



Development Application

Alkimos Apartments
2 Zodiac Drive, Alkimos

Prepared for Shorehaven Beach Apartments
Prepared by Taylor Burrell Barnett
December 2023



Document Information

Development Application

Alkimos Apartments

Lot 1271 (No.2) Zodiac Drive, Alkimos

Shorehaven Beach Apartments Pty Ltd

Prepared by: Taylor Burrell Barnett

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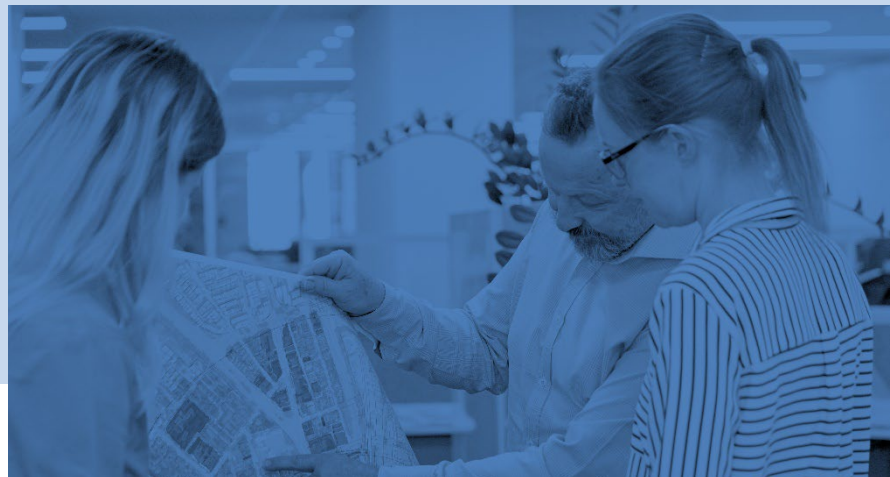
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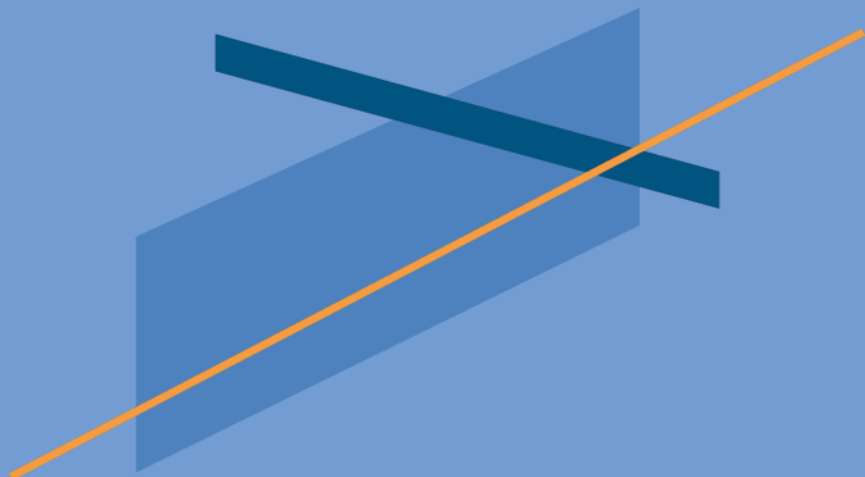
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1.0

Introduction



1.0 Introduction

1.1 Project Description

Taylor Burrell Barnett, on behalf of Shorehaven Beach Apartments has prepared this report in support of a Development Application for thirty-two apartment dwellings on Lot 1271 (No.2) Zodiac Drive, Alkimos (Subject Site). The development application has been prepared in accordance with the provisions of the City of Wanneroo *District Planning Scheme No.2* (DPS2).

The subject site is located on Lot 1271, at the intersection of Zodiac Drive and Portside Promenade with uninterrupted views to the ocean. The development application has been carefully considered and prepared in collaboration with FHSI Design Studio and its project team, the City of Wanneroo and their Design Review Panel.

1.2 Background

In 2007, the subject land was identified to be part of Shorehaven, a centre-point for Perth's expanding northwest corridor and the Alkimos centre. Shorehaven presents a major master-planned residential estate that will ultimately feature approximately 3,000 dwellings over a 250-hectare site situated along the Alkimos coastline. The residential estate development design intends to maximise the natural features of the area whilst supporting the local environment and amenity.

The subject site is located within the 'Coastal Precinct' of the *North Alkimos Structure Plan*. Stage 2 of the 'Coastal Precinct' at Shorehaven has been initiated offering a variety of land and house packages with supporting local amenities including Shorehaven Primary School (under construction) and future landscaped parks and playgrounds. Associated infrastructure projects including the Alkimos Train station and Mitchell Freeway extensions are currently underway, supporting the future development and services within the estate.

Table 1 provides a summary of the proposed development.

Table 1 Development Details

Proposal	Details
Zoning (the Structure Plan)	Residential
Zoning Table – Land Use Permissibility	Multiple Dwelling – 'P'
R-Code	R-100
Land Details	Lot 1271 (No.2) Zodiac Drive, Alkimos
Development Details	Summary
Site Area	2,648m ²
Building Height	3 Storeys plus basement (10.2m)
Floor Area	3784m ² gross floor area (plot ratio 1.4)
Number of dwellings	32
Number of parking spaces	54

1.3 Pre-lodgement Consultation

The project has benefited from several discussions with planning officers at the City of Wanneroo (the City) during the preparation phase of the development application. This has included one pre-lodgement design review as detailed in **Table 2** below.

Table 2 Pre-lodgement Engagement

Date	Who	Notes / Outcomes
7 August 2023	City of Wanneroo	Discussion and feedback regarding preliminary concept plans. Discussions included: <ul style="list-style-type: none">• Design Review process and expectations• Status of Detailed Area Plan No. 18• Consultant reporting required
28 September 2023	Design Review Panel	Refer to Section 5 of this report for minutes and response.
24 October 2023	City of Wanneroo	Discussion regarding revised plans in response to DRP recommendations.

