve a BAL-29 rating.

Upon assessment of the proposal against the bushfire protection criteria requirements contained within the *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines), it is considered that a Bushfire Management Plan is not required to be prepared.

Refer to Appendix A – Detailed Planning Assessment and BAL Assessment

2.5.2 Traffic

Pursuant to the requirements of the Structure Plan, which states:

the Council shall have regard to appropriate distribution of traffic between Medway Lane and Stockton Lane to ensure there will be no undue impact on either lane

Cardno (now Stantec) has prepared a Traffic Impact Statement (TIS), which identifies that the proposed development is expected to generate much less than 100 trips during AM and PM peak hours. Pursuant to the Western Australian Planning Commission’s (WAPC’s) *Transport Impact Assessment Guidelines*, the proposal is considered to have a ‘moderate impact’ and is not considered to have any substantial impact on the surrounding road network.

Regarding the appropriate distribution of traffic between Medway Lane and Stockton Lane, this has been achieved by splitting the resident, and visitor and service access between the two streets. Furthermore, Medway Lane, which intersects with Shoreham Turn immediately to the north, offers a higher order of traffic distribution options, noting that this affords unrestricted ingress and egress at the intersection with Salford Promenade. This is in comparison to Stockton Lane, which only affords left-in, left-out access at its intersection with Salford Promenade. It is therefore considered appropriate from a traffic perspective that resident access is provided from Medway Lane, by utilising the higher order local street of Shoreham Turn.

Refer to Traffic Impact Statement

2.5.3 Waste management

Pursuant to the City's application requirements, Talis Consultants has prepared a Waste Management Plan (WMP), which demonstrates that the proposed development incorporates integrated waste management processes and facilities.

A summary of the key components of the WMP are provided below:

- The proposal incorporates a Bin Storage Area which will accommodate the required 13 x 660L refuse bins and nine 660L recycling bins.
- Waste from internal bins will be transferred by residents directly to the Bin Storage Area and deposited in the appropriate bins.
- All bins will be colour-coded and labelled in accordance with AS-4123.7 to assist residents, visitors, staff and cleaners to separate and dispose waste materials in the correct bins.
- The proposal incorporates sufficient space to accommodate three additional 240L Food Organics and Garden Organics (FOGO) bins within the Bin Storage Area, which may be required in the future.
- Refuse will be collected twice weekly, and recyclables will be collected once weekly by a Private Contractor, utilising a rear-loaded waste collection vehicle, accessing the site from Stockton Lane.
- Bulk waste material will be removed from the subject site as it is generated and will be the responsibility of the individual resident. Removal of bulk and green waste will be monitored by the building manager/caretaker who will provide assistance as required.

Refer to Waste Management Plan

2.5.4 Stormwater Management

Pursuant to the City's application requirements, WSP has prepared a Stormwater Management Plan. The Stormwater Management Plan identifies two options for detaining stormwater within the subject site, including:

- Option 1 – On-site high-level detention tank with infiltration capabilities; and
- Option 2 – Detention tank with allowable discharge.

It is proposed that these options be further explored as part of the future detailed design stage of the project, via a stormwater condition of any approval to require further details at the appropriate future point in time (i.e., at building permit stage).

Refer to Stormwater Management Plan

2.5.5 Acoustics

Pursuant to the City's application requirements, Stantec has prepared an Acoustic Report, which demonstrates that the proposed development incorporates noise mitigation practices and design responses to limit disturbances to neighbours and adjoining landowners.

A summary of the findings within the Acoustic Report are provided below:

- Traffic noise assessment has been carried out and the minimum recommended external façade construction has been provided.
- Mechanical services noise emissions will be assessed to the environmental noise regulations in the next stages of the design, with recommendations provided as necessary to ensure compliance.
- It is recommended that waste collection occurs between 7:00am – 7:00pm Monday to Saturday, in accordance with the (former) Department of Environmental Regulation's draft *Guide to Management of Noise from Waste Collection and Other Works* (2014).

Refer to Acoustic Report

2.6 Variations to planning provisions

The proposal has been assessed against the relevant planning framework. The proposal has addressed the relevant Element Objectives of *State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments* (R-Codes Vol. 2).

A summary of the variations proposed to the Acceptable Outcomes of the R-Codes Vol. 2 is provided in the following Table. Details of the full planning assessment are provided and contained within *Appendix A – Detailed Planning Assessment*. Justification for the proposed variations are provided herein.

Table 5: Proposed variations to the planning framework

Reference	Provision	Addressed	
		AO	EO
Structure Plan	E2.1 Building height		✓
	E2.5 Plot ratio		✓
Detailed Area Plan	E2.2 Street setback		✓
	E2.4 Side and rear setbacks		✓
R-Codes Vol. 2	E2.6 Building depth		✓
	E2.7 Building separation		✓
	E3.5 Visual privacy		✓
	E3.9 Car and bicycle parking		✓
	E4.1 Solar and daylight access		✓
R-Codes Vol. 2	E3.2 Orientation	✓	✓
	E3.3 Tree canopy and deep soil areas	✓	✓
	E3.4 Communal open space	✓	✓
	E3.6 Public domain interface	✓	✓
	E3.7 Pedestrian access and entries	✓	✓
	E3.8 Vehicle access	✓	✓
	E4.2 Natural ventilation	✓	✓
	E4.3 Size and layout of dwellings	✓	✓
	E4.4 Private open space and balconies	✓	✓
	E4.5 Circulation and common areas	✓	✓
	E4.6 Storage	✓	✓
	E4.7 Managing the impact of noise	✓	✓
	E4.8 Dwelling mix	✓	✓
	E4.9 Universal design	✓	✓
	E4.10 Façade design	✓	✓
	E4.11 Roof design	✓	✓
	E4.12 Landscape design	✓	✓
	E4.14 Mixed use	✓	✓
E4.15 Energy efficiency	✓	✓	
E4.16 Water management and conservation	✓	✓	
E4.17 Waste management	✓	✓	
E4.18 Utilities	✓	✓	

2.6.1 Building height

The proposal seeks approval to vary the building height requirements for the subject site. The following Table provides a summary of the proposal in respect to the proposed variation.

Table 6a: Building height particulars

Building height	Permitted	Proposed
Building height	Maximum building height of 16m. NB. The more recent R-Codes Vol. 2 suggests that 5-storeys (i.e., 18 metres) is suitable on land coded R160.	Maximum building height of 8-storeys (i.e., 26.9m) at the western edge, reducing to 7-storeys (i.e., 22.4m) at the eastern edge.

The following discussion is provided against the relevant element objectives, which include:

Table 6b: Building height discussion

Objective	Discussion
O2.2.1	<p>Notably, the building height prescribed by the Structure Plan was intended to align with the (former) R-Codes. As the planning framework has substantially evolved since the adoption of the Structure Plan (i.e., 2000), the guidance within the R-Codes Vol. 2 is deemed a more contemporary and relevant guide, than the former R-Codes and the Structure Plan.</p> <p>In respect to land coded R160, the R-Codes suggest that 5-storeys (i.e., 18 metres) is suitable. The following demonstrates that the proposed additional building height (i.e., 2-3 storeys) responds to the desired future scale and character of the street and local area:</p> <ul style="list-style-type: none"> • The proposal responds to its landmark location, as affirmed by the subject site's R160 coding. Notwithstanding the surrounding low-density context, the designated R160 coding of the subject was deemed appropriate through the structure planning, and later local development plan, process. As such, the subject site has clearly been envisaged as an apartment development site of scale and prominence. • The proposed design complements the residential nature of the precinct by incorporating townhouse typologies to the west of the building, similar to the existing built form context (i.e., townhouses), and providing necessary passive surveillance over an otherwise secluded public realm. • The incorporation of a coastal aesthetic, with simple, light-coloured materials, deep balconies and a highly articulated façade softens the presence of the higher-density building within its surrounding streetscape. • Significant side setbacks, recesses and siting of the building mass away from the edges of the subject site mitigates the impacts of building bulk and scale on adjoining properties (i.e., overshadowing, solar and daylight access and natural ventilation). • The townhouse typology introduced to the west of the building relates to the character of the surrounding urban fabric and creates a transition between the neighbouring lots and the tower component of the apartment building. • The penthouse apartment level has been generously setback from the building edge so that it is hidden from view from neighbouring properties. The penthouse apartment level has side setbacks of 11 metres and 9 metres to Medway Lane and Stockton Lane respectively.
O2.2.2	<p>The building height varies in direct response to the natural topography of the subject site. At the lowest point of the subject site the building reaches a height of 8-storeys, and at its highest, the building height reduces to 7-storeys.</p> <p>Working with the site gradient, the lower levels appear to be truly connected with the topography.</p>
O2.2.3	<p>The top level of the building is significantly inset from the building edge to provide generous street and side setbacks, which mitigate impacts of building bulk and scale on adjoining properties.</p>
O2.2.4	<p>The resultant overshadowing of the proposed development falls primarily within the Alexandria View road reserve and the battering/coastal retaining down to Clayton Beach, with minimal impact on major openings to habitable rooms and areas of open space on adjoining residential properties and usable areas of the foreshore (i.e., the beach itself).</p> <p><i>Refer to 'Overshadowing Diagrams' within the Development Application Presentation, prepared by Hillam Architects.</i></p>

In addition, the following remarks from the Design Review Panel are notable and warrant the City’s consideration:

The design proposal is now at a point where many of the design initiatives represent a benchmark for increased density and height within an emerging context. This includes:

- *High-quality ground plane, streetscape and public realm response.*
- *Two-storey townhouses situated at ground and creating a two-storey podium.*
- *Enhanced setbacks at the western and eastern boundaries, including a 4-metre wide ground floor setback instead of zero.*
- *Well-proportioned building incorporating a base podium, middle and recessed penthouse.*
- *Vertical façade recesses.*
- *Landscaped verge upgrade.*
- *An authentic aesthetic response to the coastal location with a series of curvaceous edge forms, curved glass balustrades and a judicious selection of materials, colours and textures.*

2.6.2 Plot ratio

The proposal seeks approval to vary the plot ratio requirements for the subject site. The following Table provides a summary of the proposal in respect to the proposed variation.

