

Development Application Report

Mixed Use Development

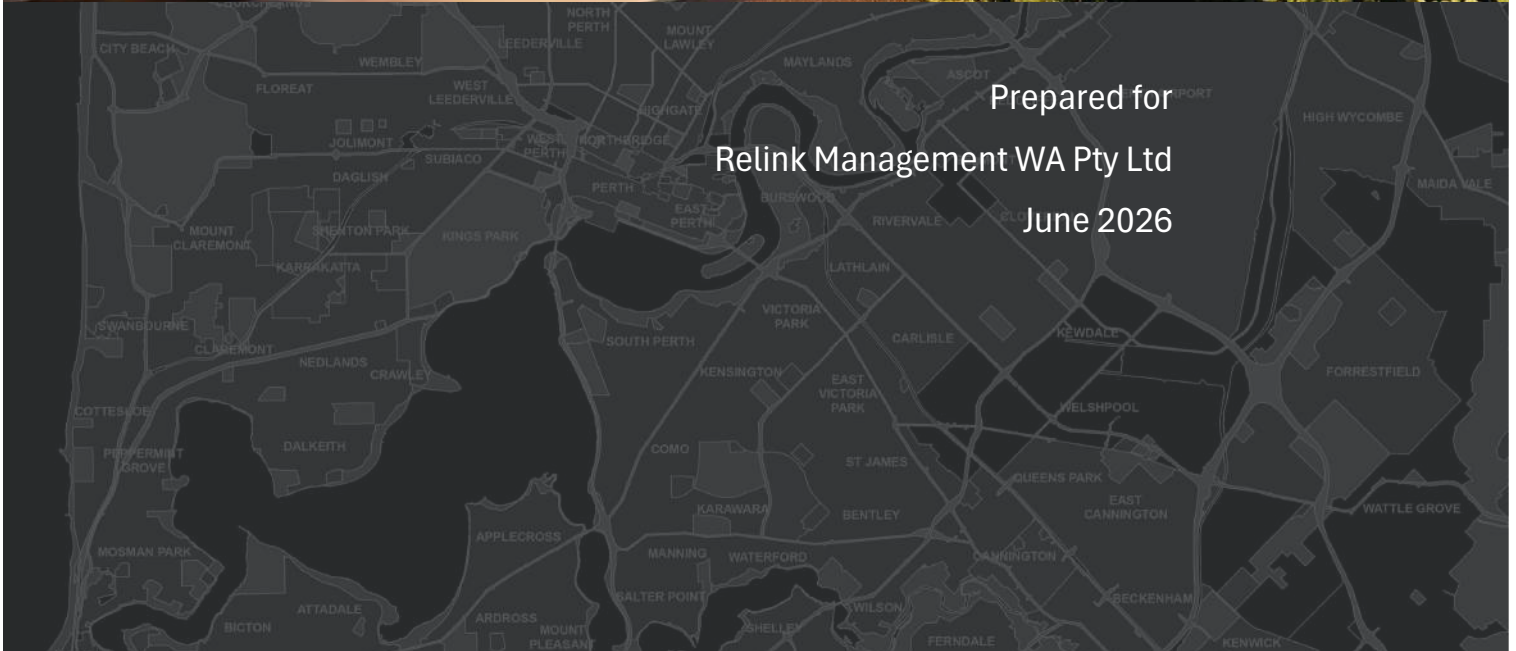
Lot 2401 (37) Amalfi Avenue
Mindarie WA 6030

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING

PS



Prepared for
Relink Management WA Pty Ltd
June 2026



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1 PRELIMINARY

1.1 Introduction

Planning Solutions acts on behalf of Relink Management WA Pty Ltd, the proponent of the proposed mixed use development on Lot 2401 (37) Amalfi Avenue, Mindarie (**subject site**).

Planning Solutions has prepared the following report in support of an application for development approval. This report will discuss various matters pertinent to the proposal, including:

- Site details.
- Background.
- Proposed development.
- Statutory planning framework.

This application seeks approval for the development six single-storey commercial tenancies and six (6) multiple dwellings comprised across a three storey building, as well as associated landscaping, parking, and vehicle access.

The proposed commercial component of the development is located in the northern portion of the subject site and the residential component located in the southwestern portion of the site. The balance of the lot comprises parking, access, service infrastructure and landscaping.

The development is located within the West Tamala Park Local Centre, an emerging activity centre in the City of Wanneroo. The development will provide a local centre and adjoining high-quality housing, within an area serviced by public transport, adjacent to a public reserve, and close to amenities.

This high-quality, contemporary development is designed in a contextual and site-responsive manner, referencing the coastal and landscape character of area. The architecture of the development is emphasised by a built form, materiality and landscape strategy that respond to the centre's coastal setting and the adjacent Napoli Park, whilst providing contemporary, sustainable, and liveable residences.

The development incorporates a highly engaging and active streetscape response to commercial elements, and appropriate setbacks and generous landscaping to the residential component. The development directly addresses the frontage to Napoli Park through the location of the main pedestrian access points and orientation of habitable rooms and private open space to this elevation.

Overall, the proposed development is demonstrated to have an exceptional design, providing contemporary, sustainable, and liveable residences and amenities. The development will positively contribute to the amenity of the surrounding area, with environmental noise, transport, and waste management matters appropriately addressed.

Accordingly, it is respectfully requested that the Metro Outer Development Assessment Panel (**DAP**) considers the application on its merits and approves the proposed mixed use development.

1.2 Background

On 12 December 2025, a development application was lodged with the City of Wanneroo (**City**) for determination by the DAP (DAP Ref: DAP/25/03033) for a commercial development comprising six retail and commercial tenancies on the subject site, including approval for a tavern and a restaurant, as well as a range of supporting retail and commercial uses.

This application was considered by the Metro Outer DAP at its meeting held on 29 April 2026, where the DAP resolved to approve the development application subject to conditions.

The proposal has been reviewed considering market conditions and feasibility of the approved commercial floorspace considerations. In particular, the proponent has received advice regarding demand and long-term commercial viability of Tenancy 6, as approved. This advice has prompted the proponent to consider an alternative strategy for the development of the subject site.

As a result, the client has explored opportunities for integration of residential development in the southwestern portion of the subject site where Tenancy 6 is approved, with a view to delivering a high-quality mixed-use development outcome. The application presented is submitted as a new development application for a mixed use development on the site.

1.3 Pre-lodgement consultation

1.3.1 Pre-lodgement consultation with the City of Wanneroo

Pre-lodgement consultation has been undertaken with officers of the City, including email correspondence and a meeting on 12 February 2026, to discuss the proposed mixed use development.

During discussions, the City advised that a residential development incorporating townhouse-style dwellings could only be supported where the development is to be classified and assessed as a 'Multiple Dwelling', rather than a 'Grouped Dwelling'. This advice was provided on the basis that Grouped Dwelling is an 'X' use within the Commercial zone applicable to the subject site and is therefore prohibited. Multiple Dwelling is a 'D' discretionary land use and is capable of approval, subject to exercise of discretion.

To ensure the townhouse style development was considered a Multiple Dwelling, the development design required a portion of plot ratio of a dwelling being placed wholly or partly vertically above or below another dwelling. In such circumstances, all dwellings within the development are classified as a Multiple Dwelling rather than a mixture of Grouped Dwelling and Multiple Dwelling and are capable of approval.

This position is consistent with the findings of the Supreme Court decision in *WASC 114 (April 2022)*, which clarifies the distinction between grouped and multiple dwellings. Relevantly, part 79 of this decision states:

In my judgment, the definition of grouped dwelling makes it clear that a dwelling is not capable of falling within the definition of grouped dwelling if any other dwelling on the lot is placed wholly or partly vertically above or below another dwelling. The exclusionary element of the definition is the existence on the lot of a dwelling that is placed wholly or vertically above or below another rather than the existence of a dwelling within a group of dwellings which is above or below another in that group. It follows from this construction of the definition of grouped dwelling that if there is any dwelling on a lot that has one or more dwellings vertically above or below it, all dwellings will be multiple dwellings, even if some of the dwellings occupy separate and distinct parts of the lot exclusively. Contrary to the Developer's contention, in my judgment, no question of fact or degree arises - if a proposed development on land zoned R40 or above includes any multiple dwellings, vol 1 of the R-Codes has no application.

The City has affirmed that the proposed development design is consistent with Multiple Dwellings and the development is capable of approval, subject to compliance with relevant development requirements of the local planning framework.

1.3.2 Design Review Panel

The development proposal was presented to the City’s Design Review Panel (**DRP**) for review on 23 April 2026. The DRP provided support for the proposed mixed-use outcome on the site, specifically the intent to enhance land use diversity through the inclusion of a residential component.

Following Design Review 1, the DRP minutes confirmed that the proposed development included the following key strengths:

- *The proposal represents an important local centre initiative, delivering walkable amenity while integrating a strong residential presence. It achieves a valuable and genuine mixed-use outcome through the inclusion of retail, tavern, commercial uses, and a diverse residential offering comprising townhouses and apartments.*
- *The built form and overall scale are appropriate to the context, supporting a balanced and well-resolved development outcome. The residential component contributes to continuous occupation, enhancing passive surveillance and supporting a safer, more activated streetscape environment.*
- *The design demonstrates a strong commitment to accessibility and ageing-in place principles, with ground floor bedroom suites and lift provision within the townhouses, complemented by a ground floor one-bedroom apartment.*
- *Residential planning is functional and well-considered, with thoughtful internal layouts. In particular, the transition from living areas to powder room provides an effective buffer, maintaining privacy to primary living areas.*
- *The development engages positively with its surroundings, with open and visually permeable front courtyard fencing addressing the adjacent park. This, combined with high levels of streetscape and park interface, reinforces passive surveillance and community connection. The tavern is particularly well-conceived in this regard, with the inclusion of street and park-facing alfresco areas that activate the public realm and enhance the overall vibrancy of the precinct.*
- *Architecturally, the proposal presents an attractive, contemporary and distinctive aesthetic, contributing positively to the character of the area.*
- *Landscape design is also a key strength, with 11% landscaping provision and a generous inclusion of 25 trees across the site, supporting long-term canopy growth and environmental performance.*
- *End-of-trip facilities are retained within the scheme, reinforcing support for active transport and sustainable movement patterns.*

The DRP provided a range of potential design recommendations for consideration in the final design. In response to recommendations made by the DRP, the proposed development has been subject to a range of design refinements to address and respond to the DRPs recommendations.

As confirmed by the DRP, the project is largely consistent with the principles set out by *State Planning Policy 7 – Design of the Built Environment*. The recommendations of the DRP have been reviewed and considered by the project team, with modifications integrated into the proposed design where practical.

Refer to **Appendix 2** – DRP Minutes and **Appendix 4** – Architectural Design Statement.