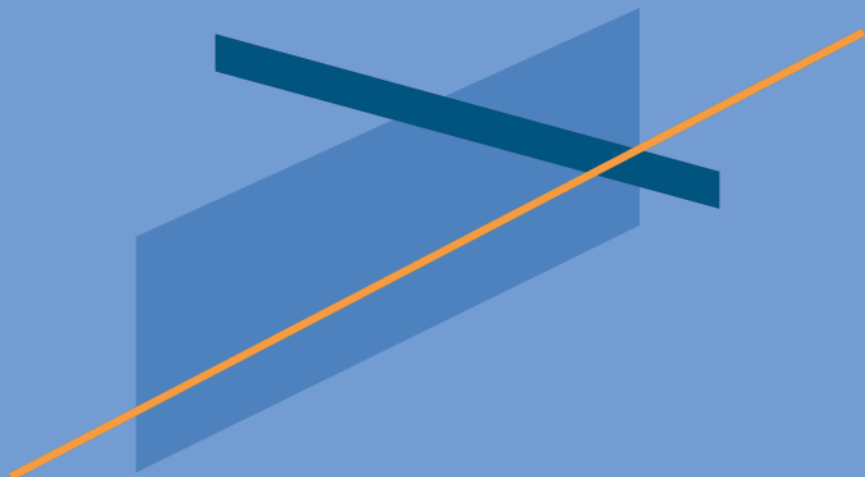
1.4 Development Application Package

This development application is prepared as a package including:

- R-Codes Volume 2 Assessment (refer **Appendix A**);
- Certificate of Title (refer **Appendix B**);
- Development Application Plans and Elevations (refer **Appendix C**);
- Landscaping Plans (refer **Appendix D**);
- Design Statement (refer **Appendix E**);
- Transport Impact Statement (refer **Appendix F**);
- Sustainability Assessment Report (refer **Appendix G**);
- Bushfire Management Plan (refer **Appendix H**);
- Waste Management Plan (refer **Appendix I**);
- Stormwater Preliminary Assessment (refer **Appendix J**);
- Acoustic Report (refer **Appendix K**).

2.0

Site Context



2.0 Site Context

2.1 Legal Description

The development application is located at Lot 1271, No.2 Zodiac Drive, Alkimos. **Table 3** provides the property details and a copy of the Certificate of Title provided in **Appendix B**.

Table 3 Lot Details

Lot No.	Volume/Folio	Plan	Tenure	Lot Area	Registered Proprietor
1271	2814/316	75553	Freehold	2648m ²	Shorehaven Beach Apartments Pty Ltd

2.2 Site Characteristics

The subject site is bounded by Zodiac Drive to the west, Spray Lane to the north, Cardinal Approach to the east and Portside Promenade to the west (refer **Figure 1**). The site only abuts street boundaries and does not share a boundary with any neighbouring properties.

The subject site is presently vacant, generally comprising of a sandy lot with remnant coastal vegetation, refer **Images 2 & 3**.

In terms of topography, the subject site slopes down from north to south. The highest point is in the norther corner of the site and highest point is in the southern corner of the site, with a 1.5m level difference between the two.

The following images highlight the development site.



Figure 1 Extract of Subject Site (MNG)



Image 1 Portside Promenade Frontage

Image 1 was taken from Portside Promenade (primary development frontage) onto the subject site. Image 1 also highlights the existing 6 on-street parking bays fronting the development site.



Image 2 & Image 3 Current Land Use of Subject Site.

Images 2 & 3 highlight the subject site is currently vacant land consisting of relatively flat sandy land with scattered remnant coastal vegetation.



Image 4 & Image 5 Current Land Use of Subject Site.

Images 4 & 5 present the streetscape from both directions along the primary street frontage of Portside Promenade.

2.3 Local Context

The subject site is situated within the City of Wanneroo local government area, located 6km north-west of the Alkimos town centre. The subject site is opposite the Shorehaven beach foreshore to the west, providing easy access to foreshore and community amenities (refer **Images 8 & 9**) including;

- Waterfront Park
- Oceans 27 (restaurant)
- The Shore Café
- Shorehaven Beach
- Shorehaven's Treasure Island Adventure Playground

Single residential dwellings are located to the rear of the subject site along Spray Lane (refer **Figure 1**). The existing dwellings are orientated north-south and have balconies that face the street. There are some limited views across the subject site, but these would be lost with any development exceeding one storey. The dwellings on the opposite side of Spray Lane have a 1.8m high Colorbond fence providing screening and privacy from Spray Lane.

As discussed in Section 3 of this report, the proposed development has considered its interface with the existing residences, and demonstrates minimal impacts on surrounding developments.

More broadly, there are medium density residences located along Cardinal Approach to the southeast, refer **Images 6 & 7**. The design of the existing dwellings in the vicinity of the subject site is generally reflecting the surrounding coastal character by using light colours and articulation in the façade



Images 6 & 7 Neighbouring Residential Development

Images 6 & 7 highlight the adjacent coastal apartments along Zodiac Drive. The proposed development design features and aesthetics carefully considers the neighbouring amenity and existing development.



Image 8 & 9 Foreshore Amenities

Images 8 & 9 highlight the natural and social amenities located along the foreshore reserve, proximate to the proposed development. These include high-quality public open space, beach access and strong landscaping.

2.4 Previous Approvals

There are two previous approvals that have been granted for the sites to the north and south of the subject site. The details of these approvals are as follows:

- **Lot 2 (No.1) Zodiac Drive, Alkimos** – Development approval (DAP/15/00919) was granted by the Metro North-West Joint Development Assessment Panel (JDAP) for on 8 February 2016. The development proposal is located north-west of the subject site on the opposite side of Zodiac Drive. The approval contained a four storey apartment development and an undercroft car park inclusive of 68 dwellings.
- **Lot 1294 (40) Portside Promenade, Alkimos** – Development approval (DAP/16/01119) was granted by the Metro North-West Joint Development Assessment Panel (JDAP) for on 11 August 2017. The development proposal is located directly south-east of the subject site on the opposite side of Cardinal Approach (refer **Figure 1**). The approval comprises a five storey apartment development containing 52 dwellings across two separate buildings, which have connected parking and communal areas.