Table 7a: Plot ratio particulars

Plot ratio	Permitted	Proposed
Plot ratio	2.0 (i.e., 7,816m ²)	2.49 (9,720m ²)

The following discussion demonstrates that the proposed variation complies with the relevant element objectives, which include:

Table 7b: Plot ratio discussion

Objective	Discussion
O2.5.1	<p>The following demonstrates that the proposed additional plot ratio area is appropriate for the existing and planned character of the area:</p> <ul style="list-style-type: none"> • The additional plot ratio area results predominately from the overall quality of the proposed design (i.e., generous apartment sizes which promote high levels of amenity for residents). <p><i>See also discussion under Table 6b above.</i></p>

2.6.3 Street setbacks

The proposal seeks approval to vary the street setback requirements for the subject site. The following Table provides a summary of the proposal in respect to the proposed variation.

Table 8a: Street setback particulars

Street setback	Permitted	Proposed
Alexandria View, within zone of influence	Minimum 6 metres Maximum 7.5 metres	Minimum 3.6 metres Maximum 9.2 metres
Alexandria View, outside zone of influence	Minimum 3 metres Maximum 4.5 metres	Minimum 1.2 metres Maximum 6 metres

The following discussion demonstrates that the proposed variation complies with the relevant element objectives, which include:

Table 8b: Street setback discussion

Element Objective	Discussion
O2.3.1	The setback of the building to Alexandria View enables the provision of deep soil landscaping within the front setback area, which will significantly enhance the landscape character of the street and improve local ecological corridors.
O2.3.2	The proposed street setback of the building to Alexandria View promotes the necessary street activation to increase opportunities for passive surveillance.
O2.3.3	Private courtyards within the street setback area are elevated to create a sense of privacy and separation from the public realm.
O2.3.4	The internal communal areas (i.e., Formal Lounge), living areas and private balconies provide opportunity, throughout the entire building, for passive surveillance over the adjoining streetscape, including Clayton Beach which would otherwise remain secluded. The following diagram demonstrates.

→ Passive Surveillance
✱ Vehicle Entrance
✱ Pedestrian Entrance

2.6.4 Side setback

The proposal seeks approval to vary the side setback requirements for the subject site. The following Table provides a summary of the proposal in respect to the proposed variation.

Table 9a: Side setback particulars

Side setback	Permitted	Proposed
Medway Lane		
Lower ground – Level 2	3 / 4.5 / 6 metres	8 / 4 / 4 metres
Level 3 – 6 –	Refer Element 2.7 Building separation	
Stockton Lane		
Lower ground – Level 2	3 / 4.5 / 6 metres	5.8 / 5.8 / 5.8 metres
Level 3 – 6	Refer Element 2.7 Building separation	

The following discussion demonstrates that the proposed variation complies with the relevant element objectives, which include:

Table 9b: Side setback discussion

Objective	Discussion
<p>O2.4.1</p>	<p>The side setbacks are generous, facilitating compliance with building separation to major openings, and allowing solar access and ventilation to dwellings.</p> <p>The reduced 4 metre setback to the western side boundary is limited to the two-storey townhouse component to reflect the suburban streetscape character of adjoining properties. Notably, the townhouse component of the building has a building height less than the adjoining two-storey single house itself, further ameliorating any impacts of the buildings bulk and scale. The following image illustrates.</p> 
<p>O2.4.2</p>	<p>The generous 4-metre setback of the two-storey townhouse component acts to transition and scale the proposed building in a manner which is consistent with the existing streetscape pattern (i.e., predominately two-storey single houses).</p>
<p>O2.4.3</p>	<p>The massing of the building has been deliberately sited away from the rear of the subject site and its side setbacks to support a generous deep soil area which will be protected from the weather (i.e., coastal winds).</p> <p>The provision of extension deep soil areas and landscaping will improve the landscape character and tree canopy of the area. The incorporation of deep soil areas and landscaping to the rear and sides of the subject site helps to protect the sense of suburban character as provided by a 'tree lined backyard'.</p> <p>A generous planting-rate along the western side boundary will provide landscape amelioration to side neighbouring properties as well as providing an attractive outlook for the upper-ground level apartments.</p>
<p>O2.4.4</p>	<p>The development appropriately responds to the local context of the area by increasing the setback distance to the boundary in response to the height of the development. The provision of increased setbacks facilitates a transition between intensities of development.</p>

In addition, the following remarks from the Design Review Panel are notable and warrant the City's consideration:

The design proposal is now at a point where many of the design initiatives represent a benchmark for increased density and height within an emerging context. This includes:

- *Two-storey townhouses situated at ground and creating a two-storey podium.*
- *Enhanced setbacks at the western and eastern boundaries, including a 4-metre wide ground floor setback instead of zero.*

Transition and scale from existing two-storey residential to this denser project is largely successful in that side setbacks are progressively increased to minimise overlooking and bulk, and the extent of overshadow to the south (beach) is reduced.

2.6.5 Building depth

The proposal seeks approval to vary the building depth requirements for the subject site. The following Table provides a summary of the proposal in respect to the proposed variation.

Table 10a: Building depth particulars

Building depth	Permitted	Proposed
Section A	20 metres	42 metres
Section E		27 metres
Section I		42 metres

The following discussion demonstrates that the proposed variation complies with the relevant element objectives, which include:

Table 10b: Building depth discussion

Objective	Discussion
O2.6.1	The proposal seeks to restrict the number of single aspect apartments. The internal amenity of these dwellings has been strategically planned so that higher amenity spaces (i.e., living rooms and bedrooms) are situated toward the external portion of the building to maximise opportunities for passive daylight and solar access.
O2.6.2	Vertical recesses, incorporated throughout the building at the location of the single aspect apartments, act to break up the tower mass and permit passive daylight and solar access. <i>Refer to 'Element 4.1 Solar and daylight access' and 'Element 4.2 Natural ventilation' of Appendix B – R-Codes Vol. 2 Assessment for additional details.</i>
O2.6.3	The broad frontage to the ocean allows dwellings to capture prevailing southerly and south-westerly ocean breezes and passive solar access, which have been optimised through articulation of the façade.

2.6.6 Building separation


The proposal seeks approval to vary the building separation requirements for the subject site. The following Table provides a summary of the proposal in respect to the proposed variation.

Table 11a: Building separation particulars

Building separation	Permitted	Proposed
Medway Lane		
Lower Ground – Level 2	Refer Element 2.4 Side and rear setbacks	
Level 3 – Level 6	9 metres	8 metres
Stockton Lane		
Lower Ground – Level 2	Refer Element 2.4 Side and rear setbacks	
Level 3 – Level 6	9 metres	6 metres

The following discussion demonstrates that the proposed variation complies with the relevant element objectives, which include:

Table 11b: Building separation discussion

Objective	Discussion
O2.7.1	The proposed building separation provides adequate separation to neighbouring properties, which respects the existing nature of the streetscape, whilst simultaneously seeking to establish the desired built form and higher-density residential outcome for the subject site.
O2.7.2	The building incorporates generous setbacks to the side boundaries, which increase proportionate to the building height of the proposed building.
O2.7.3	<p>The orientation of the lot facilitates passive solar access and ventilation to adjoining properties, as well as allowing favourable solar access and ventilation to individual apartments. The building is one mass, rather than a separate tower, therefore building separation has not been applied internally. However, visual privacy requirements have been applied internally between the apartments. The following image demonstrates.</p> 
O2.7.4	The massing of the building has been deliberately sited away from the rear of the subject site and its side setbacks to support a generous communal open space area which will be protected from the weather (i.e., coastal winds) and protect the sense of suburban character as provided by a ‘tree lined backyard’.

2.6.7 Visual privacy

The proposal seeks approval to vary the visual privacy requirements for the subject site. The following Table provides a summary of the proposal in respect to the proposed variation.

Table 12a: Visual privacy particulars

	Permitted	Proposed
Lower Ground – Level 2		Refer to Section 2.6.4 Side setbacks above
Level 3 – Level 6		Refer to Section 2.6.6 Building separation above

The following discussion demonstrates that the proposed variation complies with the relevant element objectives, which include:

Table 12b: Visual privacy discussion

Objective	Discussion
O3.5.1	<p>Notably, the reduced 4 metre setback to the western side boundary is limited to the two-storey townhouse component to reflect the suburban streetscape character of adjoining properties. The remaining portions of the building achieve a generous 8-metre setback to the western side boundary, increasing to 11 metres at Level 6.</p> <p>The proposed building setback to Medway Lane facilitates adequate building separation to ensure visual privacy to adjoining properties. The following images demonstrate.</p>

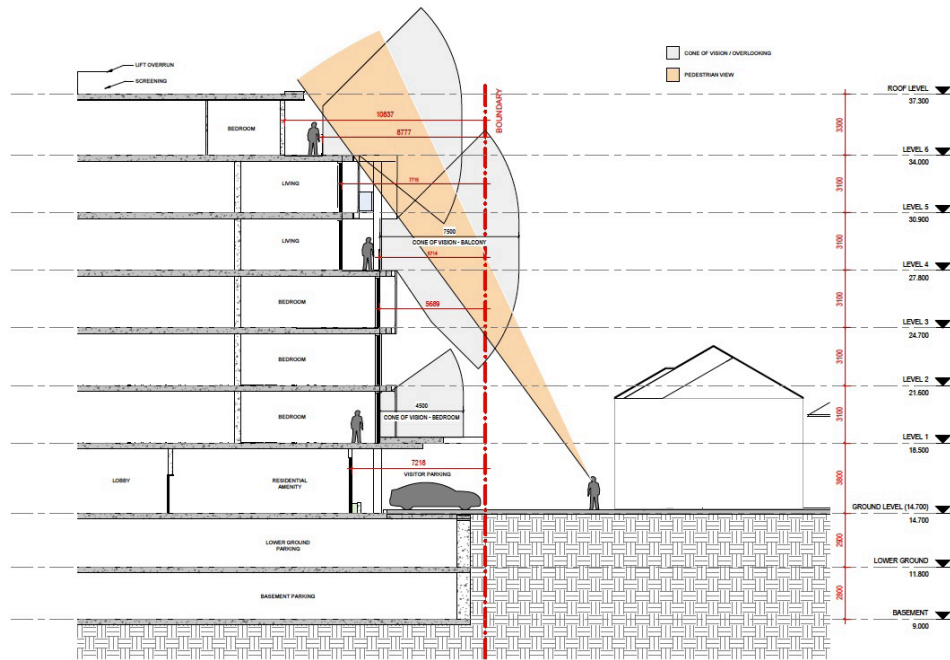
Objective



Discussion

In respect to the western-most Townhouse, the Lower Ground Level sits below the neighbour's boundary fence height, so will have no overlooking issues. The following image demonstrates.