2 SITE DETAILS

2.1 Land description

Refer to **Table 1** below for the lot details and a description of the subject site.

Table 1: Lot details

Lot	Deposited Plan	Volume	Folio	Area (m ²)
2401	429549	4072	385	2,257

The site is burdened by a covenant, which restricts vehicle access to and from Genoa Lane. This access restriction has been considered as part of the development design process and does not impact the proposed development.

Refer **Appendix 1** – Certificate of Title and Deposited Plan.

2.2 Location

2.2.1 Local context

The subject site is within the West Tamala Park Local Centre, an emerging local centre in the municipality of the City of Wanneroo.

The site is located adjacent to the South Mindarie Foreshore Reserve and in close proximity to Mindarie Beach and Mindarie Harbour. The site is connected to the greater Pert region by Marmion Avenue, 500m east of the site, and the Mitchell Freeway, 2.5km to the east.

The site is serviced by bus route 479, running along Portofino Parade, with the nearest bus stop 80m from the site. Additional services include bus routes 471 and 474, running along Marmion Avenue with the nearest bus stop 600m from the site. Bus route 479 links the site to Clarkson Railway Station, which forms part of the Perth to Yanchep Railway Line.

The site is bounded by Portofino Parade to the north, a rear laneway (Genoa Lane) to the east, Amalfi Avenue to the south, and Napoli Park to the west.

The vicinity of the site is presently characterised by vacant land which has only recently been subdivided for residential purposes. The locality is subject to significant ongoing construction work. In the short-term, there will be standard to medium density dwellings establishing on the vicinity of the site, consistent with the vision of the Tamala West Structure Plan.

The subject site is an 'L' shaped lot that is currently vacant, with no general improvements. The site is generally flat and devoid of any vegetation.

Refer to **Figure 1** – aerial photo.

Photographs 1-4 below provide further context to existing site conditions.

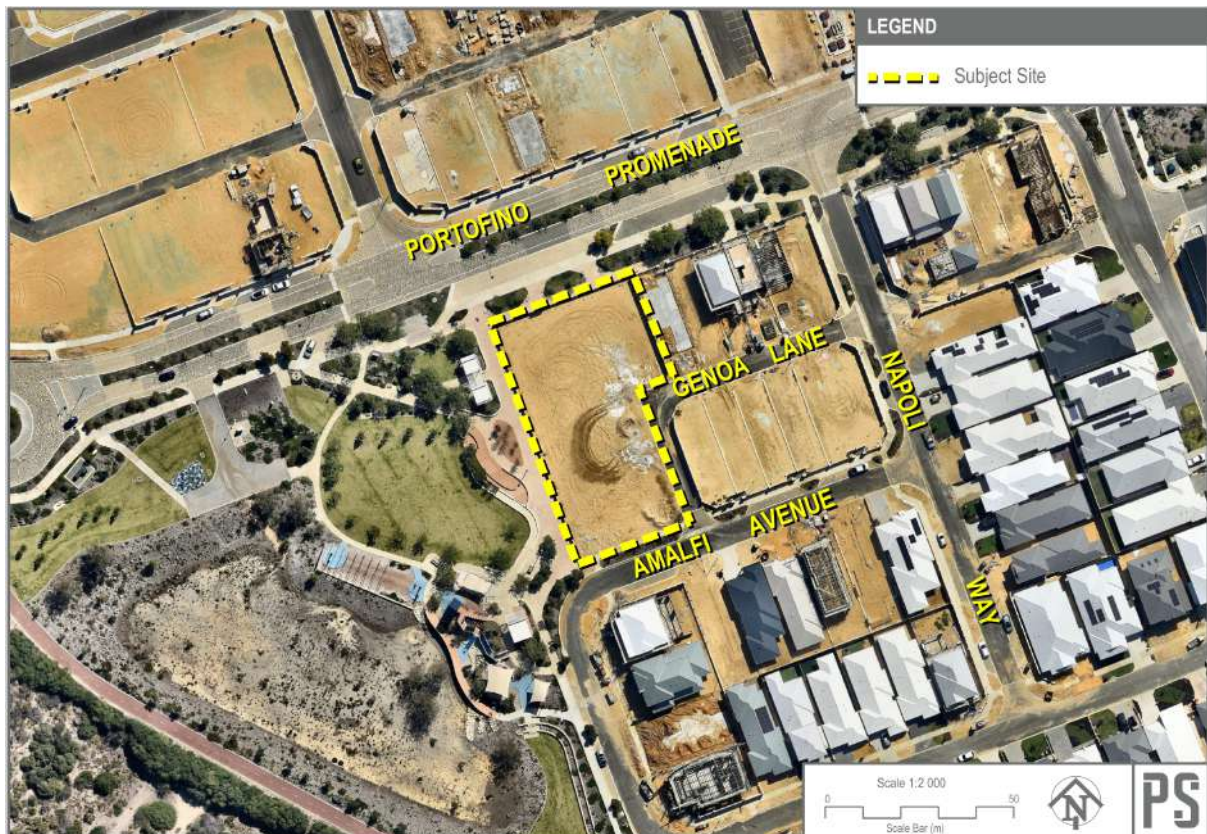


Figure 1: Aerial image of subject site



Photograph 1: View north along Portofino Parade adjoining subject site



Photograph 2: Subject site viewed from the north



Photograph 3: Subject site viewed from the west



Photograph 4: Adjacent public open space viewed from subject site

3 PROPOSED DEVELOPMENT

3.1 Development Summary

This application seeks approval for the development of six commercial tenancies and six multiple dwellings in the West Tamala Park Local Centre, as well as associated landscaping, parking, and vehicle access.

The commercial development proposes a single-storey commercial development comprising six individual tenancies. Various types of commercial use categories – such as retail, food and beverage and health related services – are proposed, with a view to allowing sufficient flexibility to the proponent and future tenants.

The residential development offers a diverse and innovative housing product, including a one-bedroom unit with the potential to be an adaptive residential space aligned with an adjoining dwelling. This arrangement supports a broad range of future occupants, including people living with disabilities or reduced mobility, and facilitates ageing in place. It also provides flexible living opportunities for multi-generational families who may be living with young adults or elderly family members who could occupy the ground floor dwelling.

The residential component is situated on the southwestern portion of the subject site and is designed to function as part of the wider mixed-use development, adjoining the proposed commercial tenancies on the northern portion of the subject site.

Table 2 outlines key elements of the proposed mixed use development.

Table 2: Development summary

Element	Commercial	Residential
Land uses	- Consulting Room - Fast Food Outlet - Lunch Bar - Office - Recreation – Private - Restaurant/Café - Shop - Small Bar - Tavern	Multiple Dwelling
Yield	6 commercial tenancies (568m ² NLA)	6 dwellings, comprising: 1x 1-bedroom dwelling 5x 3-bedroom dwellings
Height	1 storey (6.5m)	3 storeys (9.3m)
Parking	15 car bays, including 2 accessible spaces 1 service bay	- Dwellings 1, 2, 3, 4 and 6 - 2 car bays - Dwelling 5 - 1 car bay
Landscaping	246m² landscape areas, comprising: 229m² deep soil area (10% of site) 17m² planted areas (not deep soil area) 25 trees	

Refer to **Appendix 3** – Development Plans.

Consistent with the existing development approval for the subject site for a commercial development, this development application seeks approval for multiple land uses for each tenancy to maximise flexibility at the occupation stage.

Table 3 below outlines the range of commercial land uses proposed to be accommodated on the commercial component of the development, including the proposed net lettable area (NLA). The tenancies will be informed by market and commercial demands.

Table 3: Proposed commercial land uses

Tenancy No.	Legend on Plan	Proposed Land Uses	Area
1	‘Potential Tavern’	Fast Food Outlet Lunch Bar Restaurant/Café Small Bar Tavern	205sqm
2	‘Commercial / Shop’	Consulting Rooms	70sqm
3		Fast Food Outlet Lunch Bar	70sqm
4		Office Recreation – Private	70sqm
5		Restaurant/Café	70sqm
6		Shop	83sqm
Total proposed NLA			568sqm

3.2 Built form

The proposed mixed-use development will provide a mix of retail and commercial uses as well as diverse, flexible housing products for the emerging Mindarie community.

The development has been designed in a contextual and site-responsive manner, with the coastal and landscape setting as well as the emerging local centre context as key considerations that influenced the building form, materials, finishes and colours. The development is a high-quality, contemporary architectural design that prioritises the pedestrian experience and high-quality built form.

Particular emphasis has been placed on activating the development’s frontages, particularly the frontage adjoining the public open space to the west. Commercial frontages incorporate generous glazing, allowing views between tenancies and public realm. A continuous canopy above the footpath extends around the interfaces with the public open space and Portofino Parade, creating a comfortable environment for walking and for alfresco seating areas. This element provides weather protection, supports foot traffic, and ensures ongoing activation with a strong visual and physical presence of people engaging with the park. The development also integrates a community-focused alfresco area below this canopy addressing the interface to the public open space, overlooking the park and reflecting coastal textures and tones.

The multiple dwellings ensure an activated frontage with landscaping, pedestrian entries and activated living spaces to the majority of the residential frontage to Napoli Park. Vehicular access to each dwelling’s rear garage is situated on the east of the building.

The development provides a high-quality built form that responds appropriately to its district centre location and coastal setting. This is achieved through a considered material palette that draws inspiration from the coastal environment, the use of light-tone finishes that reflect the established language of the adjoining Napoli Park, and landscape planting that reinforces the coastal character of Catalina Estate.

The built form is further refined by breaking up the linear massing through vertical articulation and modulation, providing visual interest and reducing perceived bulk. This articulation is thoughtfully integrated and continues the architectural rhythm and modulation established by the adjoining commercial development.

A range of contemporary materials and façade treatments are incorporated into the design to create a cohesive and aesthetically appealing experience for future residents and visitors to the centre. All façades present a high level of articulation through the combination of varied textures, fenestration treatment, and a mix of vertical and horizontal elements to appropriately express the building mass and scale.

An architectural design statement has been prepared by T&Z Architects in support of the proposed development (refer **Appendix 4**).

Figures 2-6 below include perspectives of the proposed mixed use development.



Figure 2: View of the proposed development from the north-west



Figure 3: View of the proposed development from the south-west



Figure 4: View of the proposed pedestrian through site link



Figure 5: Front view of the proposed residential development



Figure 6: View of the proposed development from the south-east

3.3 Sustainability

The development is committed to implementing a range of sustainability initiatives, including:

- Provision of awnings to north elevations and shade screening to western façades
- Rainwater harvesting
- Roof top solar
- Performance glazing
- EV charging
- Efficient structural design
- Water-wise landscaping

Further detail and resolution of final sustainability initiatives will be addressed through detailed design.