It is understood both approvals have lapsed. However, they may be considered in the likely future context of the locality. It is noted the proposed development is one storey lower than the approved developments.

3.0

Development Proposal

The page features several decorative geometric elements: a light blue diagonal bar on the left side; a dark teal diagonal bar in the bottom right quadrant; a light blue parallelogram shape overlapping the dark teal bar; and a thin orange diagonal line crossing the bottom right area.

3.0 Development Proposal

3.1 Development Overview

The application seeks approval to develop 32 apartments (multiple dwellings) on the subject site. All dwellings are proposed to be used for permanent residential purposes. The development seeks to provide beach style apartments with a strong landscaping response to integrate the development with the surrounding coastal amenity.

Vehicle access is proposed from the east, via a crossover on Spray Lane along the rear of the development. By locating the vehicle entrance at the rear, vehicles are removed from the public domain, fostering a high-quality, active and engaged streetscape along Portside Promenade (primary frontage) and the other secondary frontages.

The development proposes a semi-underground, naturally ventilated car park ensuring suitable vehicle access for residents, whilst supporting safety and security. A combination of stairways and a lift are provided to ensure accessible vertical movements through the development. Additionally, the basement provides storage facilities including bicycle storage, resident storage space and bin storage. Movement east-west through the underground carpark is supported by a pedestrian access way to facilitate access to the lift. Universal access is proposed from Spray Lane with the entrance via a ramp to the main lobby and the proposed lift (refer **Appendix C**).

Primary pedestrian access is proposed along Portside Promenade, where a ramp supported with landscaping and seating opportunities on either side leads residents and visitors to an open courtyard upon entry. Access is also provided on the rear of the development via Spray Lane, Zodiac Drive and Cardinal Approach. Spaces for informal communal interactions are provided through the central courtyard with various seating areas provided.

The ground floor design offers a permeable layout, providing accessible movement north-south and east-west throughout the development. Additionally, the ground floor incorporates urban greenery through raised planters and high-quality paving materials and textures to create seamless connections through the development. Importantly, the central courtyard is largely open to natural sunlight through strategically placed voids on the upper floors.

Dwelling entries for Level 1 and 2 are at the rear (north-eastern) side of the development via a naturally ventilated corridor lined with planters. These levels are accessible via stairways along either corner or via the lift located in the centre of the corridor. Level 1 offers a communal area at the entry of the lift, enhancing amenity. The positioning of the lift enables a view corridor to the beach to the west.

The proposed dwelling mix are further detailed in **Table 4** below.

Table 4 Dwelling Mix

Level	Particulars
Basement	<ul style="list-style-type: none"> • 54 car parking bays • 2 motorcycle bays • Bin store • Bicycle storage room • 31 x residential store rooms
Ground	<ul style="list-style-type: none"> • Communal pedestrian accessway / courtyard • Communal multi-purpose room • 4 x one-bedroom apartments • 11 x two-bedroom apartments
1st Floor	<ul style="list-style-type: none"> • Communal courtyard • 6 x two-bedroom apartments • 11 x three-bedroom apartments
2nd Floor	<ul style="list-style-type: none"> • 7 x three-bedroom apartments



Figure 2 Proposed Development – Portside Promenade Perspective



Figure 3 Proposed Development – Living Quarters Perspective



Figure 4 Proposed Development – Entrance

3.2 Landscaping

The proposed development incorporates extensive landscaping to complement the built form. The proposed landscaping plays a significant role in responding to the context of the site, complementing the existing local character, maximising coastal amenity, and addresses impacts from wind.

The landscape design employs a range of materials and planting areas to define its spaces and create seamless connections through the site. The proposed development addresses challenges of elevated temperatures and wind exposure via raised planters which provide a simple, low maintenance solution to introduce green space into the development.

A diverse planting palette is supported by generous deep soil planting beds used to mark key locations, define edges and paths, provide a natural privacy buffer and contribute to the character and amenity of the precinct.

The ground floor utilises landscaping elements including raised plants, green walls and organic (wooden) seating opportunities to soften the development. The landscaping plan has been prepared by **URBIS** and is provided in **Appendix D**.

3.3 Access, Circulation and Parking

3.3.1 Site Access

Vehicle access to the development is achieved from a crossover on Spray Lane orientated perpendicular to the laneway. Providing all vehicular access from the laneway allows the primary frontage along Portside Promenade to be more pedestrian orientated.

Embayed visitor parking is provided along the verges of Portside Promenade, Cardinal Approach and Zodiac Drive.

3.3.2 Circulation

With primary vehicle access located at the rear, vehicle movements along the primary street frontage are reduced, better activating the street for pedestrians. Zodiac Drive to the north, and Cardinal Approach to the south will still provide for accessibility through the estate.

Pedestrian access is provided from the principal building entry via Portside Promenade and rear pedestrian access via Spray Lane. Secondary entries are also available from Zodiac Drive and Cardinal Approach. The entrance to the development leads to open air courtyards, and common landscaped areas, creating spaces that provide increased shade and embodies the local amenity, whilst minimising wind disturbance. The permeable access arrangement facilitates passive surveillance and informal interactions between residents.

Footpaths are provided along both sides of Zodiac Drive and Cardinal Approach as well as the east side of Portside Promenade. Pedestrian crossing facilities including kerb ramps are provided for crossing to and from Zodiac Drive, Portside Promenade, Cardinal Approach, and Spray Lane which promotes access for bicycles, wheelchairs, and prams.

3.3.3 Car Parking

The proposal provides for a total of 54 on-site car parking bays situated in the underground basement.

The *Residential Design Codes Volume 2 – Apartments* stipulate the following car parking requirements for apartment developments, outlined in **Table 5** as follows;

Table 5 Car Parking Requirements

R-Codes Volume 2 – Car Parking	No. of Dwellings	Required	Proposed
Residents (Location B)			
1 bay per one-bedroom dwelling	4	4	54 bays
1.25 bays per two-bedroom dwelling or greater	28	35	(13 bay surplus)
Visitors			
1 bay per four (4) dwellings for the first 12 dwellings	32	6 visitor bays	11 bays provided on-street
1 bay per eight (8) dwellings for the 13 th dwelling and above			

Detailed Area Plan No. 18 (DAP18) identifies for multiple dwelling developments', visitor parking is permitted offsite but must be located in the immediate adjacent road reserve. In accordance with visitor car-parking requirements, a total of 11 on-street car parking bays are currently provided along the primary street frontage along Portside Promenade, and 3 along the side streets; Cardinal Approach and Zodiac Drive, refer **Image 1**.