The eastern side setback is consistent throughout the building, achieving ~6 metres to the east side boundary, increasing to ~9 metres at Level 6. The proposed variations are negligible and do not result in any overlooking issues. The following image demonstrates.



Objective	Discussion
	<p data-bbox="331 282 1388 367">Privacy along the balconies from the apartments located within the recesses of the southern building façade will be maintained through the use of integrated screens. These permeable screens will facilitate privacy whilst maintaining solar access and ventilation to individual apartments.</p> <div data-bbox="347 398 954 996"></div> <div data-bbox="1002 405 1369 752"></div> <p data-bbox="1002 779 1198 801">INTEGRATED SCREENING</p> <p data-bbox="1002 815 1369 900">The privacy along the balconies from the apartments located within the recesses of the facade is maintained through the use of integrated screens. This allows the inhabitant to still maintain views out towards the ocean without the neighbouring apartments worrying about their privacy.</p> <div data-bbox="1193 972 1337 1010"><p>→ Views from balconies → Privacy screening</p></div>

2.6.8 Car and bicycle parking


The proposal seeks approval to vary the car and bicycle parking requirements for the subject site. The following Table provides a summary of the proposal in respect to the proposed variation.

Table 13a: Car and bicycle parking particulars

Car and bicycle parking	Required	Proposed
Car bays (resident)	110 car bays	147 car bays
Car bays (visitor)	13 car bays	9 car bays
Motorcycle bays	11 motorcycle bays	8 motorcycle bays
Bicycle bays (resident)	44 bicycle bays	119 bicycle bays
Bicycle bays (visitor)	9 bicycle bays	9 bicycle bays

The following discussion demonstrates that the proposed variation complies with the relevant element objectives, which include:

Table 13b: Car and bicycle parking discussion

Objective	Discussion
O3.9.1	The proposal incorporates adequate parking facilities to accommodate bicycles and other modes of transport. Whilst there is a minor shortfall in the provision of bicycle bays for residents, it is noted that the size of some storerooms are generous (i.e., >5m ²) and would accommodate the storage of bicycles, if required; thereby resulting in a total number of 119 bicycle bays.
O3.9.2	<p>The size and target demographic of the apartments warrants a greater supply of car parking than is required. The provision of a generous number of car parking bays will reduce reliance on on-street car parking and ensure visitor car parking is available to genuine visitors of the subject site.</p> <p>The minor shortfall in visitor car parking is appropriate with regard for the existing off-street car parking and embayed car parking bays available. The following image demonstrates.</p>  <p>The image is an aerial photograph of a residential development. A red outline highlights a large, irregularly shaped area in the center of the site, which appears to be a parking area or a large open space. To the right of this area, there is a red building. The surrounding area shows various apartment buildings, roads, and greenery. The site is located near a coastline, with waves visible on the left side of the image.</p>
O3.9.3	The crossover to the multi-level basement facilitates two-way access, allowing for vehicles to enter and exit in forward gear. The design of the car parking areas will meet AS-2890.1 and so has been designed to prevent movement conflicts.
O3.9.4	<p>The majority of car parking is provided within the multi-level basement.</p> <p>The at-grade visitor car parking is integrated into the design of the building, with access obtained via Stockton Lane (minimising instances of vehicles pulling out into local on-coming traffic).</p>

2.6.9 Solar and daylight access

The proposal seeks approval to vary the solar and daylight access requirements for the subject site. The following Table provides a summary of the proposal in respect to the proposed variation.

Table 14a: Solar and daylight access particulars

Solar and daylight access	Required	Proposed
Solar and daylight access	Minimum 70 per cent of dwellings receive 2-hours direct sunlight between 9am – 3pm on 21 June.	57 per cent of dwellings receive 2-hours direct sunlight between 9am – 3pm on 21 June.

The following discussion demonstrates that the proposed variation complies with the relevant element objectives, which include:

Table 14b: Solar and daylight access discussion

Objective	Discussion
O4.1.1	The dwellings are designed as much as practicable to maximise opportunities for daylight and solar access in the context of the south orientation of the subject site. The lack of neighbouring properties across Alexandria View allows for the use of clear glazing to southern facing dwellings to optimise opportunities for sunlight to infiltrate into internal living areas, noting the desirable views available. Shallower dwelling depths have also been designed for southern facing apartments, further maximising the amount of solar infiltration into the dwellings.
O4.1.2	Windows to external facades are substantive to optimise views and daylight north and south. Further, all habitable rooms have been provided with a window measuring more than 10 per cent of the area. Bedrooms and other habitable rooms along the southern aspect have been located to adjoin areas of private open space to maximise views and opportunities for solar access.
O4.1.3	All balconies are covered by the above storey. Whilst major openings to external walls are not provided with external shade devices, the windows can be treated to prevent glare and heat gain through the warmer months.

3. Conclusion

This application seeks approval from the MOJDAP, pursuant to s. 171A(2)(a) of the Act, to develop an 8-storey residential building, comprising 88 apartments.

The development will provide high-quality residential apartment product which incorporates dwelling diversity and energy efficient design, delivers improved ecological corridors and necessary street activation overlooking Clayton Beach.

The development has been designed in accordance with the principles of good design, with some aspects requiring the exercise of discretion. The proposed design outcome balances the internal amenity of generous and functional apartment spaces, whilst mitigating the impact of building mass of the building as viewed from the street; a key consideration for nearby residents.

This application for development approval is supported by several technical reports to demonstrate the appropriateness of the proposed development in respect to its compliance with the planning framework as well as its liveability and sustainability for future residents.

The planning assessment contained within this report determines that the proposed development is consistent with the principles of good design and orderly and proper planning; thereby reflecting an appropriate and desired development outcome for the subject site.

Considering the above, a favourable recommendation and determination are sought from the City and the MOJDAP respectively.

Appendix A – Detailed planning assessment

Planning and Development (Local Planning Schemes) Regulations 2015

Clause 67(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Deemed Provisions), specifies matters which are to be given due regard when determining applications for approval.

An assessment of the proposal against the relevant matters outlined in Clause 67(2) of the Deemed Provisions has been undertaken. A summary of the assessment is provided in the following Table.

Table 1: Clause 67(2) assessment

Provision	Applicant response
<p>(a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area</i></p>	<p>The proposal is consistent with the aims of DPS2, as it –</p> <ul style="list-style-type: none"> • includes land uses permissible under the Zoning Table for land zoned ‘Residential’ • enhances and complements existing local character and amenity through the incorporation of façade design and materials that reflect the natural environmental features of the locality (i.e., coastal) and significant upgrades to the verge • achieve a high-quality built form outcome and incorporates dwelling diversity which provides for a range of demographics commensurate with Mindarie’s growing population • delivers new apartments which are energy efficient (i.e., 4-star Green Star equivalency) • incorporates on-site vegetation, contributing to the delivery of tree canopy and walkable public spaces.
<p>(b) <i>the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving</i></p>	<p>It is acknowledged that the City is currently progressing Amendment No. 172 to DPS2. Amendment No. 172 proposes numerous changes to align the City’s planning scheme with the State Government’s model provisions. One of the changes proposed is to rezone land zoned ‘Marina’ under DPS2 to ‘Special Use’. The ‘Special Use’ zone will allow for special categories of land uses which do not sit comfortably with any other zone. Importantly, the existing development requirements that apply to the ‘Marina’ zone will be retained in different parts of the planning scheme. Further, existing Structure Plans, which contain more detailed development and land use requirements, will continue to have effect. Considering the above, the proposed development does not prejudice the effective operation of DPS2 or the effects of Amendment No. 172. As such, determination of this application may progress concurrently with the proposed scheme amendment.</p>
<p>(c) <i>any approved State planning policy</i></p>	<p>The proposal has been considered against the relevant provisions of the following State planning policies:</p> <ul style="list-style-type: none"> • SPP3.7 Planning in Bushfire Prone Areas • SPP7.0 Design of the Built Environment • SPP7.3 Residential Design Codes Volume 2 – Apartments

Provision	Applicant response	
(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)	N/A	N/A
(e) any policy of the Commission	N/A	N/A
(f) any policy of the State	N/A	N/A
(fa) any local planning strategy for this Scheme endorsed by the Commission	It is understood that the City is currently preparing a new Local Planning Strategy. However, this is not publicly available for consideration.	N/A
(g) any local planning policy for the Scheme area	The proposal has been considered against the relevant provisions of the following: <ul style="list-style-type: none"> Local Planning Policy 4.23 Design Review Panel 	✓
(h) any structure plan or local development plan that relates to the development	The proposal has been considered against the relevant provisions of the following: <ul style="list-style-type: none"> Mindarie Keys Harbourside Village Structure Plan Mindarie Keys Harbourside Village Detailed Area Plan No. 5 	✓
(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015	N/A	N/A
(j) in the case of land reserved under this Scheme, the objectives of the reserve and the additional and permitted uses identified in this Scheme for the reserve	N/A	N/A
(k) the built heritage conservation of any place that is of cultural significance	N/A	N/A
(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located	N/A	N/A
(m) the compatibility of the development with its setting, including: <ul style="list-style-type: none"> (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality, but not limited to, the likely effect of the height, bulk, scale orientation and appearance of the development. 	The relationship of the proposed building with its setting and local context has been detailed throughout this development application.	✓