3.4 Landscaping

The landscaping strategy focuses on selecting species suited to local conditions and aims to deliver multiple environmental and amenity benefits. These include increased canopy cover, mitigation of urban heat island effect, and tree provision within the car park. Landscaping is strategically used to soften built form edges and enhance the interface between the development and the public realm.

The landscape strategy seeks to connect and complement the site with the wider context, utilising a coordinated palette of shared species, textures, and tonal consistency to establish a cohesive and integrated landscape outcome.

The landscape strategy for the development proposes:

- 229m² deep soil areas (10% of site area)
- 17m² planted areas (non-deep soil)
- 25 trees

Proposed dwellings feature generous front courtyard areas (typically ranging from 21-26.7m²).

A Landscape Plan has been prepared to demonstrate the intended landscape strategy, as well as planting typology for the development.

Refer **Appendix 5** – Landscape Plan.

3.5 Access and parking

Pedestrian access to each dwelling is provided via the private open space to each dwelling along the Napoli Park frontage, with additional access available via private garages.

Vehicle access to the site will be via a single crossover to Amalfi Avenue, connecting to a shared internal driveway and at-grade car park. Vehicular access to each dwelling's garage is situated on the east of the building block, with vehicle access provided via the shared driveway.

Parking provision is proposed as follows:

- 15 car parking bays, including two accessible spaces.
- One service bay
- Dwellings 1, 2, 3, 4 and 6 comprise two car bays, and Dwelling 5 comprises one car bay.

Refer **Appendix 6** – Transport Impact Statement.

3.6 Noise

A Preliminary Acoustic Assessment was prepared by Herring Storer Acoustics to consider the proposed development with the *Environmental Protection (Noise) Regulations 1997* and determine whether the development can comply with the relevant noise requirements.

The assessment considered noise level impacts associated with the proposed mixed-use development and concluded the development is able to comply with the relevant assigned noise levels stipulated by the Noise Regulations.

Refer **Appendix 7** – Preliminary Acoustic Assessment.

3.7 Bushfire

The subject site is located within a Bushfire Prone Area in accordance with the Department of Fire and Emergency Services (**DFES**) Map of Bushfire Prone Areas.

The contours map submitted in support of the Local Development Plan 7 indicate a Bushfire Attack Level (**BAL**) of 12.5 across the site, other than a small portion at BAL-19 on the south-western corner.

A compliance certificate was previously issued following subdivision of the precinct confirming indicative BAL ratings described above. As this certificate is now more than 12 months old, an updated BAL Assessment Report has been prepared and provided in support of this application.

The updated BAL Assessment Report confirms that the applicable BAL rating for the entire site is BAL-12.5.

Refer to **Appendix 8** – BAL Assessment Report.

3.8 Waste

A Waste Management Plan (**WMP**) has been prepared in support of the proposed development. The WMP has been prepared in accordance with the requirements outlined by the *WALGA Commercial and Industrial Waste Management Plan Guidelines* and the *WALGA Multiple Dwelling Waste Management Plan Guidelines*.

The WMP considers potential waste and recycling volumes generated by the proposed mixed-use development, suitability of intended waste storage areas, and proposed waste collection arrangements.

The commercial component proposes a dedicated waste room adjacent to the car parking area to service all commercial tenancies within the development. The bin room is able to accommodate nine 1,100L bins, providing sufficient general and recycling waste storage areas for the tenancies.

The commercial tenancies will use a private contractor for collection of waste. Waste collections will be undertaken on-site six days per week for general waste and four days per week for comingled recyclables and will be managed by a centre manager who will oversee the relevant aspects relating to waste management.

For the residential component, each unit will be able to accommodate an individual set of three bins (either within the garage or to the side and behind fence, comprising general waste, FOGO and comingled recycling. Residential waste will be collected via the City's waste management services via kerbside bin collection.

Refer **Appendix 9** – Waste Management Plan.

4 STATUTORY PLANNING FRAMEWORK

4.1 Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (**MRS**), the subject site is zoned 'Urban'. The proposed development is consistent with the intent of the Urban zone and may be approved accordingly.

The subject site is not affected by land reserved by the MRS, nor is it subject to any resolution or declaration made under the MRS.

4.2 Local Planning Scheme

The subject site is subject to the provisions of the City of Wanneroo *District Planning Scheme No. 2 (DPS2)*.

4.2.1 Zoning

The site is zoned 'Urban Development' under the DPS2. The objectives of the Urban Development zone are:

- *To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme.*
- *To provide for a range of residential densities to encourage a variety of residential accommodation.*
- *To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.*
- *To provide an intermediate transitional zone following the lifting of an urban deferred zoning within the Metropolitan Region Scheme.*

The proposed mixed-use development is aligned with the objectives of the Urban Development zone as the development is generally in accordance with the Tamala Park Agreed Local Structure Plan No. 79 (**ASP79**).

The development incorporates commercial uses to support and complement the ongoing residential growth of the area, alongside residential components that respond to the needs of the locality's growing population. The development will service commercial requirements for both existing and future residents.

4.2.2 Land use permissibility

Land use permissibility is guided through ASP79. Pursuant to Part 4 of ASP79, land use permissibility within the Structure Plan area is to be in accordance with the corresponding zone under DPS2. In accordance with the Schedule 17 of DPS2, land use permissibility for 'Commercial' zoned land within a Structure Plan is to be consistent with the permissibility applicable to the Commercial zone under DPS2.

Proposed land uses are considered in **Table 4** below.

Table 4: Land use permissibility

Land use	Definition	Permissibility
Consulting Rooms	<i>premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care</i>	'P'
Fast Food Outlet	<i>premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten — (a) without further preparation; and (b) primarily off the premises</i>	'D'

Lunch bar	<i>premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation)</i>	'P'
Office	<i>premises used for administration, clerical, technical, professional or similar business activities</i>	'P'
Recreation – Private	<i>premises that are –</i> (a) <i>used for indoor or outdoor leisure, physical exercise, recreation or sport; and</i> (b) <i>not usually open to the public without charge;</i>	'D'
Restaurant / Café	<i>premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the Liquor Control Act 1988</i>	'P'
Shop	<i>premises other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services</i>	'P'
Small bar	<i>premises the subject of a small bar licence granted under the Liquor Control Act 1988</i>	'A'
Tavern	<i>premises the subject of a tavern licence granted under the Liquor Control Act 1988</i>	'A'
Multiple Dwelling	<i>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:</i> <i>does not include a grouped dwelling; and</i> <i>includes any dwellings above the ground floor in a mixed use development.</i>	'D'

As outlined above, the application seeks approval for the development of multiple dwellings as well as various commercial land uses to provide flexibility for future commercial tenants. All proposed land uses are all capable of approval within the Commercial zone. Those land uses requiring the exercise of discretion are considered to be compatible with the Local Centre development typology.

The land uses align with the objectives of ASP79 as the proposed Local Centre will incorporate a range of uses to meet the daily and weekly needs of residents as well as supporting residential development. Having regard to the above, the proposed land uses warrant support accordingly.

4.2.3 Development standards and requirements

Schedule 6 of the DPS2 includes site and development requirements for specified zones. An assessment against the development requirements applicable to the subject site have been considered in **Table 5** below.

Table 5: Site and development requirements

Development Requirements	Proposal	Compliance
Urban Development and Industrial Development zones		
<i>2.1. Subject to Clause 27 of the deemed provisions, no subdivision (including strata or survey strata subdivision), or other development should be commenced or carried out in an Urban Development or Industrial Development zone until a structure plan has been prepared and adopted under the provisions of Part 4 of the deemed provisions. No subdivision (including strata or survey strata subdivision) should be commenced or carried out and no other development shall be commenced or carried out otherwise than in conformity with a structure plan which is in existence at the time the application for approval of the subdivision or other development is received by the responsible authority.</i>	The proposed development is subject to the standards and requirements of the Tamala Park Agreed Local Structure Plan No. 79 (ASP79).	✓

Development Requirements	Proposal	Compliance
2.2. <i>The permissibility of uses in the Urban Development or Industrial Development zone, subject to Clause 27 of the deemed provisions, shall be determined with regard to the provisions of the relevant structure plan.</i>	Land use permissibility is set out by ASP79. Refer to Section 4.4.2 of this report.	✓
Setbacks for Non Rural and Non Residential Development		
9.1. <i>Subject to the provisions of Part 3 or as otherwise provided in this clause, non-rural and non-residential buildings shall be set back as follows:</i> a) <i>Street boundary – 6 metres;</i> b) <i>Side and rear boundaries – Nil.</i>	Setback requirements are varied by ASP79 for lots in Local Centres. The development is compliant with the setback requirements under the ASP79.	✓
9.2. <i>Where a lot has a boundary with two or more streets, the local government shall determine which of these streets may be considered secondary street boundaries. Setbacks to secondary street boundaries may be reduced by the local government to 3 metres.</i>	As above.	✓
9.3. <i>Where a non residential development is proposed to be located on a lot having a common boundary with a Residential zoned lot, the side and rear setbacks shall not be less than:</i> a) <i>3 metres for buildings of one storey; or</i> b) <i>6 metres for buildings of two or more storeys.</i>	As above.	✓
9.4. <i>That portion of a lot within 3 metres of the street boundary shall only be permitted to be used for a means of access and landscaping.</i>	Setback areas along Amalfi Avenue and Genoa Lane are proposed for access and landscaping.	✓
9.5. <i>That portion of a lot between 3 metres of the street boundary and the building setback line shall only be permitted to be used for:</i> a) <i>a means of access;</i> b) <i>the loading and unloading of vehicles;</i> c) <i>landscaping;</i> d) <i>a trade display;</i> e) <i>the daily parking of vehicles used by employees and customers of the development.</i> <i>No such area shall be used for the parking of vehicles displayed for sale or which are being wrecked or repaired or for the stacking or storage of materials, products or wastes.</i>	Portions of lot between the street setback and the building will be used for access, landscaping, and vehicle parking.	✓
Building Facades for Non Rural and Non Residential Development		
10.1. <i>The façade or facades of all non rural and non residential development shall be of a high standard of architectural design and constructed in brick, masonry and/or plate glass or other approved material which in the opinion of the local government would not adversely impact on the amenity or streetscape of the area. Where metal clad walls are approved by the local government they shall have a factory applied paint finish.</i>	All façades will be developed to a high standard of architectural design and materiality. Details of the materials are provided on the development plans.	✓
10.2. <i>The facade or facades of all non rural and non residential development shall have incorporated in their design, integrated panels for the purpose of signage placement.</i>	The proposed development includes indicative locations for the placement of signage within the development. Specific details will be provided at a later stage.	✓