The provision of a total 11 on-street visitor parking bays exceeds requirements whilst also fostering an activated and safer pedestrian streetscape.

3.3.4 Motorcycle Parking

A total of 2 parking spaces are provided for motorcycles within the proposed development, refer **Appendix C**.

3.3.5 Bicycle Parking

The development proposes an estimated capacity for 19 bicycle parking spaces located in the basement. A secure bicycle storage room is provided in the basement for residents, with proposed wall mounted bicycle racks.

The requirements for bicycle parking are outlined as follows under the R-Codes

- 0.5 resident parking spaces per dwelling
- 0.1 visitor spaces per dwelling

The development proposes a total of 32 dwellings and 19 bicycle parking spaces, consistent with the requirements.

Cycling access is provided on the external path network on the rear of the site along Spray Lane and from the basement. Bicycle lanes are provided on Shorehaven Boulevard and Commander Drive proximate to the site, which will be connected to the future Long Term Cycle Network plan for Perth, proposed to link along the coastline.

3.4 Traffic

The traffic analysis undertaken in support of this application shows that the proposed development is estimated to generate a total of 155 vehicles per day (vpd), with 16 vehicles per hour (vph) during the peak AM and PM hours, respectively. These frequencies are considered to have a minor impact on traffic flows, well below the WAPC thresholds (+100vph) and as such would only have minimal impact on the surrounding road network.

Refer to the Transport Impact Statement at **Appendix F**.

3.5 Waste Management

A Waste Management Plan was developed by URBI for the proposed development. For efficient and effective waste management, the collection of waste and recyclables has been considered at the building design phase. The enclosed bin storage area is located on the basement floor, with resident access provided via an access door from the car park. The site caretaker will access the bin storage to wheel bins to the collection area.

Bins are proposed to be wheeled out from the bin storage up the car ramp (a motorised tug will be stored on-site) to a bin presentation pad adjacent to the rear laneway. Waste will be collected via private waste collection near the laneway. As such, no internal waste truck access or circulation is required.

The location and servicing of waste and recyclables by private collection can be adequately achieved without having an adverse impact on the site and local street network.

Refer to **Appendix I** for a copy of the Waste Management Plan.

3.6 Stormwater

A preliminary stormwater assessment was prepared by **Stantec** to provide guidance on the stormwater system and design to comply with *AS3500.3 – Plumbing and Drainage – Stormwater Drainage* and relevant design standards.

The assessment identifies methods to avoid stormwater flows from leaving the site. The building roof stormwater is to be collected via gutters and downpipes and run-off to be contained within the site through the provision of drainage cell(s) locally in the basement.

These preliminary measures are subject to further coordination between services during the detailed design stage. The preliminary stormwater assessment is provided in **Appendix J**.

3.7 Sustainability

The sustainability assessment confirms all apartments achieve a minimum 5.5-star NATHERs rating, exceeding the minimum 5-star requirement. This is consistent with the Acceptable Outcomes of the R-Codes Volume 2 which recommend all apartments exceed the minimum rating by 0.5 stars. Additionally, the development achieves an average 7.7-star rating, substantially exceeding the average requirement of 6 stars under the National Construction Code 2019.

Additional initiatives include:

- Rooftop solar PV cells;
- Naturally cross ventilated apartments;
- High performance glazing; and
- Bicycle racks for residents to encourage sustainable travel.

The sustainability assessment report has been prepared by **Stantec** and is provided in **Appendix G**.

3.8 Bushfire Management

The subject site is identified as bushfire prone under the Department of Fire and Emergency Services (DFES) Map of Bushfire Prone Area. As such, a Bushfire Management Plan (BMP) has been prepared by Ecological to address the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP3.7) and the associated Guidelines for Planning in Bushfire Prone Areas (Guidelines).

The subject site currently contains unmanaged vegetation consisting of low open scrubland that will be cleared for development. The surrounding areas are generally cleared, comprising of minor regrowth and remnant coastal vegetation. The assessment has demonstrated the proposed development will be exposed to a BAL-19 rating or lower.

The BMP outlines Acceptable Solutions (AS) in order to provide management measures for the proposed development. As such, the proposed development is consistent with the aim and objectives of SPP3.7 and associated guidelines, supporting its recommendation for approval.

Refer **Appendix H** for a copy of the Bushfire Management Plan.

3.9 Acoustic

An acoustic assessment was developed by Stantec for the proposed development. The two primary sources of noise intrusion were identified as transportation associated with surrounding traffic corridors and mechanical services from within the same or adjoining developments.

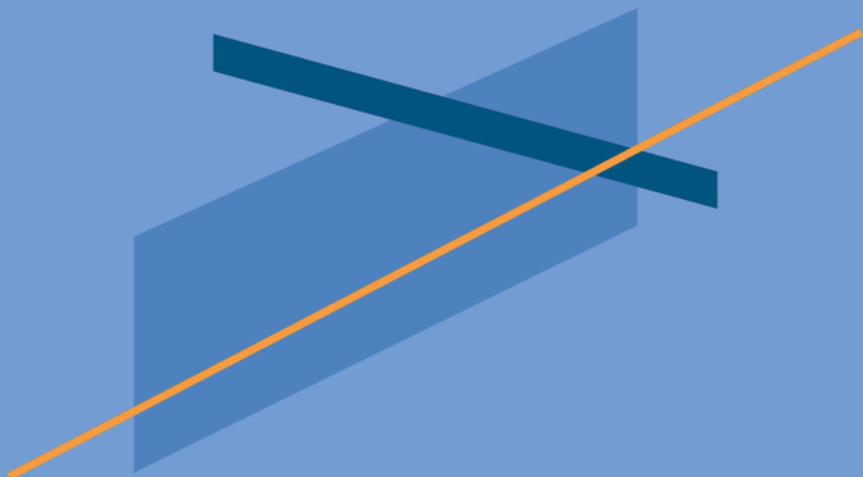
The assessment determined that the minimum recommended external façade construction has been provided in the form of glazing, roof and wall configurations. Internal design noise levels have been predicted to be achieved based on the recommended external envelope configurations.