Provision	Applicant response	
<p>(n) <i>the amenity of the locality including the following –</i></p> <p>(i) <i>environmental impacts of the development</i></p> <p>(ii) <i>the character of the locality</i></p> <p>(iii) <i>social impacts of the development</i></p>	<p>The proposal makes effective use of vacant land to deliver necessary housing diversity and targets and facilitates street activation and passive surveillance of the public realm that would otherwise remain secluded.</p> <p>The design incorporates tree canopy cover and extensive upgrades to the verge, which would otherwise remain bare.</p> <p>The character of the subject site is dominated by existing two-storey single houses. The proposal allows for new development which complements the streetscape character with a high-quality architectural standard which any future re-developments will reference.</p>	✓
<p>(o) <i>the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or mitigate impacts on the natural environment or the water resource</i></p>	N/A	N/A
<p>(p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved</i></p>	<p>The landscape strategy for the subject site provides extensive deep soil areas, plus generous on-structure planting. This allows canopy cover to be provided throughout the development for the enjoyment of residents in communal areas and outlooks from podium level apartments.</p> <p>The landscaping response to the subject site will thereby deliver an improved urban outcome than the existing conditions provide.</p> <p><i>Refer to Landscape Plan</i></p>	✓
<p>(q) <i>the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk</i></p>	N/A	N/A
<p>(r) <i>the suitability of the land for the development taking into account the possible risk to human health or safety</i></p>	N/A	N/A
<p>(s) <i>the adequacy of –</i></p> <p>(i) <i>the proposed means of access and egress from the site; and</i></p> <p>(ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles</i></p>	<p>The proposed basement car park will accommodate the necessary car parking for the development in a concealed, but highly accessible and legible space for residents.</p> <p>Separate vehicle access for residents to visitors and waste trucks ensure that vehicle traffic movements are evenly distributed across the local movement network.</p> <p><i>Refer to Traffic Impact Statement</i></p>	✓
<p>(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety</i></p>	<i>Refer to Traffic Impact Statement</i>	✓

Provision	Applicant response	
<p>(u) <i>the availability and adequacy for the development of the following –</i></p> <p>(i) <i>public transport services</i></p> <p>(ii) <i>public utility services</i></p> <p>(iii) <i>storage, management and collection of waste</i></p> <p>(iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities)</i></p> <p>(v) <i>access by older people and people with disability</i></p>	<p>The subject site is serviced by public transport, with a bus route to Clarkson Train Station operating proximate to the subject site along Ocean Falls Boulevard (i.e., Routes 481).</p> <p>The proposed development incorporates storage and bicycle parking and end of trip facilities for residents and visitors consistent with the requirements of the R-Codes Vol. 2.</p> <p>The proposal incorporates necessary design standards to facilitate access for older people and people with disability.</p>	✓
<p>(v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses</i></p>	<p>The subject site is vacant. The proposed development will deliver net benefit to the local community through street activation and passive surveillance of the public realm.</p>	✓
<p>(w) <i>the history of the site where the development is to be located</i></p>	N/A	N/A
<p>(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals</i></p>	<p>The proposal will deliver necessary housing diversity for the Mindarie locality, consistent with the zoning and density coding of the land.</p>	✓
<p>(y) <i>any submissions received on the application</i></p>	N/A	N/A
<p>(za) <i>the comments or submissions received from any authority consulted under clause 66</i></p>	N/A	N/A
<p>(zb) <i>any other planning consideration the local government considers appropriate</i></p>	N/A	N/A

State Planning Policy 3.7 Planning in Bushfire Prone Areas

The WAPC's *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP3.7) applies to all land which has been designated bushfire prone by the Department of Fire and Emergency Services Map of Bushfire Prone Areas. As a portion of the subject site is designated bushfire prone, the provisions of this policy apply.

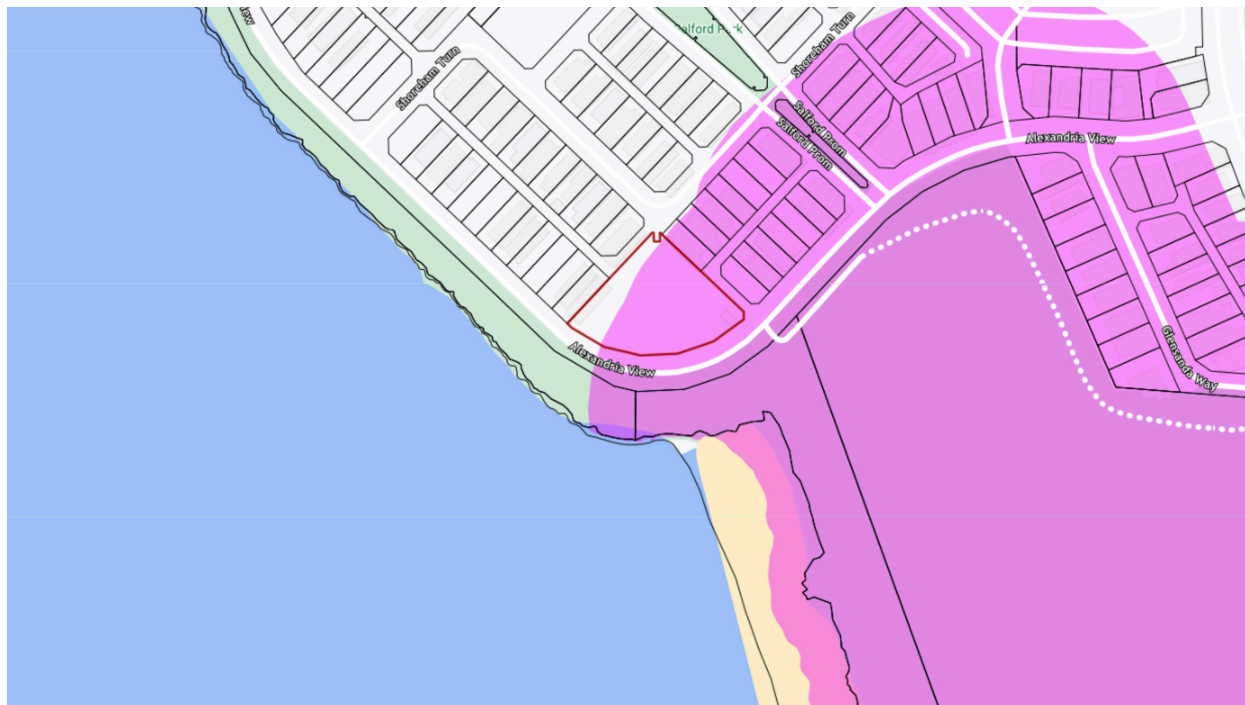


Figure 1. Bushfire Prone Mapping (Source: MNG Access)


Section 6.5 of SPP3.7 outlines the information required to accompany development applications on land that is designated bushfire prone. The following information is required:

- Bushfire Attack Level (BAL) Assessment or BAL Contour Map
- Identification of any bushfire hazard issues; and
- Assessment against the bushfire protection criteria of the *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines).

The above information is typically provided in the form of a Bushfire Management Plan (BMP). However, the preparation of a BMP in this instance is deemed impractical given the nature of the development, its suburban context and limited bushfire risk, as detailed in the accompanying BAL Assessment.

An assessment of the proposal against the bushfire protection criteria requirements contained within the Guidelines has been undertaken. A summary of the assessment is provided in the following Table.

Acceptable Solution	Applicant response
Element 1: Location	
<p>Development location</p> <p>Development is in an area that is or will, on completion, have a moderate bushfire hazard level, or be below BAL-29.</p>	<p>All habitable buildings are sited in an area that is subject to a radiant heat exposure of between BAL-29 and BAL-19. ✓</p> <p>The location of the proposed development complies with SPP3.7 and the Guidelines.</p>
Element 2: Site and design of development	
<p>Asset Protection Zone</p> <p>Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans which meets the following requirements:</p> <ul style="list-style-type: none"> • Width • Location • Management 	<p>All habitable buildings are sited in an area that is subject to a radiant heat exposure of BAL-29 or less. As such, an APZ is not required in accordance with Explanatory Note E2 of the Guidelines. N/A</p>

Acceptable Solution	Applicant response
Element 3: Vehicular access	
<p>Multiple access routes</p> <p>Public road access is to be provided in two different directions to at least two different suitable destinations with an all-weather surface.</p>	<p>The subject site has multiple access points to the public road network which provide egress in multiple directions to different suitable destinations.</p> <p>Medway Lane provides unrestricted access to Anchorage Drive (via Alexandria View) which then provides access north and south of the subject site to areas that are not mapped as bushfire prone.</p>
<p>Private driveways</p> <p>There are no private driveway technical requirements where the private driveway is –</p> <ul style="list-style-type: none"> • within a lot serviced by reticulated water • no greater than 70 metres in length between the most distant external part of the development site and the public road measured as a hose lay; and • accessed by a public road where the road speed limit is not greater than 70km/h. 	<p>There are no technical requirements for the internal driveways as –</p> <p>the subject site is serviced by a reticulated water supply</p> <p>all proposed buildings are located within an area that is less than 70m from the public road network; and</p> <p>The local road network is limited to 50k/hr.</p>
Element 4: Water	
<p>Provision of water for fire fighting purposes</p> <p>Where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications of relevant water supply authority.</p>	<p>The subject site has access to reticulated water supply along Alexandria View and Shoreham Turn.</p> <p>Existing street hydrants are provided approximately every 100 metres, in accordance with Water Corporation technical requirements. The blue dots within the following image demonstrate.</p>  <p>The image is an aerial photograph of a residential development. It shows a grid of streets including Alexandria View, Shoreham Turn, and several unnamed streets. Blue dots are scattered across the map, representing the locations of street hydrants. The subject site is located in the lower-left quadrant of the map, near the coastline.</p>
<p>(Source: maps.slip.wa.gov.au/landgate/locate)</p>	

State Planning Policy 7.0 Design of the Built Environment

The WAPC's *State Planning Policy 7.0 Design of the Built Environment* (SPP7.0) is the lead policy that elevates the importance of design quality across the whole built environment. This policy includes 10 principles for good design and establishes the framework for integrating design review as part of the evaluation process.