Development Requirements	Proposal	Compliance
Traffic Entrances		
11.1. The local government may where it considers it desirable and in the interests of traffic safety, to reduce traffic hazards or otherwise to assist in the planning for vehicular traffic, direct the owner of any lot to limit access and egress or provide such additional access and egress as it requires to any premises.	Vehicle access is via the crossover on Amalfi Avenue into a shared driveway leading to at-grade commercial parking and residential garages. No vehicle access point is proposed from Genoa Lane, consistent with the approved LDP.	✓
Visual Truncations to Vehicular Accessways in the Vicinity of Streets or Rights-of-Way		
12.1. No building, wall, fence, landscaping or other development greater than 0.6 metres in height measured from the natural ground level at the boundary shall be constructed or maintained within the sight line area stipulated in the Australian Standard for Off Street Parking AS2890.1 at the intersection of a vehicular accessway and a street or right-of-way.	All intersections between vehicular accessways and streets maintain clear sightlines.	✓
Service Areas and Access		
14.1. Provision shall be made for service access to the rear of all taverns, hotels, motels, shops, bulky goods showrooms, restaurants/cafes, lunch bars, fast food outlets, convenience stores, liquor stores (large or small) and other commercial uses as required by the local government for the purpose of loading and unloading goods unless considered by the local government to be undesirable in a particular instance.	The proposed service loading/unloading bay on-site is provided away from the main frontages.	✓
Storage and Rubbish Accumulation		
15.1. All storage, including the storage of accumulated rubbish, shall be confined to within a building, or a suitably enclosed area screened from its immediate surrounds and any adjacent public street or road by normal viewing by a wall not less than 1.8 metres in height constructed of brick, masonry or other approved material. All storage of accumulated rubbish shall be located in a position accessible to rubbish collection vehicles and where vehicular access and car parking will not be adversely affected.	A dedicated bin store is provided for all commercial tenancies. All residential dwellings have bin storage within the garage.	✓
Car Parking Standards		
16.1. The number of on-site car parking bays to be provided for specified development shall be in accordance with Schedule 11. Where development is not specified in Schedule 11 the local government shall determine the parking standard. The local government may also determine that a general car parking standard shall apply irrespective of the development proposed in cases where it considers this to be appropriate.	Refer Section 4.4.4 for car parking assessment.	
16.2. The design of off-street parking areas including parking for disabled shall be in accordance with Australian Standards AS2890.1 or AS2890.2 as amended from time to time. Car parking areas shall be constructed, marked, drained and thereafter maintained to the satisfaction of the local government.	Car parking areas are designed in accordance with relevant Australian Standards.	✓

Development Requirements	Proposal	Compliance
Bicycle Parking and End of Trip Facilities		
18.1. The local government may require the provision of bicycle parking and end of trip facilities such as showers, change rooms and lockers in commercial developments and other employment centres in accordance with Austroads' Guide to Engineering Practice Part 14: Bicycles.	3 bicycle racks (6 spaces) are located within subject site, and 6 bicycle racks (12 spaces) are proposed external to subject site. Dedicated end-of-trip facilities for commercial tenancies are provided on site.	✓
Landscaping Requirements for Non Rural and Non Residential Development		
19.1. A minimum of 8% of the area of a development site shall be set aside, developed and maintained as landscaping to a standard satisfactory to the local government. In addition the road verge adjacent to the lot shall be landscaped and maintained to the satisfaction of the local government.	10% of the subject site is proposed as landscaped area.	✓
19.2. When a proposed development includes a car parking area abutting a street, an area no less than 3 metres wide within the lot along all street boundaries shall be set aside, developed and maintained as landscaping to a standard satisfactory to the local government. This landscaped area shall be included in the minimum 8% of the area of the total development site referred to in the previous subclause.	Sufficient landscaping has been provided along all lot boundaries.	✓
19.3. Landscaping shall be carried out and maintained on all those areas of a development site which are not approved for buildings, accessways, storage purposes or car parking. Alternatively, the local government may require these areas to be screened from view of streets and other public places.	A landscaping strategy has been provided to support the application (refer Appendix 5). Landscaping will be carried out in accordance with a final landscape plan and maintained thereafter.	✓
19.4. Landscape areas shall be designed and located to improve the visual appeal of the development from the street and other public spaces and the standard of amenity for those using the development. The use of endemic trees and shrubs are encouraged.	The proposed landscaping will provide visual link between the public open space to the west and the site and increase overall visual appeal of the development as viewed from the streets and public spaces.	✓
19.5. Shade trees shall be planted and maintained in car parking areas designed within the wells at the rate of one tree for every four (4) car parking bays, to the local government's satisfaction	25 new trees are proposed.	✓
Screening of Storage Areas		
20.1. The owner of land on which there is stored, stacked or allowed to remain any materials which in the local government's opinion detract from the amenity of the area shall completely screen the said materials from adjoining properties and from streets in a manner specified by and to the satisfaction of the local governments, by means of walls, fences, hedges or shrubs.	All storage areas will be accommodated within internal or enclosed areas and screened from view.	✓
Minimum Lot Dimensions		
21.1. Minimum lot sizes and frontages are not specifically set for the purposes of this Schedule. The extent of any development on any lot shall be dependent upon other development requirements. Notwithstanding the foregoing, the local government may establish policies outlining specific minimum lot dimensions for specific types of development where it considers that it is prudent to do so.	Noted.	N/A

Development Requirements	Proposal	Compliance
Control of Advertisements		
<i>The objectives of the provisions for control of advertisements are:</i> <i>a) To ensure that the visual quality and character of particular localities and transport corridors are not eroded;</i> <i>b) To achieve advertising signs that are not misleading or dangerous to vehicular or pedestrian traffic;</i> <i>c) To minimise the total area and impact of outdoor advertising commensurate with the realistic needs of commerce for such advertising;</i> <i>d) To prohibit outdoor advertising which is considered to be superfluous or unnecessary by virtue of their number, colours, height, prominence, visual impact, size, relevance to the premises on which they are located, number and content;</i> <i>e) To reduce and minimise clutter; and</i> <i>f) To promote a high standard of design and presentation in outdoor advertising.</i>	Signage has been indicatively shown on the development plans. Specific details of signage are proposed to be provided when tenants are resolved confirmed. Indicative signage locations integrate with the proposed development, contributing to the overall appearance and legibility of the development. Proposed signage is limited to the purposes of adequately identifying future tenants.	✓

As outlined above, the development is generally compliant with the relevant additional development requirements under Schedule 6 of the DPS2 and warrants support accordingly.

4.2.4 Car parking

4.2.4.1 Commercial

Schedule 11 of DPS2 stipulates the number of on-site car parking bays to be provided. **Table 6** below provides an assessment against the relevant car parking rates of the DPS2.

Table 6: Car parking assessment

Land use	Car parking rates	Proposed	Required
Shopping Centre (under 10,000m ²)	7 per 100m ² NLA	568m ²	40
Total required			40
Total proposed			15

The commercial element of the development proposes an on-paper shortfall of 25 parking bays in accordance with the requirements of Schedule 11 of the DPS2.

The Western Australian Planning Manual for Non-Residential Car Parking Rates in Perth and Peel (**Planning Manual**), prepared by DPLH and adopted in November 2024, represents a more consistent approach to calculation of parking requirements for commercial development. The Planning Manual adopts minimum and maximum car parking rates across specific zones, centres and precincts, and is intended to guide local governments as they update relevant local planning framework instruments.

Car parking for the commercial element of the development has been assessed against the Planning Manual rates using the flat rate for 'Shop' for the smaller tenancies, as this represents the most conservative rate across the proposed range of land uses. This approach has been applied to the smaller tenancies only, while indicative potential uses have been assigned to Tenancies 1 and 6 for the purpose of the parking assessment.

It is noted that this allocation is for parking calculation purposes only and does not reflect final tenancy arrangements.

Refer to **Table 7** below for a car parking assessment against the rates outlined within the Planning Manual.

Table 7: Car parking assessment against Planning Manual

Land Use	Requirement		Proposed	Required
T1 - Tavern	Minimum 1 space per every 100m ² of bar and public floorspace	Minimum 1 space per every 100m ² of bar and public floorspace	180m ² bar and public floorspace	2 - 18
T2-5 - Shop	Minimum 1 space per 50m ² FA	Maximum 1 space per 20m ² FA	363m ²	8 - 19
Total required				10 - 37
Total proposed				15

The proposed provision of 15 spaces sits above the minimum rate as identified in the Parking Manual. The proposed parking arrangement is considered appropriate for the following reasons:

- The site is well serviced by alternative transport modes, including bus route 479, with the nearest bus stop 80m from the site. Additional services include bus routes 471 and 474, which stop 600m from the site. Bus route 479 links the site to Clarkson Railway Station, which forms part of the Perth to Yanchep Railway Line.
- The centre is expected to attract spontaneous visits from pedestrians and cyclists along the beach track who will not need car parking.
- The site is located within a strong residential walking catchment, within an 800m (10-minute) walk. Centres of this scale are intended to serve nearby residents, and the surrounding urban form and connected street network encourage walk-up patronage for daily convenience trips. Given the nature of the proposed land uses, a significant share of visits is therefore expected to be on foot. This reduces peak parking demand compared to a car dominant suburban retail model.
- The centre will benefit from reciprocal parking arrangements across tenancies, and it is unlikely that all tenancies will generate peak demand simultaneously.
- In excess of 50 on-street public car parking bays exist within a 400m walkable catchment of the subject site, which provide short-stay kerbside parking that is well suited to activity centres of this scale. Given the distributed nature of kerbside parking in the surrounding area, the shortfall can be accommodated without creating concentrated parking demand on any single street.

In consideration of the above and acknowledging the existing approved parking shortfall endorsed for the subject site, the proposed commercial parking provision is deemed to be acceptable.

4.2.4.2 Residential

Residential parking requirements are outlined within the R-Codes. The development is located within an activity centre, as defined under SPP4.2, therefore 'Location A' parking requirements under Table 3.9 of the R-Codes apply to the development.

Assessment of residential parking is outlined in **Table 7** below.

Table 8: Car parking assessment against the Residential Design Codes

Type		Requirement	Proposed	Required	Provided
Resident	1 bedroom	0.75 bays per dwelling	1 dwelling	1	1
	2+ bedroom	1 bay per dwelling	5 dwellings	5	10
Visitor		1 bay/4 dwellings (up to 12 dwellings)	6 dwellings	2	0

The development provides a total of 11 car parking bays for residential dwellings, comprising:

- Dwellings 1, 2, 3, 4 and 6 provides an enclosed garage with 2 car parking bays.
- Dwelling 5 (1 bedroom) provides an enclosed garage with 1 car parking bay.

The proposed development does not include a dedicated residential visitor parking bay. This variation is considered acceptable as the six dwellings are likely to generate limited visitor demand which cannot be readily accommodated within the at-grade parking on site or surrounding on-street parking.