These preliminary measures are subject to further coordination between services during the detailed design stage. The acoustic assessment is provided in **Appendix K**.



4.0

Planning Framework



4.0 Planning Framework

4.1 City of Wanneroo District Planning Scheme No.2

4.1.1 Zoning

The subject land is zoned 'Urban Development' under the City of Wanneroo *District Planning Scheme No.2* (DPS2); refer **Figure 5**. The primary objective of the 'Urban Development' zone is to provide for the progressive and planned development of future urban areas for residential purposes, with a range of densities to encourage a variety of residential accommodation. DPS2 refers land use permissibility and development standards under the North Alkimos Structure Plan.



Figure 5 Extract from City of Wanneroo DPS2

4.2 North Alkimos Structure Plan

The subject land is within the North Alkimos Structure Plan area. The Structure Plan identifies the subject land under a 'Residential' zoning, and the site is situated within 'Precinct 1 – Coastal Village.' The Structure Plan contains specific provisions for land use permissibility and conditions against which all development will be assessed, as if the zones and residential codes were incorporated in the Scheme.

Table 6 below provides a response to the requirements outlined under the Structure Plan.

Table 6 Compliance Table under Coastal Village Precinct Conditions

Precinct 1 – Coastal Village Planning Requirements	Compliance
<p>1. Precinct Objective –</p> <p>1.1 <i>To promote development that is complimentary to the coastal setting of the site and contributes to the creation of a strong local sense of place for the Local Structure Plan area.</i></p>	<p>The proposed development in conjunction with the landscaping design has been informed by the surrounding coastal sand dunes and hardy native vegetation. The concept contributes to the local character with a rich selection of native species, generous true deep soil planting, ground floor communal amenity and naturally ventilated open access ways. The primary access located along</p>

	the rear supports an active streetscape along Portside Promenade.
<p>2. Density Range and Target Dwelling Yield</p> <p>ii. <i>High density of R100 for iconic building sites identified on Plan 3.</i></p> <p>2.2 <i>A minimum target dwelling yield of 1600 dwelling units shall be achieved for this precinct.</i></p>	The proposed density is considered appropriate for the area, being marginally over the prescribed plot ratio for the R100 coding (refer to R-Codes Assessment, Appendix A).
<p>Development</p> <p>3.1 <i>In addition to any general matters required to be included within a LDP under Table 1 of this LSP and Clause 9.14.2 of the Scheme, a LDP shall specifically address the following design elements:</i></p> <p>a) <i>Built form responds to terrain including retaining walls and site levels and with particular regard to the parabolic dunal system; and.</i></p> <p>b) <i>Minimum and maximum building height.</i></p> <p>3.2 <i>A hard edge, such as a road or dual use path shall provide the interface with Bush Forever Site 397, the foreshore reserve, and Bush Forever Site 130.</i></p> <p>3.3 <i>Coastal foreshore setbacks and maximum building heights are to be consistent with State Planning Policy 2.6 – State Coastal Planning.</i></p> <p>3.4 <i>The north-south road on the western side of the Waste Water Treatment Plant which traverses the ‘Parks and Recreation’ reserve is supported in principle and is subject to further approval from the Environmental Protection Authority.</i></p>	<p>Noted – refer to LDP assessment in Section 4.3 below.</p> <p>Item 3.2 not applicable</p> <p>Refer to Section 4.4.1 of this report.</p> <p>Not Applicable.</p>
<p>Land Use Permissibility</p> <p>4.1 <i>Land Use permissibility within this precinct shall be in accordance with the corresponding Zone or Reserve under the Scheme with the exception of the following in the Commercial Zone:</i></p> <p>a) <i>Aged or Dependant Persons’ Dwelling – ‘P’</i></p> <p>b) <i>Multiple Dwelling – ‘P’</i></p>	The proposed land use for the development is Multiple Dwelling. This is a permitted (‘P’) use in the Residential Zone.

4.3 Detailed Area Plan 18

Detailed Area Plan 18 (DAP 18) was certified by the City of Wanneroo on the 6 August 2014 and applies to Lots 1271 and 1294 Portside Promenade and 1120 and 1175 Commander Drive, Shorehaven, Alkimos. DAP 18 outlines specific provisions for the subject site. The proposed development has been assessed against the general provisions of DAP18 as outlined in **Table 7** below.

Please note setbacks and the like are assessed via the R-Codes Volume 2 assessment (**Appendix A**).

Table 7 Compliance Table under Detailed Area Plan 18 Provisions

DAP18 Provisions	Compliance
2.0 R-Coding	
2.1 <i>R100 R-Code Density</i>	<p>Compliant.</p> <p>The development proposes a maximum height of 3 storeys in accordance with R-100.</p>
3.0 Streetscape Requirements	
3.1 <i>The primary frontage shall provide access to the major entry (front door) of the building(s).</i>	<p>Compliant.</p> <p>The major entry way is provided from Portside Promenade (primary frontage) via a generous walkway and lush landscaping.</p>