Responses to each of the 10 principles for good design have been provided and accompany this application.

Refer to Development Application Presentation

State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments

The WAPC *State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments* (R-Codes Vol. 2) is a policy for apartments in areas coded R40 and above. The R-Codes Vol. 2 is a performance-based policy.

As such, applications must demonstrate that the design achieves the objectives of each design element. The element objectives may be satisfied via alternative means or solutions rather than with strict compliance with the respective acceptable outcomes.

An assessment of the proposal against the element objectives of the R-Codes Vol. 2 has been undertaken and has been appended to this Planning Report.

Refer to Appendix B – R-Codes Vol. 2 Assessment

Mindarie Keys Harbourside Village Agreed Structure Plan No. 13

The City's *Mindarie Keys Harbourside Village Agreed Structure Plan No. 13* (the Structure Plan) applies to land within two districts, including the Marina. As such, the provisions of the Structure Plan apply.

An assessment of the proposal against the relevant provisions of the Structure Plan has been undertaken. A summary of the assessment is provided in the following Table.

Provision	Applicant response
<p>Orientation</p> <p>Buildings shall address the street. Lots which front public open space shall provide for buildings which address the public open space. Corner buildings shall be designed to address the front boundary, corner truncation and portion of the secondary street.</p>	<p>Refer to Appendix B – R-Codes Vol. 2 Assessment</p> <p>✓</p>
<p>Plot ratio</p> <p>The development plot ratio and maximum allowable site coverage, building heights and setbacks shall be as set out in Table 1.</p>	<p>Refer to Appendix B – R-Codes Vol. 2 Assessment</p> <p>✓</p>
<p>Car parking</p> <p>Any onsite parking is to be screened from public view, with the preferred location to be at the rear of dwellings or within a basement/undercroft. Occupants must be able to access any basement parking from within the building.</p>	<p>Refer to Appendix B – R-Codes Vol. 2 Assessment</p> <p>✓</p>
<p>Car parking</p> <p>The external areas and parking areas should be well lit and secure, to ensure safe after hours use.</p>	<p>Refer to Appendix B – R-Codes Vol. 2 Assessment</p> <p>✓</p>
<p>Façade design</p> <p>Building forms are required to be articulated. Projections such as verandas, awnings, canopies, balconies, and bay windows are encouraged and should be used to provide visual interest.</p>	<p>Refer to Appendix B – R-Codes Vol. 2 Assessment</p> <p>✓</p>
<p>Roof design</p> <p>Generally, the roof is to be pitched where visible, at a minimum of 25 degrees. Lower pitches are permitted to awnings and veranda roofs. The provision of a parapet or low skillion roof may be considered where integral to the architectural design.</p>	<p>Refer to Appendix B – R-Codes Vol. 2 Assessment</p> <p>✓</p>
<p>Traffic</p> <p>In considering any development application for R160 development at Lot 418 Alexandria View, the Council shall have regard to appropriate distribution of traffic between Medway Lane and Stockton Lane to ensure there is no undue impact on either lane.</p>	<p>Refer to Traffic Impact Statement, prepared by Cardno</p> <p>✓</p>
<p>Zone of influence</p> <p>No development will be permitted beyond the 'Zone of Influence' as shown on Plan 1, without the prior approval of the Department of Transport and the City of Wanneroo.</p>	<p>The proposal does not include development within the zone of influence.</p> <p>✓</p>

Mindarie Keys Harbourside Village Detailed Area Plan No. 5

The City's *Mindarie Keys Harbourside Village Detailed Area Plan No. 5* (DAP No.5) applies to the subject site.

An assessment of the proposal against the relevant provisions of DAP No. 5 has been undertaken. A summary of the assessment is provided in the following Table.

Provision	Applicant response	
Street setback <u>Zone of influence:</u> Minimum 6 metres Maximum 7.5 metres <u>Remainder</u> Minimum 3 metres Maximum 4.5 metres	Refer to Appendix B – R-Codes Vol. 2 Assessment	✓
Side and rear setbacks As per the R-Codes.	Refer to Appendix B – R-Codes Vol. 2 Assessment	✓

Appendix B – R-Code Vol. 2 Assessment

ELEMENT 2.2		BUILDING HEIGHT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>		
PROPOSED <i>Relevant details of the proposed development.</i>	The proposal incorporates the following maximum building height –			
	Building height	Required	Provided	
	Western portion (bottom Alexandria View)	16m	26.9m	
	Eastern portion (cnr Alexandria View at Stockton Lane).		22.4m	
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.	Refer to accompanying <i>Planning Report</i> .			
O2.2.2 – The height of buildings within a development responds to changes in topography.				
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.				
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.				
LOCAL PLANNING FRAMEWORK	REQUIREMENT			
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Mindarie Keys Harbourside Village Structure Plan: <ul style="list-style-type: none"> Cl. 3.4.2.2 (ii) The development plot ratio and maximum allowable site coverage, building heights and setbacks shall be as set out in Table 1 (i.e., 16m). 			

ELEMENT 2.3		STREET SETBACKS		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>		
PROPOSED <i>Relevant details of the proposed development.</i>	The proposal incorporates the following street setbacks –			
	Street setback	Required	Provided	
	Alexandria View, within Zone of Influence	Min. 6m Max. 7.5m	Min. 3.6m Max. 9.2m	
	Alexandria View, remainder	Min. 3m Max. 4.5m	Min. 1.2m Max. 5.9m	
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	Refer to accompanying <i>Planning Report</i> .			
O2.3.2 – The street setback provides a clear transition between the public and private realm.				
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.				
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		<u>Mindarie Keys Harbourside Village Structure Plan:</u> <ul style="list-style-type: none"> Cl. 3.4.2.2 (ii) The development plot ratio and maximum allowable site coverage, building heights and setbacks shall be as set out in Table 1 (i.e., refer DAP5). <u>Mindarie Keys Harbourside Village DAP5:</u> <ul style="list-style-type: none"> Minimum 3m front setback, maximum 4.5m front setback (outside ‘Zone of Influence’). Minimum 6m front setback, maximum 7.5m front setback (within ‘Zone of Influence’). 		

ELEMENT 2.4 SIDE AND REAR SETBACKS

ELEMENT OBJECTIVES APPLICANT COMMENT ASSESSOR COMMENT

Development is to achieve the following Element Objectives

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

PROPOSED
Relevant details of the proposed development.

The proposal incorporates the following street setbacks –

Side setback (Medway Lane)	Required	Provided
Lower ground – Level 2		
Major openings to bedrooms	3m	7.6m
Major openings to habitable rooms other than bedrooms	4.5m	4m
Unenclosed private outdoor spaces	6m	4m
Level 3 – 6		
Major openings to bedrooms	Refer <i>Element 2.7 Building separation</i>	
Major openings to habitable rooms other than bedrooms		
Unenclosed private outdoor spaces		
Side setback (Stockton Lane)	Required	Provided
Lower ground – Level 2		
Major openings to bedrooms	3m	5.9m
Major openings to habitable rooms other than bedrooms	4.5m	
Unenclosed private outdoor spaces	6m	5.9m
Level 3 – 6		
Major openings to bedrooms	Refer <i>Element 2.7 Building separation</i>	
Major openings to habitable rooms other than bedrooms		
Unenclosed private outdoor spaces		

<p>O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.</p>		
<p>O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.</p>		
<p>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.</p>	<p>Refer to accompanying <i>Planning Report</i>.</p>	
<p>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.</p>		
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>	
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p><u>Mindarie Keys Harbourside Village Structure Plan:</u></p> <ul style="list-style-type: none"> • Cl. 3.4.2.2 (ii) The development plot ratio and maximum allowable site coverage, building heights and setbacks shall be as set out in Table 1 (i.e., refer DAP5). <p><u>Mindarie Keys Harbourside DAP5:</u></p> <ul style="list-style-type: none"> • As per the R-Codes. 	

ELEMENT 2.5		PLOT RATIO											
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT									
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>											
PROPOSED <i>Relevant details of the proposed development.</i>		The proposal has the following plot ratio – <table border="1" data-bbox="719 347 1397 485"> <thead> <tr> <th>Plot ratio</th> <th>Required</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td>Plot ratio</td> <td>2.0</td> <td>2.49</td> </tr> <tr> <td>Plot ratio area</td> <td>7,816m²</td> <td>9,720m²</td> </tr> </tbody> </table>		Plot ratio	Required	Provided	Plot ratio	2.0	2.49	Plot ratio area	7,816m ²	9,720m ²	
Plot ratio	Required	Provided											
Plot ratio	2.0	2.49											
Plot ratio area	7,816m ²	9,720m ²											
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.		Refer to accompanying <i>Planning Report</i> .											
LOCAL PLANNING FRAMEWORK		REQUIREMENT											
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		Mindarie Keys Harbourside Village Structure Plan: <ul style="list-style-type: none"> Cl. 3.4.2.2 (ii) The development plot ratio and maximum allowable site coverage, building heights and setbacks shall be as set out in Table 1 (i.e., plot ratio 2.0 and site coverage 80%). 											