As outlined in the TIS, this shortfall can be readily accommodated without creating concentrated parking demand on any single street.

The proposed parking arrangements are considered acceptable and warrant support accordingly.

4.2.5 Matters to be considered

Clause 67(2) of the Deemed Provisions sets out the matters for which all local governments shall give due regard to when considering a development application. **Table 7** below provides an assessment against the relevant matters.

Table 9 - Matters to be considered

Matter to be considered	Provided
(a) <i>the aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area;</i>	The proposal is consistent with the aims and objectives of the DPS2.
(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>	There are no known scheme amendments that would affect the assessment of this application. The proposed development is considered to be consistent with the principles of orderly and proper planning, as outlined in throughout this report.
(c) <i>any approved State planning policy</i>	The relevant SPPs have been considered in Section 4.5 of this report.
(g) <i>any local planning policy for the Scheme area;</i>	The relevant LPPs have been considered in Section 4.6 of this report.
(h) <i>any structure plan or local development plan that relates to the development</i>	The provisions of the Tamala Park Agreed Local Structure Plan No. 79 and applicable LPD have been considered in Section 4.3 and Section 4.4 of this report, respectively.
(m) <i>the compatibility of the development with its setting, including —</i> <i>(i) the compatibility of the development with the desired future character of its setting; and</i> <i>(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	The proposal is considered to be of high-quality and will be compatible with future development in this setting, as follows: i. The proposal is generally in accordance with the vision, intent and objectives of the Tamala Park Agreed Local Structure Plan No. 79. ii. The development is of high-quality contemporary architectural design and is of a scale and design which with complement future development.
(n) <i>the amenity of the locality including the following —</i> <i>(i) environmental impacts of the development;</i> <i>(ii) the character of the locality;</i> <i>(iii) social impacts of the development;</i>	The proposed development is considered to have a positive impact on the amenity of the locality as follows: i. The application proposes appropriate landscape to contribute to the amenity of the locality.

Matter to be considered	Provided
	ii. The proposed development will align with the ongoing development of the wider precinct. It is considered to respect the pattern of existing construction and provide a high-quality architectural design outcome. iii. The proposed development will provide for commercial goods and services to existing and future residents of the established and emerging locality. The proposed residential dwellings offer additional housing product to the locality.
<i>(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource</i>	The proposed development will not detrimentally impact the natural environment or water resources.
<i>(p) 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>	A landscape strategy has been prepared in support of the proposal demonstrating 10% of the subject site will be landscaped.
<i>(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk</i>	The subject area has been cleared, with surrounding lots currently undergoing development for residential purposes. The proposed development is not at a significant risk of natural disaster and will not increase the possible risk to human health or safety.
<i>(s) the adequacy of —</i> <i>(i) the proposed means of access to and egress from the site; and</i> <i>(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	i. The vehicle access point to Amalfi Avenue is acceptable (and consistent with the existing development approval). Pedestrian access to commercial tenancies is via Portofino Parade. Additionally, a pedestrian ‘through site link’ connecting the public open space west of the subject site to the at-grade car park and Genoa Lane is provided between Tenancies 1 and 6. Direct pedestrian access is provided to each dwelling from the public open space. ii. Service and loading/unloading areas are appropriately located within the car park and allow for acceptable manoeuvrability within the car park.
<i>(t) 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>	A TIS has been prepared, demonstrating the proposed development is appropriate from a traffic and access perspective.
<i>(u) the availability and adequacy for the development of the following —</i> <i>(i) public transport services;</i> <i>(ii) public utility services;</i> <i>(iii) storage, management and collection of waste;</i> <i>(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> <i>(v) access by older people and people with disability;</i>	i. The commercial development will serve a strong residential catchment within walking distance, and the future residents of the proposed multiple dwellings will benefit from adjacency to the local activity centre. The subject site is serviced by three bus routes within walking distance, which connect the site to key destinations. ii. Utility services will be adequately integrated throughout the development. iii. A WMP has been prepared, outlining sufficient storage, management and collection of waste. iv. Pedestrian access is acceptable. Dwellings feature sufficient space to accommodate bicycles internally. (v) The development has been designed to be universally accessible.

Matter to be considered	Provided
(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>	The development provides a community benefit in respect of providing an attractive setting for business and social interactions, along with encouraging a range of commercial land uses that will attract visitors to the locality. It is noted that the proposed development will provide additional employment opportunities for residents in the locality as well as provide for their daily/weekly needs. Due to the proposed tenancy sizes, the centre size and the site's location, the centre does not compete with nearby centres such as Mindarie Marina, Ocean Keys, and Anchorage Drive, thereby not affecting viability of other existing centres.

As outlined above, the proposed development is considered to satisfy the relevant matters to be considered by the local government.

4.3 Tamala Park Local Structure Plan No. 79

The Tamala Park Agreed Local Structure Plan No. 79 was prepared in accordance with the requirements of the 'Urban Development' zone of the DPS2. ASP79 provides subdivision and development requirements for the Structure Plan area, which ensure coordinated and functional development within the locality.

4.3.1 Zoning

The subject site is zoned 'Commercial' under ASP79. The Structure Plan map identifies the subject site as the location of the 'West Tamala Park Local Centre'.

The objectives of the Commercial zone under DPS2 are as follows:

- *To make provision for Local and Neighbourhood Centres which incorporate a wide range of uses including retailing, entertainment, professional offices, business services and residential to meet the daily and weekly needs of residents.*
- *To provide block and lot sizes which support the future role, character and purpose of the zone.*
- *To provide built form that responds to the local/neighbourhood character and scale and contributes to a main street environment (where applicable), and promotes a sense of place.*

The proposed development is considered to align with the objectives of the zone, providing a range of retail and commercial tenancies to provide for the growth and development of the precinct, as well as residential land uses to support the growth and development of the precinct. The development incorporates an active streetscape along Portofino Parade and the adjacent Napoli Park.

The proposed development is consistent with the objectives of the Commercial zone under ASP79 and warrants approval accordingly.

4.3.2 Land use permissibility

Land use permissibility for the proposed development is addressed in **Section 4.2.2** of this report.

4.3.3 Development requirements

Assessment of the proposed development against relevant standards and requirements under Part 4 of ASP79 is provided in **Table 10** below.

Table 10: ASP79 development requirements

Development Requirement	Proposed Development	Compliance
Bushfire Management		
Residential lots identified within the Bushfire Prone Area as designated under the Department of Fire and Emergency Services Mapping of Bushfire Prone Areas will require a Bushfire Attack Level assessment to be undertaken at subdivision stage.	A BAL Assessment Report confirms a BAL rating of BAL-12.5. The development will comply with the relevant construction standards.	✓
Noise Management		
A detailed Noise Management Plan is to be prepared and implemented in accordance with State Planning Policy No. 5.4 Road and Rail Noise (SPP 5.4) for lots identified as affected by noise under the Acoustic Assessment prepared by Herring Storer Acoustics.	The site is not identified as affected by Road and Rail Noise under SPP5.4.	✓
Commercial Zone		
Retail Floorspace		
a) Retail floorspace or Net Lettable Area (NLA) within the Structure Plan area will generally be in accordance with Table 2. b) The maximum NLA may be exceeded through a Local Development Plan.	ASP79 provides for a maximum NLA of 250m ² for the West Tamala Park Local Centre. The proposed commercial tenancies comprise 568m ² NLA floorspace. A Net Benefit Test (NBT) was prepared to support the existing development approval (DAP Ref: DAP/25/03033) to support an increase to NLA from 250m ² to 1,0009m ² (commercial floorspace within approved development). The existing NBT demonstrates that 1,0009m ² of NLA would not generate unreasonable or detrimental impact on existing or planned centres. The proposed centre will provide local employment opportunities and support the surrounding residential catchment. The proposed 568m ² of NLA remains consistent with the findings of the NBT and is considered appropriate in this location. Refer Appendix 10 – Net Benefit Test.	Variation
Prescribed Requirements – Local Development Plans		
Lots designated Commercial (Local Centres) to address the following:		
i. Built form that addresses and frames surrounding streets by providing: • A minimum two-storey height or equivalent, with nil or minimum setback to the street boundary; • Active frontages with no blank facades with windows and entrances accessible or visible from the street or public realm with maximum use of glazing to provide visual engagement with the street; • Weather protection in the form of continuous awnings and/or colonnades along public frontages; and	An LDP has previously been prepared for the subject site, which incorporates these provisions. Refer to Section 4.4 of this report.	✓

Development Requirement	Proposed Development	Compliance
Visual interest through building articulation, architectural features and materials; buildings should be designed to emphasise street corners where applicable.		
ii. Car parking that is provided on-street with additional parking areas located behind buildings; and	Park associated with the commercial tenancies is provided behind the built form and away from the main interface to the public open space. All residential car parking is contained within enclosed garages at the rear of each dwelling.	✓
iii. Landscaping and/or other treatments to address the interface with adjoining residential areas.	The proposal continues to deliver a superior landscaping outcome. Landscaping opportunities are provided along all interfaces, including generous landscaping facing the Napoli Park and on the Amalfi Avenue and Genoa Lane interfaces. The landscaping strategy responds to the surrounding landscaped context and softens the perceived bulk of the dwellings (refer Appendix 5).	✓
Iconic Development Sites		
Any building developed on any Iconic Development Site, as shown on Plan 1, shall have special building elevation and window treatments that draw attention to the location, including distinctive roof forms, balconies, articulation of corner wall elements, entry forecourts, materials and colour. Details of the requirements for Iconic Development Sites should be included in a Local Development Plan.	Refer to Section 4.4 of this report.	✓
Residential Design Code Variations		
Table 3A and Table 3B set out variations to the Residential Design Codes that constitute 'Deemed-to Comply' provisions within the Structure Plan area and which do not therefore, require neighbour consultation and planning approval.	These do not apply to the proposed development.	N/A

As outlined in **Table 10** above, the proposed development is generally in accordance with the relevant development requirements under ASP79, with any proposed variations addressed in the relevant section.

4.4 Catalina Estate Local Development Plan 11 (Stage 32)

The Catalina Estate *Local Development Plan No. 11* was approved by the City on 20 January 2024. The LPD provides specific development requirements and provisions to be considered as part of the redevelopment of the subject site.

An assessment against the relevant development requirements of the LPD is provided in **Table 11** below.