<p>3.2 All visible building elevations shall be articulated through glazing, detailing, design and/or materials appropriate to the point(s) of view from which they are visible. No blank walls will be permitted facing Commander Drive or Portside Promenade.</p> <p>3.3 Where a lot has two street frontages, street walls and fences to the side of the lot adjoining or abutting a secondary street (not a laneway) shall be visually permeable for the extent that allows an unobstructed view of the secondary street from at least once major opening (and not being a door) of the dwelling facing the secondary street.</p>	<p>All elevations incorporate suitable articulation including glass balustrades and feature banding on fascias. These are broken up by naturally ventilated staircases with aluminium battens and voids through the central part of the development. Materials are authentic, high quality and durable.</p> <p>No fencing is proposed to the secondary street frontages other than visually permeable balustrading.</p>
<p>4.0 Special Provisions for Lots Adjoining POS</p>	
<p>4.1 Proposed dwelling(s) shall have one or more major opening(s) (and not being a door) facing and allowing an unobstructed view of the POS, as denoted secondary frontage on the DAP.</p>	<p>N/A</p>
<p>5.0 Open Space Requirements</p>	
<p>5.1 A balcony (roofed or open) with the minimum dimensions of 2.5m x 2.5m located overlooking the adjacent streetscapes and/or the POS is permitted to be included as part of the open space provision.</p> <p>5.2 Outdoor living areas are permitted to be located within the street setback area.</p>	<p>Compliant.</p> <p>The proposed balconies have dimensions of 4.0m x 2.5m (10sqm) located on the POS along Spray Lane.</p> <p>Outdoor living areas are located within the street setback area to Portside Promenade and help to provide activation and surveillance to the beachfront.</p>
<p>6.0 Design for Climate Requirements</p>	
<p>6.1 There is no limitation on the amount of shadow cast at Midday 21 June onto any adjoining property.</p>	<p>Noted.</p>
<p>7.0 Visual Privacy Requirements</p>	
<p>7.1 The visual privacy requirements of the R-Codes do not apply where overlooking is in a westerly direction (views to the coast).</p>	<p>Noted.</p> <p>All dwellings are consistent with acceptable outcomes for visual privacy.</p>
<p>8.0 Parking</p>	
<p>8.1 Where grouped and multiple dwelling development is proposed, visitor parking is permitted offsite. Parking must be located in immediately adjacent road reserve.</p>	<p>Compliant.</p> <p>Addressed in section 3.3.3</p>

4.4 State Planning Policies

4.4.1 State Planning Policy 2.6 – State Coastal Planning

State Planning Policy 2.6 – *Coastal Planning* (SPP2.6) recognises the competing pressures on the coastal zone for land use and development. The policy provides guidance for decision making within the coastal zone including the management of development and land use change, establishment of coastal foreshore reserves and to protect, conserve and enhance coastal values. The objectives of the SPP2.6 are to:

1. ensure that development and the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;
2. ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities;
3. provide for public coastal foreshore reserves and access to them on the coast; and

4. protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.

The policy requires that building height controls for developments within 300 metres of the horizontal shoreline are consistent with, and have due regard to the following planning criteria:

- a. *development is consistent with the overall visual theme identified as part of land use planning for a locality or in an appropriate planning control instrument such as a local planning strategy;*

The proposed development is influenced by, and responds to, the vision set out within the Coastal Village Precinct under the Structure Plan. The design and landscaping of the development has been informed by the desired character of the precinct. The development is consistent with embodying the coastal essence by incorporating native coastal plants, preserving coastal vistas, and using natural weathered timber and high-quality finishes to complement the built form.

- b. *development takes into account the built form, topography and landscape character of the surrounding area;*

The proposed development considers its surrounding context and seeks to complement and enhance the built form and landscape character of the area. The design is influenced by the coastal setting, with landscape materials proposed to balance the contemporary nature of the proposed built form.

- c. *the location is part of an identified coastal node;*

The proposed development is situated within the Coastal Village Precinct and seeks to complement the coastal setting as a premier beachfront location and contribute to a strong local sense of place for the Structure Plan Area. The proposed development is consistent with the precinct objective to accommodate medium-high density residential, and activating the space.

- d. *the amenity of the coastal foreshore is not detrimentally affected by any significant overshadowing of the foreshore; and*

The Shorehaven Beach foreshore is not overshadowed by the proposed development, and does not significantly impact on existing residential dwellings located along Spray Lane.

- e. *there is overall visual permeability of the foreshore and ocean from nearby residential areas, roads and public spaces.*

The proposed development focuses on optimizing and preserving coastal vistas whilst ensuring the privacy of each apartment. This design approach not only facilitates passive surveillance but also enhances the overall value of each individual apartments.

4.4.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 3.7 – *Planning in Bushfire Prone Areas* (SPP3.7) seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. As a portion of the subject site and surrounding area is identified as 'Bush Fire Prone' on the DFES Map of Bush Fire Prone Areas, the development application is subject to the provisions of SPP 3.7, addressed in **section 3.8** of this report.

A Bushfire Management Plan prepared by Bushfire Prone Planning is attached as **Appendix H** of this report.

4.4.3 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 – *Design of the Built Environment* (SPP7.0) is the leading policy to guide and inform good design outcomes in the built environment. SPP7.0 includes 10 principles for good design and establishes framework for integrating design review as part of the evaluation process.

The design report assessed against the 10 principles is found in **Appendix E**.

4.4.4 State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments

State Planning Policy 7.3 – Residential Design Codes Volume 2 applies to apartments and mixed-use developments and has been developed to encourage good quality and liveable dwellings that respond to their site and local context. The policy offers clear objectives and guidance for design practitioners and decision makers seeking to propose alternative and innovative design solutions. The aims of the policy include:

- to provide residential development of an appropriate design for the intended residential purpose, land tenure, density, place context and scheme objectives.

- to encourage design consideration of the social, environmental and economic opportunities possible from new housing, and an appropriate response to local context
- to encourage design that considers and respects local heritage and culture
- to facilitate residential development that offers future residents the opportunities for better living choice and affordability when seeking a home, as well as reduced operational costs and security of investment in the long term.

An assessment of the multiple dwelling components of the proposal against the provisions of SPP7.3 – Volume 2 is provided as **Appendix A**.

4.5 Local Planning Policies

4.5.1 Local Planning Policy 2.4 – Site Works and Retaining

Local Planning Policy 2.4 sets out the requirements for site works and retaining for residential developments. The key requirements of LPP2.4 are:

- To provide an equal amount of cut and fill will be undertaken when modifying ground levels of the development site.
- Excavation and filling within the street setback area to be no more than 0.5m within 1m of the street boundary. Walls more than 1m from the street boundary to be 'terraced'.