ELEMENT 2.6		BUILDING DEPTH		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>		
PROPOSED <i>Relevant details of the proposed development.</i>	The proposal has the following building depth –			
	Building depth	Required	Provided	
	Section A	20m	42m	
	Section E		27m	
Section I	42m			
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	Refer to accompanying <i>Planning Report</i> .			
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.				
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.				
LOCAL PLANNING FRAMEWORK	REQUIREMENT			
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A.			

ELEMENT 2.7		BUILDING SEPARATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>		
PROPOSED <i>Relevant details of the proposed development.</i>	The proposal has the following building separation –			
	Building separation (Medway Lane)		Required	Provided
	Lower Ground – Level 2		Refer <i>Element 2.4 Side and rear setbacks</i> and <i>Element 3.5 Visual privacy</i>	
	Level 3 – 6 (adjoining property boundaries)		9m	7.9m
	Building separation (Stockton Lane)		Required	Provided
	Lower Ground – Level 2		Refer <i>Element 2.4 Side and rear setbacks</i> and <i>Element 3.5 Visual privacy</i>	
Level 3 – 6 (adjoining property boundaries)		9m	5.9m	
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.		Refer to accompanying <i>Planning Report</i> .		
O2.7.2 – Building separation is in proportion to building height.				
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.				
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		N/A.		

ELEMENT 3.2		ORIENTATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
PROPOSED <i>Relevant details of the proposed development.</i>	The proposal incorporates the following acceptable outcomes –		
	Acceptable outcomes	Proposed	
	A3.2.1	The building overlooks Alexandria View and Clayton Beach and adjoining public realm, with direct public access from the top of Alexandria View.	
	A3.2.2	The building has direct frontage to Alexandria View and Clayton Beach.	
	A3.2.3 A3.2.4	The building does not cast any shadow on an adjoining property at midday on 21 st June.	
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	The building and internal apartment layouts are oriented to address Alexandria View overlooking Clayton Beach. Communal open space areas have predominately been provided to the rear of the subject site, to provide protection from the weather (i.e., coastal winds). Internal communal open space areas are provided at Ground Level, central to the building directly overlooking Clayton Beach to maximise opportunities for passive daylight and ventilation and increase opportunities for passive surveillance overlooking the public realm.		
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 shadow cast from the proposed building predominately falls south, thereby minimising impact on neighbouring properties.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	<u>Mindarie Keys Harbourside Village Structure Plan:</u> <ul style="list-style-type: none"> Cl. 3.4.2.2 (i) Buildings shall address the street. Lots which front public open space shall provide for buildings which address the public open space. Corner buildings shall be designed to address the front boundary, corner truncation and portion of the secondary street. 		

ELEMENT 3.3 **TREE CANOPY AND DEEP SOIL AREAS**

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

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

PROPOSED
Relevant details of the proposed development.

The proposal incorporates the following acceptable outcomes –

Acceptable outcomes	Proposed
A3.3.1	The subject site is vacant and cleared of vegetation.
A3.3.2	
A3.3.3	
A3.3.4	<i>See following Table.</i>
A3.3.5	<i>Refer to accompanying Landscape Plan, prepared by SeeDesign.</i>
A3.3.6	<i>See following Table.</i>
A3.3.7	The proposal incorporates 170m ² of on-structure planting, which is significantly more than twice the shortfall in deep soil area.

Deep soil area and tree canopy requirements –

Acceptable outcomes	Proposed
Minimum deep soil area of 10 per cent (i.e., 391m ²)	329m ² deep soil area – plus 170m ² of on-structure planting and extensive upgrades to the verge area
1 large tree for each additional 900m ² in excess of 1,000m ² and small trees to suit the area (i.e., 3 large trees, plus small trees to suit the area).	2 large tree, 1 medium trees, 15 small trees – plus 18 small trees (non-compliant) and 8 verge trees
Permeable paving or decking within deep soil areas does not exceed 20 per cent.	49.7m ² (i.e., 15.1 per cent)

O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.

Refer to accompanying *Landscape Plan*, prepared by SeeDesign.

O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset

reduction of tree canopy from pre-development condition.		
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A.	

<p>O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.</p>	<p>Access to communal areas is predominately free of stairs, making it safe and universally accessible for all residents.</p> <p>Communal open space areas have been deliberately located behind the building to protect the space and users from the weather (i.e., coastal winds).</p> <p>The use of the space has been carefully determined to meet the needs of a diverse demographic of residents. Communal open spaces areas include –</p> <ul style="list-style-type: none"> • Outdoor swimming pool, with cabana, sauna and extensive deep soil area • Indoor casual lounge, with direct access to the swimming pool and outdoor area • Indoor formal lounge (i.e., sunset deck), with direct views overlooking Clayton Beach and the adjoining public realm; and • Indoor communal amenities, including co-working space, games room and gymnasium. 	
<p>O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.</p>	<p>All communal areas have a focus on ocean, pool or landscaped outlooks, providing a high-level of amenity for residents and maintaining privacy for residents.</p>	
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>	
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>N/A.</p>	

ELEMENT 3.5		VISUAL PRIVACY		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>		
PROPOSED <i>Relevant details of the proposed development.</i>	The proposal incorporates the following acceptable outcomes –			
	Acceptable outcomes	Proposed		
	A3.5.1	<i>See following Table.</i>		
	A3.5.2	Balconies along the southern aspect of the building include screening, but remain unscreened for at least 63 per cent of their perimeter.		
	A3.5.3	Living rooms have an external outlook from at least one major opening that is not obscured by a screen.		
	A3.5.4	Windows and balconies are sited, oriented, and articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.		
		The proposal incorporates the following visual privacy –		
		Building separation	Required	Provided
		Lower Ground – Level 2	Refer to <i>Element 2.4 Side and rear setbacks</i>	
		Level 3 – 6	Refer <i>Element 2.7 Building separation</i>	
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.		Refer to accompanying <i>Planning Report</i> .		
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		N/A.		

ELEMENT 3.6 PUBLIC DOMAIN INTERFACE

<p>ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i></p>	<p>APPLICANT COMMENT</p>	<p>ASSESSOR COMMENT</p>
<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>		

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<p>O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.</p>	<p>Apartments along the southern aspect of the building are oriented to overlook Alexandria View and the adjoining public realm, with permeable balconies providing passive surveillance.</p> <p>Landscaping (i.e., coastal hedges to 1m) and low-rise, permeable fencing to the Townhouse courtyards provide clear delineations between the public and private realms.</p>	
<p>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.</p>	<p>Landscaping and low-rise fencing to the Townhouse courtyards has been considered to minimise concealment or entrapment areas; with unobscured line of sight provided throughout the development (i.e., from upper level balconies and the Formal Lounge).</p> <p>Services and utilities have been predominately been located within the basement or at the rear of the building to protect the amenity of the streetscape.</p>	
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>	
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>N/A.</p>	

ELEMENT 3.7	PEDESTRIAN ACCESS AND ENTRIES
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ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
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<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
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<p>O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.</p>	<p>Defined entry points from the street and to the main residential lobby are clearly demarcated by addresses, wide pathways and façade delineation to assist with inherent way finding.</p> <p>Pedestrian access to the Townhouses can also be achieved directly from Alexandria View.</p>	
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<p>O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.</p>	<p>All entry paths into the building are free from bins and offer continuous paths of travel to access areas including lift lobbies and stairs.</p> <p>All pedestrian entries are visible from the public domain without opportunity for concealment. Casual surveillance of the public realm is facilitated by all southern aspect dwellings.</p>	
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LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A.

ELEMENT 3.8	VEHICLE ACCESS
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ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
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<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
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A3.8.6	The crossover to the basement car park facilitates two-way access.																	
A3.8.7	Vehicle sightlines are maintained and will not be obstructed.																	

<p>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.</p>	<p>Refer to accompanying <i>Traffic Impact Statement</i>, prepared by Cardno.</p>	
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<p>O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.</p>		
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LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	<p><u>Mindarie Keys Harbourside Village Structure Plan:</u></p> <ul style="list-style-type: none">• Cl. 3.4.2.2 (ix) In considering any development application for R160 development at Lot 418 Alexandria View, the Council shall have regard to appropriate distribution of traffic between Medway Lane and Stockton Lane to ensure there is no undue impact on either lane.

ELEMENT 3.9 CAR AND BICYCLE PARKING

ELEMENT OBJECTIVES **APPLICANT COMMENT** **ASSESSOR COMMENT**

Development is to achieve the following Element Objectives

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

PROPOSED
Relevant details of the proposed development.

The proposal incorporates the following acceptable outcomes –

Acceptable outcomes	Proposed
A3.9.1	Secure bicycle parking for residents is provided within the basement car parking area.
A3.9.2	<i>See following Table.</i>
A3.9.3	<i>See following Table.</i>
A3.9.4	Refer to accompanying <i>Transport Impact Statement</i> , prepared by Cardno.
A3.9.5	Basement car parking is provided and accessed via Medway Lane, it is not visually prominent from the primary street or from adjoining dwellings and private outdoor spaces.
A3.9.6	
A3.9.7	Visitor parking is accessed via Stockton Lane and will be clearly defined and delineated.
A3.9.8	The canopy at Level 1 provides adequate shade and weather protection to the visitor car parking area.
A3.9.9	
A3.9.10	Basement parking is contained wholly underground and does not protrude above ground level.