Table 11: LDP assessment

Development Requirement	Proposed Development	Compliance
a) Built form that addresses and frames surrounding streets by providing:		
A minimum two-storey height or equivalent façade height, with nil setback to the street and POS boundary;	The commercial development is proposed as a single-storey development that is presented with a double-storey volume. The building is sited on the lot boundaries and directly addresses the key frontage to the public open space. The residential component of the development comprises a three-storey height with a 3m setback at ground level and nil setback to Level 1 and 2.	✓
Active frontages with no blank façades with windows and entrances accessible or visible from the street or public realm with maximum use of glazing to provide visual engagement with the street;	All façades present a high level of articulation through the combination of varied textures, fenestration and façade articulation to appropriately express the building mass and scale. All frontages are designed to be highly active, particularly the western interface to Napoli Park, incorporating generous glazing allowing for enhanced passive surveillance opportunities.	✓
Weather protection in the form of continuous awnings and/or colonnades along public frontages (including Portofino Promenade and the Public Open Space), with a minimum depth of 3m; and	A continuous canopy above the footpath extends across the street frontages of the commercial development, creating a comfortable environment for walking and seating. The canopy is 3m deep to provide weather protection and ensure ongoing activation. The provision of a continuous awning to the residential component of the development is not included or considered necessary.	Variation
Visual interest through building articulation, architectural features and materials; buildings should be designed to emphasise street corners where applicable.	All street-facing façades present a high level of articulation through the use of contemporary materials, combination of varied textures and finishes, fenestration treatment, and a contextually responsive colour palette. The development places strong emphasis on activating frontages to the adjoining public open space, with dwelling entries and major openings oriented towards Napoli Park.	✓
Two-storey boundary wall to the boundary of Lot 2402.	The commercial development is proposed as a single storey with the shared boundary to the adjoining residential lot addressed via a single storey boundary wall.	✓
b) Delivery of an 'iconic development' site, identified as a 'Landmark Building' (Star icon in Figure 2) and to address the following:		

Development Requirement	Proposed Development	Compliance
Special building elevation and window treatments that draw attention to the location including distinctive roof forms, balconies, articulation of corner wall elements, entry forecourts, materials and colour.	The design of the commercial development establishes an appropriate rhythm and scale for the context, with single-storey forms articulated to read as two-storey volumes. The design maximises views to the park and incorporates west-facing alfresco areas. A pedestrian through-site link connects the public open space to the at-grade car park and Genoa Lane, improving permeability and visual interest to the design. The multiple dwelling development element follows an appropriate built form scale that is appropriate to the surrounding context.	✓
c) Access restricted to the laneway as shown on the LDP plan.	No access is provided from Genoa Lane.	✓
d) Minimum 2m landscaping to Amalfi Lane frontage.	A 2.5-3.5m deep landscaped strip is provided along the Amalfi Avenue interface, other than the required crossover.	✓

As outlined above, the proposed development is generally in accordance with the provisions of the approved LDP.

Where the development presents a variation to the continuous canopy requirements of the LDP, the proposed development design is considered to achieve an appropriate alternate design outcome.

On balance, the development is considered to align with the intent and principles of the LDP and will provide visual interest to the street, aligning with LDP provisions seeking articulation and form along street frontages. The proposed development warrants support accordingly.

4.5 Residential Design Codes

The Residential Design Codes Volume 2 (**R-Codes**) apply to the assessment of apartments (multiple dwellings). An assessment against the R-Codes has been prepared in support of the residential component of the proposed development.

Refer **Appendix 11** - Residential Design Codes Volume 2 assessment.

4.6 State Planning Policies

4.6.1 State Planning Policy 3.7 – Bushfire

State Planning Policy 3.7- Bushfire (SPP3.7) seeks to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bush fires on property and infrastructure. SPP3.7 is the overarching policy for land use planning within bushfire prone areas. The subject site is within a Bushfire Prone Area.

A BAL Assessment Report has been prepared by Western Environmental for the proposed development (refer **Appendix 10**) which demonstrates that the site is classified BAL-12.5 and the proposed mixed use development is suitable in consideration of SPP3.7.

4.6.2 State Planning Policy 4.2 – Activity Centres

State Planning Policy 4.2 Activity Centres (SPP4.2) specifies the broad planning requirements for the planning of new activity centres and the redevelopment and renewal of existing centres. SPP4.2 includes objectives for a range of activity centres.

The subject site is identified as being within the West Tamala Park Local Centre. Pursuant to SPP4.2, a Local Centre is described as follows:

Local centres provide for the convenience and incidental needs of local communities. These centres provide an important role in providing walkable access to services and facilities for local communities.

Commercial uses such as convenience store, shop, fast food outlet, lunch bar and restaurant/café are identified as ‘desired land uses’ for a Local Centre under SPP4.2. Low-rise apartments (multiple dwellings) and townhouse developments are preferred residential dwelling types within a Local Centre.

The proposed development contributes a range of preferred commercial and residential developments, as well as having attractive streetscape and pedestrian frontages with a highly articulated façade and on-site landscaping.

The development aligns with the provisions and requirements outlined within SPP4.2 and warrants support accordingly.

4.6.3 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 Design of the Built Environment (SPP7) is the lead policy that elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP7 establishes a set of ten ‘Design Principles’, providing a consistent framework to guide the design, review and decision-making process for planning proposals. An Architectural Design Statement has been prepared in support of the proposed development (refer **Appendix 4**).

4.7 Local Planning Policies

4.7.1 Local Planning Policy 2.8 - Licensed Premises

Local Planning Policy 2.8 - Licensed Premises (LPP2.8) applies to all development applications relating to licensed premises. The objective of LPP2.8 is to minimise the impacts of licensed premises on the amenity of surrounding areas.

Any application for development approval for the issue of a liquor licence for new licensed premises is to include a Liquor Management Plan. This is not provided at this time, noting there is no confirmed tenant. Should a future tenant require a liquor licence, a Liquor Management Plan would be provided at that time.

A general assessment of the provisions of LPP2.8 is provided below:

- Any potential licensed premises establishing on the site will operate in accordance with the *Liquor Control Act 1988* and the relevant liquor license.
- The development plans outline areas likely to be used by patrons of Tenancy 1 which is indicatively shown as a Tavern premises.
- There are no educational establishments, child care centres or public place of worship within 200m of the proposed licensed premises.
- The nearest licensed premises are located over 700m north of the site, along Anchorage Drive/Neerabup Road.

- General operational management details are captured within supporting reports for the proposed development, including waste, noise, and traffic. Where additional information is required (should the tavern proceed), this will be addressed by the operator prior to commencement of the use.

4.7.2 Local Planning Policy 4.4: Urban Water Management

Local Planning Policy 4.4: Urban Water Management (LPP4.4) seeks to optimise the use and management of water resources. An indicative Stormwater Management Plan has been prepared in support of this application (refer **Appendix 12** – Stormwater Management Plan).

4.7.3 Local Planning Policy 4.6 – Advertising Signs

Local Planning Policy 4.6 – Advertising Signs (LPP4.6) provides provisions for the design, placement and assessment of signs within the City. Since specific tenants are yet to be confirmed, only indicative signage locations have been demonstrated on the plans.

A general assessment of the policy provisions of LPP4.6 has been provided below:

- The proposed signage will relate to businesses and will not contain any offensive material.
- Signage may be affixed to boundary walls. No signage will extend beyond the property boundary.
- Proposed signage identifies proposed tenancies. All signage will be of high-standards and integrated within the overall design and frontages of the development.

4.7.4 Local Planning Policy 4.7: Uniform Fencing

Local Planning Policy 4.7: Uniform Fencing (LPP4.7) requires uniform fencing be provided by developers and landowners where land directly abuts the public domain, including public open space. LPP4.7 states the City's position regarding the provision of uniform fencing in new residential developments and sets out requirements for uniform fencing in the City.

The subject site adjoins Napoli Park public open space reserve to the west. The proposal responds to the relevant policy provisions of LPP4.7, as follows:

- The fencing along the shared boundary is wholly contained within the boundaries of the private property.
- The fencing along the Napoli Park interface comprises a low solid wall 0.6m high with visually permeable elements above, to a maximum height of 1.2m. Dwelling 6 features a boundary fence along Amalfi Avenue which is 1.2m in height and comprises a portion of permeable fencing and solid screen wall.
- All fencing fronting Napoli Park is designed to enable clear visual surveillance of the adjoining public open space.
- Landscaping within the front courtyard further enhances the interface and softens the visual presentation of the fencing.

Refer **Appendix 3** – Development Plans and **Appendix 5** – Landscape Plan.

5 CONCLUSION

This application seeks approval for a mixed use development consisting of six commercial tenancies and six multiple dwellings, as well as associated landscaping, parking, and vehicle access.

As detailed throughout this report, the proposed development represents significant opportunities for the diversification of land uses within the West Tamala Park Local Centre. The proposed design has been informed by pre-lodgement consultation and input from the City's planning officers and DRP.

The proposed development is considered to be consistent with the intent and objectives of City's *District Planning Scheme No. 2*, Tamala Park Agreed Local Structure Plan No. 79, Catalina Estate Local Development Plan 11, the Residential Design Codes, and relevant State and Local Planning Policies.

Specifically:

- The development is located within the West Tamala Park Local Centre. The proposed land uses are consistent with the Commercial zone and the overall vision for the centre under the ASP79.
- The proposed design has been informed by pre-lodgement consultation and input from the City's DRP.
- The commercial development will ensure the timely delivery of essential amenities for future residents as the locality continues to establish.
- The residential development component provides a high-quality housing development opportunity within an area supported by a range of amenities in the context of the emerging activity centre and Mindarie locality. The proposed multiple dwelling component is of a scale and design that will complement surrounding residential developments and support the function of the local centre.
- The residential development offers a diverse, flexible and innovative housing product, including a one-bedroom unit that has the potential to become an adaptive residential dwelling associated with one of the adjoining dwellings. The development supports a broad range of occupants, including people living with disabilities or reduced mobility, or people seeking to age in place. It also provides flexible living opportunities, such as multi-generational living.
- The proposal is a high-quality architectural design, created using a range of external finishes and articulated built form that are responsive to the subject site's context, and which positively contributes to the quality of the centre.
- The development supports pedestrian experience, streetscape activation and passive surveillance throughout both day and night and will be a focal point for community interaction and engagement.
- The building form, materials, and finishes reflect the local coastal context, incorporating light tones, contemporary treatments, and articulated façades to create a cohesive, visually appealing streetscape appropriate for a local activity centre.
- The development directly addresses the frontage to Napoli Park through the location of the main pedestrian access points, generous glazing and orientation of habitable rooms and private open space to this interface.

Overall, it is considered the proposal should be favourably determined, on individual merit, recognising the development is broadly consistent with the statutory planning framework for the subject site and specific provisions for which a variation has been sought have been sufficiently addressed in this report.

It is therefore respectfully requested that the DAP approve the development application.