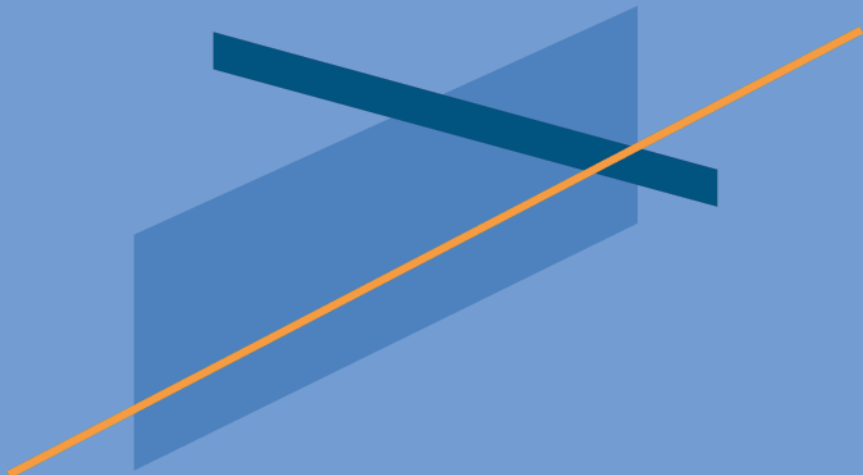
Considering the basement is partially below ground, it is difficult to assess the cut and fill. However, the ground levels of the site are not being substantially altered.

The finished ground levels of the dwellings fronting Portside Promenade are approximately 0.75m above the level of the footpath. This is a minor variation from the 0.5m height specified in the policy. However, given this area is providing outdoor living spaces, it is necessary to consider the privacy of these areas. Raising the floor levels 0.75m will allow for privacy, whilst also enabling passive surveillance of the street. It is not considered the 0.75m retaining walls would cause undue impacts to the streetscape.



5.0

Design Review



5.0 Design Review

The proposed development was subject to a Design Review Panel (DRP) at the City of Wanneroo on 28 September 2023.

DRP feedback and recommendations are detailed below together with a response describing how the comments have been considered in the DA plans. It is considered all key comments made by the DRP have been addressed, as outlined in **Table 8** below.

Table 8 Design Review Report Response

City of Wanneroo Design Review Panel – Meeting Minutes	
Design Review Panel Comments	Applicant Response
<p>Principle 1 – Context and Character</p> <ul style="list-style-type: none"> Consider reducing the height above the adjoining public domain for the ground floor west facing units to a maximum of 1.2M. 1.2M separation represents an acceptable level to achieve privacy for occupants whilst offering a generous and comfortable relationship with the adjoining public domain. Consider incorporating direct stair access from the adjoining foot path and public domain to the ground floor units to give each apartment its own unique entry Locate and illustrate the position of AC condensers and demonstrate they are fully screened from the public and private realm and do not discharge over private outdoor space. Appoint an ESD professional to assist with developing a comprehensive and viable ESD design narrative and strategy. 	<p>All comments accepted and addressed as follows:</p> <ul style="list-style-type: none"> Heights of retaining walls / terraces fronting the street have been reduced such that they are approximately 0.75m above the level of the adjoining footpath. All ground floor units have now been provided with direct stairways to their courtyards from the street. AC condenser units are shown on the drawings for the upper floor apartments. These are to be located in the space between the rear bathrooms and the communal accessway. An ESD professional has been appointed and has developed a sustainability strategy. Further details are provided in Appendix E (Design Statement) and Appendix G (Sustainability Report).
<p>Principle 2 - Landscape Quality</p> <ul style="list-style-type: none"> Reliance with on-deck planting on the ground floor which may struggle to have access to natural sunlight. Careful selection of species is required to ensure their survival. Consider opportunities for more large trees and tree canopy to capitalise on the deep soil provision. Careful selection of species required to ensure low-light conditions at the ground floor below level 1. 	<ul style="list-style-type: none"> The amended plans include the provision of larger voids down to the courtyard, significantly increasing access to natural sunlight. Notwithstanding, the proposed plant species have been carefully selected as part of the development. All garden beds are to be mulched and drip irrigation provided where necessary. Refer to Appendix I (landscaping plans) for further details. Opportunities for tree planting have been increased along the rear laneway frontage, which will provide a visual buffer to the medium density residential properties on the opposite side of Spray Lane.
<p>Principle 3 – Built Form and Scale</p> <p>None.</p>	<ul style="list-style-type: none"> It is noted the dwellings are below the acceptable height requirements of the planning framework.
<p>Principle 4 – Functionality and Built Quality</p> <ul style="list-style-type: none"> Locate and illustrate the position of AC condensers and demonstrate they are fully screened from the public and private realm and do not discharge over private outdoor space. Access to the basement bin store is distant from the lift. 	<ul style="list-style-type: none"> The location of AC condensers has been identified on the updated design plans, refer Appendix C. The bin store has been relocated so it is adjacent to the lift. However, it is proposed to ferry bins to the laneway via the ramp using a bin tug. This avoids the situation where residents are using a lift that is used to transport waste.
<p>Principle 5 – Sustainability</p> <ul style="list-style-type: none"> An ESD professional has not yet been appointed. 	<ul style="list-style-type: none"> An ESD professional has been appointed and has developed a sustainability strategy. Further details are provided in Appendix E (Design Statement) and Appendix G (Sustainability Report). All apartments achieve a minimum 5.5-star NATHERs rating, exceeding the minimum 5-star requirement. This is consistent with the Acceptable Outcomes of the R-Codes Volume 2 which

- The project offers many opportunities to capitalize of ESD opportunities and commitments including solar PV's, EV charging, heat pump technology, full electrification etc.

recommend all apartments exceed the minimum rating by 0.5 stars. Additionally, the development achieves an average 7.7-star rating, substantially exceeding the average requirement of 6 stars under the National Construction Code 2019.

- Additional initiatives include:
 - Rooftop solar PV cells;
 - Naturally cross ventilated apartments;
 - High performance glazing; and
 - Bicycle racks for residents to encourage sustainable travel.