Car and bicycle parking requirements –

Parking	Required	Provided
Car bays (resident)	110	147
Car bays (visitor)	13	9
Motorcycle bays (resident)	11	13
Bicycle bays (resident)	44	119
Bicycle bays (visitor)	9	9

<p>O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.</p>		
<p>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.</p>	<p>Refer to accompanying <i>Planning Report</i>.</p>	
<p>O3.9.3 – Car parking is designed to be safe and accessible.</p>		
<p>O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.</p>		
<p>LOCAL PLANNING FRAMEWORK</p>		<p>REQUIREMENT</p>
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p><u>Mindarie Keys Harbourside Village Structure Plan:</u></p> <ul style="list-style-type: none"> • Cl. 3.4.2.2 (iv) Any onsite parking is to be screened from public view, with the preferred location to be at the rear of dwellings or within a basement / undercroft. Occupants must be able to access any basement parking from within the building. • Cl. 3.4.2.2 (v) External areas and parking areas should be well lit and secure, to ensure safe after hours use. 	

ELEMENT 4.1		SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
PROPOSED <i>Relevant details of the proposed development.</i>	The proposal incorporates the following acceptable outcomes –		
	Acceptable outcomes	Proposed	
	A4.1.1	57 per cent of dwellings achieve at least 2-hours direct sunlight between 9am – 3pm on 21 st June.	
	A4.1.2	Every habitable room has at least one window in an external wall.	
	A4.1.3	Lightwells and/or skylights do not form the primary source of daylight to any habitable room.	
	A4.1.4	The building is oriented and incorporates external shading devices (i.e., roof overhangs) to minimise direct sunlight to habitable rooms.	
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.	Refer to accompanying <i>Planning Report</i> .		
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.			
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: <ul style="list-style-type: none"> – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3. 			
LOCAL PLANNING FRAMEWORK	REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A.		

ELEMENT 4.2		NATURAL VENTILATION																		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT																
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>																		
PROPOSED <i>Relevant details of the proposed development.</i>		<p>The proposal incorporates the following acceptable outcomes –</p> <table border="1"> <thead> <tr> <th>Acceptable outcomes</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>A4.2.1</td> <td>The number of habitable rooms with openings on at least two walls has been maximised.</td> </tr> <tr> <td>A4.2.2</td> <td><i>See following Table.</i></td> </tr> <tr> <td>A4.2.3</td> <td>Apartment depths are less than 20 metres.</td> </tr> <tr> <td>A4.2.4</td> <td>Habitable rooms do not rely on lightwells as the primary source of fresh air.</td> </tr> </tbody> </table> <p>The proposal incorporates the following apartments which are capable of being naturally cross ventilated –</p> <table border="1"> <thead> <tr> <th></th> <th>No.</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Achieves natural cross ventilation</td> <td>64</td> <td>73</td> </tr> </tbody> </table>		Acceptable outcomes	Proposed	A4.2.1	The number of habitable rooms with openings on at least two walls has been maximised.	A4.2.2	<i>See following Table.</i>	A4.2.3	Apartment depths are less than 20 metres.	A4.2.4	Habitable rooms do not rely on lightwells as the primary source of fresh air.		No.	%	Achieves natural cross ventilation	64	73	
Acceptable outcomes	Proposed																			
A4.2.1	The number of habitable rooms with openings on at least two walls has been maximised.																			
A4.2.2	<i>See following Table.</i>																			
A4.2.3	Apartment depths are less than 20 metres.																			
A4.2.4	Habitable rooms do not rely on lightwells as the primary source of fresh air.																			
	No.	%																		
Achieves natural cross ventilation	64	73																		
O4.2.1 – Development maximises the number of apartments with natural ventilation.		The broad frontage to the ocean allows dwellings to capture prevailing southerly and south-westerly ocean breezes, which has been optimised through articulation of the façade.																		
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		All habitable rooms have a window to an external wall to ensure that no room relies on lightwells or other means for natural ventilation.																		
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.		The proposal seeks to limit the number of single aspect apartment. Where single aspect apartments cannot be avoided, the internal amenity of these apartments has been strategically designed so that higher amenity spaces (i.e., living rooms and bedrooms) are situated toward the external portion of the building to maximise opportunities for natural ventilation.																		
LOCAL PLANNING FRAMEWORK		REQUIREMENT																		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		N/A.																		

ELEMENT 4.3 SIZE AND LAYOUT OF DWELLINGS

ELEMENT OBJECTIVES **APPLICANT COMMENT** **ASSESSOR COMMENT**

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

PROPOSED
Relevant details of the proposed development.

The proposal incorporates the following acceptable outcomes –

Acceptable outcomes	Proposed
A4.3.1	See following Table.
A4.3.2	See following Table.
A4.3.3	All apartments achieve a minimum ceiling height of 2.8 metres.
A4.3.4	The length of single aspect apartments does not exceed 8.4 metres (being 3x the ceiling height).

Minimum floor area requirements –

Typology	Required	Provided
1x1 APT	47m ²	62m ²
2x2 APT	67m ²	89m ²
2x2 APT (Townhouse)	67m ²	144m ²
3x2 APT	90m ²	121m ²
3x2 APT (Penthouse)	90m ²	144m ²

Minimum habitable room area requirements –

Habitable rooms	Required	Provided
Master bedroom	10m ²	11.5m ²
Other bedroom	9m ²	10m ²
Living room – 1x1 APT	3.6m	4.0m
Living room – Other APT	4.0m	4.0m

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.

All apartments are provided with functional spaces relative to their use. The floor plans demonstrate that living areas and bedrooms meet the minimum requirements. Furthermore, the plans include concept furnishings which confirms the areas provided are capable of being appropriately furnished.

<p>O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.</p>	<p>Single aspect apartments have been purposefully designed to have a shallower depth; maximising opportunities for solar access and natural airflow through and around the dwelling.</p>	
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>	
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>N/A.</p>	

ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
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<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
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<p>PROPOSED <i>Relevant details of the proposed development.</i></p>	<p>The proposal incorporates the following acceptable outcomes –</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:20%;">Acceptable outcomes</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>A4.4.1</td> <td><i>See following Table.</i></td> </tr> <tr> <td>A4.4.2</td> <td>The balustrading and fencing materials are permeable, facilitating passive surveillance of the public realm.</td> </tr> <tr> <td>A4.4.3</td> <td>The building design, materials and landscaping integrate with and complement the overall building design.</td> </tr> <tr> <td>A4.4.4</td> <td>Services and fixtures are not visible from the Alexandria View or the surrounding public realm.</td> </tr> </tbody> </table> <p>Minimum area requirements –</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Typology</th> <th>Required</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1x1 APT</td> <td>8m²</td> <td>10m²</td> </tr> <tr> <td>2.0m</td> <td>2.6m</td> </tr> <tr> <td rowspan="2">2x2 APT</td> <td>10m²</td> <td>17m²</td> </tr> <tr> <td>2.4m</td> <td>3.9m</td> </tr> <tr> <td rowspan="2">3x2 APT</td> <td>12m²</td> <td>19m²</td> </tr> <tr> <td>2.4m</td> <td>3.3m</td> </tr> <tr> <td rowspan="2">Ground Floor Apartment</td> <td>15m²</td> <td>36m²</td> </tr> <tr> <td>3.0m</td> <td>4.3m</td> </tr> </tbody> </table>	Acceptable outcomes	Proposed	A4.4.1	<i>See following Table.</i>	A4.4.2	The balustrading and fencing materials are permeable, facilitating passive surveillance of the public realm.	A4.4.3	The building design, materials and landscaping integrate with and complement the overall building design.	A4.4.4	Services and fixtures are not visible from the Alexandria View or the surrounding public realm.	Typology	Required	Provided	1x1 APT	8m ²	10m ²	2.0m	2.6m	2x2 APT	10m ²	17m ²	2.4m	3.9m	3x2 APT	12m ²	19m ²	2.4m	3.3m	Ground Floor Apartment	15m ²	36m ²	3.0m	4.3m	
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<p>O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.</p>	<p>All private open spaces are provided with functional areas. The floor plans demonstrate that the balconies and private open space areas meet the minimum requirements. Furthermore, the plans include concept furnishings which confirms the areas provided are capable of being appropriately furnished.</p>	
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<p>O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.</p>	<p>All balconies have been oriented and sited to be accessed from one or more habitable room and are provided with cover.</p>	
<p>O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.</p>	<p>The balconies are designed to be open in nature to maximise opportunities for views, solar access and natural ventilation and to reduce bulk and scale as viewed from the street.</p>	
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>	
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>N/A.</p>	

ELEMENT 4.5		CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
PROPOSED <i>Relevant details of the proposed development.</i>	The proposal incorporates the following acceptable outcomes –		
	Acceptable outcomes	Proposed	
	A4.5.1	Circulation corridors achieve a minimum 1.6 metre width.	
	A4.5.2	Adequate space is provided to allow for manoeuvring space for wheelchairs and passing.	
	A4.5.3	Openings along circulation corridors are provided to allow natural light to infiltrate the corridor and to facilitate passive surveillance of Alexandria View.	
	A4.5.4	Circulation corridors will be illuminated without creating light spill.	
	A4.5.5	Habitable rooms do not open directly onto circulation spaces or common spaces.	
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	Circulation corridors are adequately wide, allowing manoeuvring spaces for wheelchairs and passing.		
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	Circulation corridors have access to natural light, which also facilitates passive surveillance of the public realm. Habitable rooms do not open onto circulation spaces, protecting the privacy of adjacent and nearby residents.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A.		

ELEMENT 4.6		STORAGE														
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT												
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>														
PROPOSED <i>Relevant details of the proposed development.</i>		The proposal incorporates the following acceptable outcomes – <table border="1" data-bbox="719 379 1397 587"> <thead> <tr> <th>Acceptable outcomes</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>A4.6.1</td> <td><i>See following Table.</i></td> </tr> <tr> <td>A4.6.2</td> <td rowspan="2">Secure stores are provided within the basement.</td> </tr> <tr> <td>A4.6.3</td> </tr> </tbody> </table>		Acceptable outcomes	Proposed	A4.6.1	<i>See following Table.</i>	A4.6.2	Secure stores are provided within the basement.	A4.6.3						
Acceptable outcomes	Proposed															
A4.6.1	<i>See following Table.</i>															
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Typology	Required	Provided														
1x1 APT	3m ²	4m ²														
2x2 APT	4m ²	4m ²														
3x2 APT	5m ²	5m ²														
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.		The proposal provides 88 storerooms which achieve a minimum area of 4m ² and minimum dimension of 1.5 metres. Notably, approximately 42 per cent of the storerooms achieve an area greater than 5m ² .														
LOCAL PLANNING FRAMEWORK		REQUIREMENT														
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		N/A.														