SPP7.3 R-CODES

VOLUME 2 - APARTMENTS

ASSESSMENT TEMPLATE

ABOUT THIS TEMPLATE

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

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

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

This template comprises of 2 parts:

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

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

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

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

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

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

PART 1 - INFORMATION FOR THE APPLICANT

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

A5 – Development application guidance (1/2) <i>This guidance assists proponents in formulating the appropriate materials when submitting a development application. Check with the relevant local authority if there are any additional materials required.</i>			
Documentation	Required Information	Provided?	
Development details	A summary document that provides the key details of the development proposal. It contains information such as the: – plot ratio of the development – number, mix, size and accessibility of apartments – number of car parking spaces for use (residential, retail, accessible, visitor etc.) – percentage of apartments meeting cross ventilation and daylight requirements.	Y	
Site analysis	[Prepared at earlier stage of design development in A3 <i>Site analysis and design response guidance</i>]	Y	
Design statements	An explanation of how the design relates to the Design Principles in State Planning Policy 7.0 Design of the Built Environment. An explanation of how the proposed development achieves the relevant objectives of this policy in A6 <i>Objectives summary</i> . For adaptive reuse projects which affect heritage places, provide a Heritage Impact Statement prepared in accordance with the State Heritage Office's <i>Heritage Impact Statement Guide</i> available at www.stateheritage.wa.gov.au (for state registered places) or the relevant local government guidelines (for other places).	Y	
Site plan	A scale drawing showing: – any proposed site amalgamation or subdivision – location of any proposed buildings or works in relation to setbacks, building envelope controls and building separation dimensions – proposed finished levels of land in relation to existing and proposed buildings and roads – pedestrian and vehicular site entries and access – interface of the ground floor plan with the public domain and open spaces within the site – areas of communal open space and private open space – indicative locations of planting and deep soil areas including retained or proposed significant trees. – overshadowing over neighbouring sites – location of adjacent solar collectors.	Y	
Landscape plan	A scale drawing showing: – the building footprint of the proposal including pedestrian, vehicle and service access – trees to be removed shown dotted – trees to remain with their tree protection areas (relative to the proposed development) – deep soil areas and associated tree planting – areas of planting on structure and soil depth – proposed planting including species and size – details of public space, communal open space and private open space – external ramps, stairs and retaining wall levels – security features and access points – built landscape elements (fences, pergolas, walls, planters and water features) – ground surface treatment with indicative materials and finishes – site lighting – stormwater management and irrigation concept design.	Y	
Other plans and reports	Acoustic Report (or equivalent) Waste Management Plan (or equivalent)	Y	

A5 – Development application guidance (2/2)

Documentation	Required information	Provided?	
Floor plans	A scale drawing showing: – all levels of the building including roof plan – layout of entries, circulation areas, lifts and stairs, communal spaces, and service rooms with key dimensions and Real Level (RL) heights shown – apartment plans with apartment numbers and areas, all fenestration, typical furniture layouts for each apartment type, room dimensions and intended use and private open space dimensions – accessibility clearance templates for accessible units and common spaces – visual privacy separation shown and dimensions where necessary – vehicle and service access, circulation and parking – storage areas.	Y	
Elevations	A scale drawing showing: – proposed building height and RL lines – building height control – setbacks or envelope outline – building length and articulation – the detail and features of the façade and roof design – any existing buildings on the site – building entries (pedestrian, vehicular and service) – profile of buildings on adjacent properties or for 50m in each direction, whichever is most appropriate. Samples or images of proposed external materials, finishes and colours of the proposal, keyed to elevations.	Y	
Sections	A scale drawing showing: – proposed building height and RL lines – building height control – setbacks or envelope outline – adjacent buildings – building circulation – the relationship of the proposal to the ground plane, the street and open spaces particularly at thresholds – the location and treatment of car parking – the location of deep soil and soil depth allowance for planting on structure (where applicable) – building separation within the development and between neighbouring buildings – ceiling heights throughout the development – detailed sections of the proposed façades.	Y	
Building performance diagrams	A solar diagram (where required) at the winter solstice (21 June) at a minimum of hourly intervals showing: – number of hours of solar access to the principal communal open space – number of hours of solar access to units within the proposal and tabulation of results – overshadowing of existing adjacent properties and overshadowing of future potential development where neighbouring sites are planned for higher density – elevation shadows if likely to fall on neighbouring windows, openings or solar panels. A ventilation diagram (where required) showing unobstructed path of air movements through dual aspect apartments and tabulation of results.	Y	
Illustrative views	Photomontages or similar rendering or perspective drawings illustrating the proposal in the context of surrounding development. Note: Illustrative views need to be prepared using a perspective that relates to the human eye. Where a photomontage is prepared, it should use a photo taken by a full frame camera with a 50mm lens and 46 degree angle of view.	Y	
Models	A three dimensional computer generated model showing views of the development from adjacent streets and buildings. A physical model for a large or contentious development (if required by the consent authority).	Y	

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

It is recommended that the template is used as follows -

Applicants

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

Responsible Authority

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

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

ELEMENT 2.2		BUILDING HEIGHT	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
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 assessment against the Catalina Estate Local Development Plan No. 11 in Section 4.6 of the DA report.	
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.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		Yes, refer LDP.	

ELEMENT 2.3		STREET SETBACKS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.		Refer to assessment against the Catalina Estate Local Development Plan No. 11 in Section 4.6 of the DA report.	
O2.3.2 – The street setback provides a clear transition between the public and private realm.		The front setback provides a clear transition between the public realm (Napoli Park) and private realm through the provision of outdoor private open space.	

O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	The street setback assists in achieving visual privacy to all dwellings from the park through the fencing design and landscape opportunities within the setback area.	
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	The provision of private open space areas as well as orientation of habitable rooms overlooking Napoli Park frontage support social interaction and enhance passive surveillance.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Yes, refer LDP.	

ELEMENT 2.4		SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.		Each dwelling is constructed to the shared dividing wall. This is consistent with the emerging pattern of residential development within the surrounding area. The residential building block is set back from the rear boundary of the property (Genoa Lane) to accommodate vehicular access, circulation, and parking associated with the adjoining commercial development. The rear setback also incorporates a landscaping strip with trees to be planted. The southern dwelling is set back from the southern lot boundary to allow for private landscaping opportunities.	
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.			
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.			
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			

A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where: a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument AND /OR b) a greater setback is required to address 3.5 <i>Visual privacy</i>.	
A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in 2.7 <i>Building separation</i> , 3.3 <i>Tree canopy and deep soil areas</i> , 3.5 <i>Visual privacy</i> and 4.1 <i>Solar and daylight access</i> .	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Yes, refer LDP.

ELEMENT 2.5	PLOT RATIO	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	The overall scale of the development as a three-storey built form is in accordance with the planned character of the area as set out in the Catalina Estate Local Development Plan 11 (Stage 32). Refer to Section 4.6 of the DA report.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A	

ELEMENT 2.6		BUILDING DEPTH	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.		The building layout and depth optimises daylight, solar access and natural ventilation to all dwellings. The articulation of the built form, including building setbacks, fenestration and shading structures treatment further enhances this. All dwellings within the proposed development are designed to maximise natural ventilation and, other than Unit 1, contain openings in two different orientations. Room depths and ceiling heights optimise solar access and natural ventilation to all apartments.	
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.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to <i>4.1 Solar and daylight access</i> and <i>4.2 Natural ventilation</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 2.7		BUILDING SEPARATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.		The proposed residential development is constructed as a single building with multiple dwellings. As such, it's constructed as a single block, and each dwelling is constructed to the shared dividing wall. This is consistent with the emerging pattern of residential development within the surrounding area.	
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.	Notwithstanding the above, the buildings are designed to ensure appropriate levels of acoustic privacy. All dwellings will be constructed with measures to mitigate noise transmission and achieve an acceptable level of acoustic separation between adjoining units. This arrangement also ensures that there is no direct overlooking between residential units, with all dwellings oriented to overlook Napoli Park and the rear of the site. All dwellings benefit from sunlight and daylight access from both the eastern and western elevations, other than Unit 1 that receives sunlight and daylight from the western elevation only; however, this is considered acceptable given its internal layout and adjacency to Napoli Park, ensuring unobstructed sunlight access to habitable rooms. Similarly, all dwellings are designed to achieve natural cross-ventilation at upper levels.	
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	All dwellings include suitable areas for private open space, deep soil areas and landscaping along the front interface.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A2.7.1 – Development complies with the separation requirements set out in Table 2.7.		
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>	
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	The building layouts are designed to respond to the streetscape and key site attributes, with primary habitable rooms (including living areas, main bedrooms) and private open spaces oriented toward the Napoli Park interface and coastal outlook. This orientation capitalises on key landscape and amenity features of the site.	

	Given the site constraints, including the limited ability to achieve a northern aspect, the design optimises solar and daylight access through dwelling orientation and an internal layout configuration that ensures all habitable rooms have good sunlight access.	
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	Overshadowing diagrams prepared in support of the proposed development demonstrate the proposed development does not unduly overshadow neighbouring properties during mid-winter.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.		
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.		
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: – adjoining properties coded R25 and lower – 25% of the site area¹ – adjoining properties coded R30 – R40 - 35% of the site area¹ – adjoining properties coded R50 – R60 – 50% of the site area¹ – adjoining properties coded R80 or higher – Nil requirements.		
(1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)		
A3.2.4 – Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A	

ELEMENT 3.3	TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	There are no existing trees on the site nor adjoining the proposed development area.	
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.	The landscape strategy for the overall site proposes: • 229m² deep soil areas (10% of site area) • 17m² additional planted areas (not deep soil) • 25 new trees Refer to the Landscape Plan (Appendix 5).	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.3.1 – Retention of existing trees on the site that meet the following criteria: – healthy specimens with ongoing viability AND – species is not included on a State or local area weed register AND – height of at least 4m AND/OR – trunk diameter of at least 160mm, measured 1m from the ground AND/OR – average canopy diameter of at least 4m.		
A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.		
A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.		
A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.		
A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.		
A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.		
A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A	

ELEMENT 3.4		COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.		Due to the number of dwellings proposed, no communal open space is required. Residents of the proposed dwellings will benefit from direct access to Napoli Park, which provides extensive opportunities for landscaping well beyond what could be accommodated within the site. Furthermore, the adjoining commercial development offers additional amenity and social opportunities for residents.	
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.			
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.4.1 – Developments include communal open space in accordance with Table 3.4			
A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.			
A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.			
A3.4.4 – Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.			
A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.			
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.			
A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		N/A	

ELEMENT 3.5 VISUAL PRIVACY		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	The building layout, orientation and design of dwellings ensures no direct overlooking of habitable rooms and private open spaces. The development maintains appropriate visual privacy to all dwellings private outdoor living areas through inclusion of appropriate privacy measures.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.		
A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).		
A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.		
A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A	

ELEMENT 3.6 PUBLIC DOMAIN INTERFACE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	Clear distinctions are made between the public and private domains. The front setback provides a clear transition between the public realm (Napoli Park) and private realm through the provision of fencing around outdoor private terraces.	
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		

A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.	
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).	
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.	
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.	
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.	
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.	
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.	
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.	
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage. ¹	
(1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A

ELEMENT 3.7	PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	All entries and pathways are universally accessibly and easy to identify for residents and visitors.	
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		
A3.7.2 – Pedestrian entries are protected from the weather.		