Principle 6 – Amenity

- Consider the overall master plan to ensure that all habitable rooms, including bedrooms, have adequate access to natural light, view and vista.
- If light, view and vista are to be delivered through a light well then it should be dimensionally generous enough to deliver the necessary amenity to residents. This may include consolidating the light shafts and increasing their dimensions to match the ground floor central walkway.
- Confirm the communal area meets the minimum area requirements. 6m² per dwelling up to a maximum of 300m².
- Ensure that the internal bedrooms at ground floor have a sufficient landscape buffer from walkways and communal spaces to provide visual and acoustic privacy.
- Ensure that equal access is provided throughout the ground plane masterplan in an equitable manner and consistent with DDA requirements.
- Consider 'flipping' the units adjacent to the atrium to allow for access to natural light for the internal bedroom.
- The terraces of the ground floor southeast units sit directly adjacent to the communal garden and BBQ area raising concerns about visual and acoustic privacy for occupants.

All comments accepted and addressed as follows:

In response to points 1, 2 and 4:

- The overall site planning has been reconsidered in response to these comments, albeit maintaining the approach of maximising the number of apartments that have an outlook to the beach.
 - The approach with the ground floor has been modified; instead of a central landscaping strip, there is now a central walkway with landscaping planters alongside the dwellings. This optimises privacy for the ground floor residents.
 - The upper floors have been substantially redesigned such that the voids are more than double the size of the original drawings. Apartments facing the central corridor have also been redesigned such that their habitable rooms adjoin the courtyard to maximise sunlight and ventilation.

In response to points 3 and 7:

- As a consequence of the above, communal open space has been reduced. This is clearly justified and logical for the site given it is directly opposite the foreshore which contains parkland, commercial amenities and the beach. Communal spaces have been maintained within the development including informal seating through the courtyard and a communal multipurpose room which can be used for gatherings.

In response to point 5:

- The configuration of the internal pedestrian accessway has been revised such that there is disability access from both the front (Portside Promenade) and rear of the development (Spray Lane).

In response to point 6:

- Units facing the atrium have been flipped as recommended.

Principle 7 – Legibility

- Consider locating the main entry and address from Portside Promenade or explain how visitors and residents may access the proposed main entry from the north without having to navigate an active vehicular roadway.
- Consider equitable DDA access at all entry points.
- Is the rear Spray Lane really the intuitive and legible location for the building address when Portside Promenade has such an attractive setting and potential arrival experience?
- Consider reducing the height above the adjoining public domain for the ground floor west facing units to a maximum of 1.2M. 1.2M separation represents an acceptable level to achieve privacy for occupants whilst offering a generous and comfortable relationship with the adjoining public domain.

In response to points 1, 2 and 3:

The configuration of the internal pedestrian accessway has been revised such that there is disability access from both the front (Portside Promenade) and rear of the development (Spray Lane). Portside Promenade now more clearly presents as the frontage for the development. With a wide pathway flanked by landscaping, it would be clearly and easily visible for pedestrians.

In response to points 4 and 5:

- Heights of retaining walls / terraces fronting the street have been reduced such that they are approximately 0.75m above the level of the adjoining footpath.
- All ground floor units have now been provided with direct stairways to their courtyards from the street.

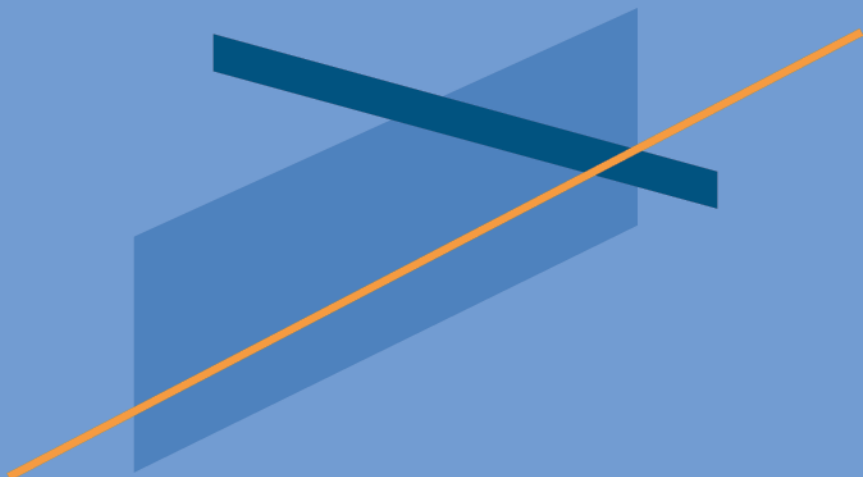
- Consider incorporating direct stair access from the adjoining foot path and public domain to the ground floor units to give each apartment its own unique entry and to allow occupants to engage with and access the beach directly.

Principle 8 – Safety	<ul style="list-style-type: none"> • Given the storage area is in a basement, it is not possible to provide a second means of egress. However, the design has been revised to ensure there are no corners that one can hide behind. It is also proposed safety would be optimised through the following initiatives: <ul style="list-style-type: none"> ○ Motion sensor lighting. ○ CCTV. • Engineering investigations have confirmed a substation is not required.
Principle 9 – Community	<ul style="list-style-type: none"> • Consider reducing the height above the adjoining public domain for the ground floor west facing units to a maximum of 1.2M. 1.2M separation represents an acceptable level to achieve privacy for occupants whilst offering a generous and comfortable relationship with the adjoining public domain. • Consider tiering the landscape to mediate the scale of the 1.2M podium height.
Principle 10 – Aesthetics	<ul style="list-style-type: none"> • Aesthetics have been reviewed through the preparation of the DA plans (refer to Appendix E – Design Statement for further detail).



6.0

Conclusion



6.0 Conclusion

The Development Application proposes the development of 32 apartments (multiple dwellings) as part of 1271 (No.2) Zodiac Drive, Alkimos.

The development seeks to provide beach style apartments with communal amenities, a strong landscaping response and a mix of dwelling types. The proposal represents an innovative built form design to deliver permanent residential development to the village, establishing a vibrant community in Shorehaven. In this regard, the application of the proposed 32 apartments addresses the requirements of DPS2, the Structure Plan and DAP18.

We trust that the enclosed information and plans are sufficient for the City's assessment and favourable determination of the development application.