ELEMENT 4.7		MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
PROPOSED <i>Relevant details of the proposed development.</i>		Refer to accompanying <i>Acoustic Report</i> , prepared by Stantec.	
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.			
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 <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating or equivalent.			
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, activity communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.			
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		N/A.	

ELEMENT 4.8		DWELLING MIX																							
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT																					
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>																							
<p>PROPOSED <i>Relevant details of the proposed development.</i></p>		<p>The proposal incorporates the following acceptable outcomes –</p> <table border="1"> <thead> <tr> <th>Acceptable outcomes</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>A4.8.1</td> <td>39 per cent of apartments include differing bedroom numbers.</td> </tr> <tr> <td>A4.8.2</td> <td>Different dwelling types are distributed throughout the development, with 1-bedroom apartments provided across Ground Level to Level 3.</td> </tr> </tbody> </table> <p>The proposal incorporates the following dwelling mix –</p> <table border="1"> <thead> <tr> <th>Typology</th> <th>No.</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>1x1 APT</td> <td>8</td> <td>9</td> </tr> <tr> <td>2x2 APT</td> <td>54</td> <td>61</td> </tr> <tr> <td>3x2 APT</td> <td>26</td> <td>30</td> </tr> <tr> <td style="text-align: right;">Total</td> <td>88</td> <td>100</td> </tr> </tbody> </table>		Acceptable outcomes	Proposed	A4.8.1	39 per cent of apartments include differing bedroom numbers.	A4.8.2	Different dwelling types are distributed throughout the development, with 1-bedroom apartments provided across Ground Level to Level 3.	Typology	No.	%	1x1 APT	8	9	2x2 APT	54	61	3x2 APT	26	30	Total	88	100	
Acceptable outcomes	Proposed																								
A4.8.1	39 per cent of apartments include differing bedroom numbers.																								
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1x1 APT	8	9																							
2x2 APT	54	61																							
3x2 APT	26	30																							
Total	88	100																							
<p>O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.</p>		<p>Dwelling types are distributed throughout the development, including a mix of dwelling types across each Level. In addition to standard apartment typologies, the proposal incorporates differential townhouse dwelling typologies.</p>																							
LOCAL PLANNING FRAMEWORK		REQUIREMENT																							
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>		N/A.																							

ELEMENT 4.9		UNIVERSAL DESIGN							
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT		ASSESSOR COMMENT					
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>							
PROPOSED <i>Relevant details of the proposed development.</i>	The proposal incorporates the following acceptable outcomes –								
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	Acceptable outcomes	Proposed							
A4.9.1	See following Table.								
The proposal incorporates the following Living Housing requirements –									
		<table border="1"> <thead> <tr> <th>Liveable Housing Design</th> <th>No.</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Silver Level</td> <td>17</td> <td>20</td> </tr> </tbody> </table>	Liveable Housing Design	No.	%	Silver Level	17	20	
Liveable Housing Design	No.	%							
Silver Level	17	20							
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.		A proportion of apartments within the proposed building will be designed to an appropriate standard that is consistent with the Liveable Housing Design Guidelines.							
LOCAL PLANNING FRAMEWORK		REQUIREMENT							
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		N/A.							

ELEMENT 4.10 FAÇADE DESIGN

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

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

<p>PROPOSED</p> <p><i>Relevant details of the proposed development.</i></p>	<p>The proposal incorporates the following acceptable outcomes –</p> <table border="1"> <thead> <tr> <th style="background-color: #cccccc;">Acceptable outcomes</th> <th style="background-color: #cccccc;">Proposed</th> </tr> </thead> <tbody> <tr> <td>A4.10.1</td> <td>The materiality and articulation of the lower levels ground the development to emphasise its suburban context. Generous vertical recesses throughout the buildings upper levels provide visual interest and alleviates the presence of the building within its suburban context.</td> </tr> <tr> <td>A4.10.2</td> <td>The façade is clearly defined by a base (i.e., Townhouses), middle (i.e., Level 1 – 5) and top (i.e., Penthouses).</td> </tr> <tr> <td>A4.10.3</td> <td>The profile of the main façade is punctuated by significant recesses, which serve to break up the building form and are suggestive of multiple buildings when viewed from the street.</td> </tr> <tr> <td>A4.10.4</td> <td>Services and external fixtures are integrated into the design of the building façade and have been situated so they cannot be seen from the public realm.</td> </tr> <tr> <td>A4.10.5</td> <td>The building is setback more than a 1m from Alexandria View.</td> </tr> <tr> <td>A4.10.6</td> <td>Address signage will be integrated into the façade design to be consistent with the streetscape character of the area.</td> </tr> </tbody> </table>	Acceptable outcomes	Proposed	A4.10.1	The materiality and articulation of the lower levels ground the development to emphasise its suburban context. Generous vertical recesses throughout the buildings upper levels provide visual interest and alleviates the presence of the building within its suburban context.	A4.10.2	The façade is clearly defined by a base (i.e., Townhouses), middle (i.e., Level 1 – 5) and top (i.e., Penthouses).	A4.10.3	The profile of the main façade is punctuated by significant recesses, which serve to break up the building form and are suggestive of multiple buildings when viewed from the street.	A4.10.4	Services and external fixtures are integrated into the design of the building façade and have been situated so they cannot be seen from the public realm.	A4.10.5	The building is setback more than a 1m from Alexandria View.	A4.10.6	Address signage will be integrated into the façade design to be consistent with the streetscape character of the area.	
	Acceptable outcomes	Proposed														
	A4.10.1	The materiality and articulation of the lower levels ground the development to emphasise its suburban context. Generous vertical recesses throughout the buildings upper levels provide visual interest and alleviates the presence of the building within its suburban context.														
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<p>O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.</p>	<p>The proposed aesthetics seek to combine climate sensitive articulation with natural patterned forms of sand, water and dune formations synonymous with its coastal positioning.</p>	
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<p>O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.</p>	<p>At ground level, local colours and textures are proposed. Above ground, simpler finishes and consistently light colouring is proposed. This will accentuate the play of light and shade where direct sunlight is limited and allow the colours of the surrounds to be captured and reflected at dawn and dusk.</p>	
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LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	<p><u>Mindarie Keys Harbourside Village Structure Plan:</u></p> <ul style="list-style-type: none">• Cl. 3.4.2.2 (vi) Building forms are to be articulated. Projections such as verandas, awnings, canopies, balconies and bay windows are encouraged and should be used to provide visual interest.

ELEMENT 4.11 ROOF DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
PROPOSED <i>Relevant details of the proposed development.</i>	The proposal incorporates the following acceptable outcomes –	
	Acceptable outcomes	Proposed
	A4.11.1	The roof of the building is setback from the building edge to complement the façade design and so that it is not visible from the street.
	A4.11.2	
A4.11.3	The roof of the building is not proposed to be used as communal open space.	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	The proposal incorporates a concealed roof, which appropriately screens building services and solar panels from the street and neighbouring properties.	
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	<p>The concealed roof accommodated building services and solar panels.</p> <p>Communal open spaces are not proposed on the roof and are contained predominately to the Ground Level.</p>	
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	<u>Mindarie Keys Harbourside Village Structure Plan:</u> <ul style="list-style-type: none"> Cl. 3.4.2.2 (viii) Generally, the roof is to be pitched where visible, at a minimum of 25 degrees. Lower pitches are permitted to awnings and veranda roofs. The provision of a parapet or low skillion roof may be considered where integral to the architectural design. 	

ELEMENT 4.12 LANDSCAPE DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
PROPOSED <i>Relevant details of the proposed development.</i>	Refer to accompanying <i>Landscape Plan</i> , prepared by SeeDesign.	
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.		
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.		
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.		
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.		
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.		

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

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

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

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

ELEMENT 4.15 ENERGY EFFICIENCY		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
PROPOSED <i>Relevant details of the proposed development.</i>	Refer to accompanying <i>Sustainability Report</i> , prepared by Cundall.	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<p>A4.15.1 –</p> <ul style="list-style-type: none"> 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 <p>Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.</p>		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A.	

ELEMENT 4.16 WATER MANAGEMENT AND CONSERVATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
PROPOSED <i>Relevant details of the proposed development.</i>	Refer to accompanying <i>Landscape Plan</i> , prepared by SeeDesign and <i>Sustainability Report</i> , prepared by Cundall.	
O4.16.1 – Minimise potable water consumption throughout the development.		
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.		
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.16.1 – Dwellings are individually metered for water usage.		
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.		
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A.	

ELEMENT 4.17 WASTE MANAGEMENT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
PROPOSED <i>Relevant details of the proposed development.</i>	Refer to accompanying <i>Waste Management Plan</i> , prepared by Talis Consultants.	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.		
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> (or local government requirements where applicable).		
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines - Appendix 4A</i> (or equivalent local government requirements).		
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines - Level 1 Waste Management Plan (Design Phase)</i> (or local government requirements where applicable).		
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A.	

ELEMENT 4.17 UTILITIES		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
PROPOSED <i>Relevant details of the proposed development.</i>	<p>The proposal incorporates the appropriate and necessary utilities to ensure that the building is fit for purpose and meets current performance and access requirements.</p> <p>All building services and utilities have been sited within the building so that they are not visually obtrusive.</p>	
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.		
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict 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.		
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.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.		
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.		
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.		
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A.	

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