A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.	
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.	
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.	
A3.7.6 – Bins are not located at the primary pedestrian entry.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A

ELEMENT 3.8		VEHICLE ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.		The vehicle access point to/from Amalfi Avenue has been designed in accordance with Australian Standards and provides safe and efficient access and egress.	
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.			
A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.			
A3.8.3 – Vehicle entries have adequate separation from street intersections.			
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.			
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.			
A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: – the driveway serves more than 10 dwellings – the distance from an on-site car parking to the street is 15m or more OR – the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.			

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

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

ELEMENT 3.9	CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	The development provides a total of 11 car spaces, as follows: - Dwellings 1, 2, 3, 4 and 6 comprise an enclosed garage 2 car bays. - Dwelling 5 (1 bedroom) has an enclosed garage with 1 car bay. This represents a surplus to residential dwelling car parking in accordance with Table 3.9. Two visitor car parking bays are required, however, no dedicated onsite visitor parking bays are proposed for the residential component of the development. This variation is considered acceptable as the six dwellings are likely to generate limited visitor demand which cannot be readily accommodated within the at-grade parking on site or surrounding on-street parking. As outlined in the TIS, this shortfall can be readily accommodated without creating concentrated parking demand on any single street.	
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.		
O3.9.3 – Car parking is designed to be safe and accessible.	Proposed garages are designed to be safe and accessible.	
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	Proposed car parking areas are within enclosed garages positioned to the rear of the building ensuring that parking areas are appropriately screened to mitigate impact along the Napoli Park frontage and the adjoining Amalfi Avenue and Genoa Lane frontages.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		

A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.	
A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.	
A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9	
A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.	
A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.	
A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.	
A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.	
A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.	
A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.	
A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A

ELEMENT 4.1	SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	The development has been designed to maximise the number of dwellings receiving sunlight to private open space and windows to habitable spaces. All units are solar compliant with access to more than two hours of daylight.	
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	All windows are positioned to ensure optimal daylight access to all habitable rooms, with all habitable rooms facing east and west.	
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3.	The development incorporates awnings to western façades with shade screening.	

ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.1.1 – In climate zones 4, 5 and 6 <u>only</u> : a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.	
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.	
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.	
A4.1.4 – The building is oriented and incorporates external shading devices in order to: – minimise direct sunlight to habitable rooms: ▪ between late September and early March in climate zones 4, 5 and 6 only AND ▪ in all seasons in climate zones 1 and 3 – permit winter sun to habitable rooms in accordance with A 4.1.1 (a).	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	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>	
	All dwellings within the proposed development are designed to maximise natural ventilation and comprise two different orientations, other than Unit 1, which does not contain openings in two orientations.	
O4.2.1 – Development maximises the number of apartments with natural ventilation.		
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.		
A4.2.2 – (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building		

(b) Single aspect apartments included within the 60 per cent minimum at (a) above must have: - ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND - room depth no greater than 3 × ceiling height (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.	
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.	
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A

ELEMENT 4.3		SIZE AND LAYOUT OF DWELLINGS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.		The apartments room layouts are functional, accessible and provide a high standard of amenity for residents. The development includes the following dwelling typologies: • 4-bedroom, 3.5-bathroom dwellings • 3-bedroom, 2.5-bathroom dwellings • 1-bedroom, 1-bathroom dwelling The size of all apartments and bedrooms/living rooms meets the minimum sizes as set out in Table 4.3a and achieves Acceptable Outcome A 4.3.1. All dwellings achieve a minimum internal floor to ceiling height of 2.7m consistent with Acceptable Outcomes A 4.3.3. All rooms are well-proportioned and benefit from natural ventilation and sunlight access.	
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.			
A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.			
A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are: – Habitable rooms – 2.7m – Non-habitable rooms – 2.4m			

– All other ceilings meet or exceed the requirements of the NCC.	
A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A

ELEMENT 4.4	PRIVATE OPEN SPACE AND BALCONIES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	Each dwelling has a private open space accessible directly from a habitable room with dimensions in accordance with the acceptable outcomes and Table 4.4, as follows: • Unit 1: 21m² courtyard and 16.5m² balcony • Unit 2: 21m² courtyard and 16.5m² balcony • Unit 3: 21m² courtyard and 16.5m² balcony • Unit 4: 16.5m² balcony • Unit 5: 26.7m² courtyard and 16.5m² balcony • Unit 6: 25.4m² courtyard and 16.5m² balcony	
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	Private open spaces areas are sited, oriented and designed to enhance liveability. This is achieved by maximising solar access and prevailing winds, and their location directly adjoining main internal living areas.	
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	Courtyards and balconies have been carefully integrated into the overall architectural form of the building and are not treated as individual elements. The materials and treatments are consistent with the overall building design.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.		
A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.		
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.		

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

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

ELEMENT 4.5	CIRCULATION AND COMMON SPACES
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ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	There are no common areas or common circulation spaces. All dwellings are accessed via private access points.	
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.		

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

A4.5.1 – Circulation corridors are a minimum 1.5m in width.
A4.5.2 – Circulation and common spaces are designed for universal access.
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.

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

ELEMENT 4.6 STORAGE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.	The development provides dedicated storage areas for each dwelling, with stores located within the dwellings themselves. The following storage areas are provided: - Units 1-3: 3 storage areas (under stairs, within garage and level 2) with combined area of 8.65m² - Unit 4: 5.34m² (stores at ground level and level 2) - Unit 5: 2.16m² courtyard and 16.5m² balcony - Unit 6: 5.34m² (store at ground level) Most storage areas meet minimum dimensions and areas as set out in Table 4.6. Unit 5 has a slight shortfall in storage area, however, still provides a functional, conveniently located storage space which is considered sufficient to meet the future needs of occupants.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.		
A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.		
A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space ¹ , is integrated into the design of the building or open space and is not readily visible from the public domain. (1) Storage on/adjacent to private open space is additional to required open space area and dimensions.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	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
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.		An acoustic assessment has been prepared by Herring Storer Acoustics addressing and responding to the requirements of the relevant acoustic considerations. The development is generally designed in a manner than reduces noise transfer between dwellings and from external sources. The development is required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i> and will include attenuation measures where required and practicable to maintain compliance.	
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, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.			
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

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>	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	The proposed development includes three dwelling types, comprising: 3 x 4-bedroom, 3.5-bathroom dwellings 2 x 3-bedroom, 2.5-bathroom dwellings 1 x 1-bedroom, 1-bathroom dwelling	

	The proposed dwelling ratios are proposed in response to identified housing demand and anticipated end-user requirements, offering flexibility to cater for both smaller and larger households, including families, downsizers, and multi-generational living arrangements. The ground floor one-bedroom dwelling is designed as a standalone, adaptable housing option, suitable for use as accommodation for an elderly family member, a young adult entering independent living, or a smaller household. Alternatively, this dwelling may be integrated with Dwelling 4 or Dwelling 5, enabling the creation of a larger dwelling where required.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.8.1 – a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument OR b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	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>	
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	The development has been designed to ensure universal access is provided to all dwellings and tenancies. This includes sufficient corridor widths, provision of accessible, functional dwelling configurations and lifts to all dwellings located across multiple levels. The development will ensure compliance with Liveable Housing Design Guideline requirements.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.9.1 –		

a) 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) OR b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A

ELEMENT 4.10 FAÇADE DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	The development provides a high-quality built form that responds appropriately to its district centre location and coastal setting. This is achieved through a considered material palette that draws inspiration from the coastal environment, the use of light-tone finishes that reflect the established language of the adjoining Napoli Park, and landscape planting that reinforces the coastal character of Catalina Estate.	
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	The development provides a strong visual interest when viewed from the public realm. All façades present a high level of articulation through the combination of varied textures, fenestration treatment, and a mix of vertical and horizontal elements to appropriately express the building mass and scale. The built form is refined by breaking up the linear massing through vertical articulation and modulation to each dwelling unit, providing visual interest and reducing perceived bulk. This articulation is thoughtfully integrated and continues the architectural rhythm and modulation established by the adjoining commercial development.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.10.1 – Façade design includes: – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.		
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.		

A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.	
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.	
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character.	
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

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

ELEMENT 4.12 LANDSCAPE DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	The landscaping strategy is designed to build upon and extend the existing landscape character of Napoli Park, drawing its planting palette, textures, and tones into the proposed development. This ensures the new development connects with and complements the adjoining public open space, creating a cohesive and consistent landscape outcome. Planting is used to soften the built form edges, enhancing visual amenity and improving the pedestrian experience along key interfaces. Along the western terrace, planting is carefully arranged to blend seamlessly with the park's edge, maintaining a sense of openness while reinforcing the perception of a shared public domain.	
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	Plant selection has been carefully considered based on the site's location, orientation and constraints. Within narrow planting strips, hardy, upright or compact species have been selected to perform effectively in constrained spaces. These plants stabilise the edges, manage occasional runoff and maintain a tidy profile, offering structure without overwhelming the hardscape. In larger planting areas, a more layered landscape palette is introduced, incorporating small canopy trees, mid-storey shrubs, and resilient groundcovers. These zones introduce shade, soften the car park and create moments of colour and density that anchor the landscape.	
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	The landscape design adopts a water-wise approach that minimises potable water use and maximises rainwater harvesting.	
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.	The surface finishes follow the same approach as the planting, carrying through the materiality, tones and textures already established in the park so the new spaces feel connected, coastal and familiar from the outset.	

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.	
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 4.13	ADAPTIVE REUSE – N/A to application
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ELEMENT 4.14	MIXED USE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	The proposed development comprises residential and commercial land uses within an identified local centre. The development incorporates a highly engaging and active streetscape response comprising substantial glazing treatments and front setbacks with generous landscaping. The development directly addresses the frontage to Napoli Park through the location of the main pedestrian access points and orientation of habitable rooms and private open space to this elevation. This provides an active interface of the residential component to the public open space and continuing the commercial frontage.	
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	This application is supported by specialist consultant reports that address noise, traffic and waste that confirm the development is able to adequately address these matters and maintain a safe and secure living environment.	

ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.	
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.	
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.	
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements	
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A

ELEMENT 4.15 ENERGY EFFICIENCY		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	The development is committed to implementing a range of sustainability initiatives as set out within the DA report. Further detail and resolution on sustainability initiatives will be addressed in detail through detailed design.	
ACCEPTABLE OUTCOMES		
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.15.1 – a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.¹		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.16 WATER MANAGEMENT AND CONSERVATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.16.1 – Minimise potable water consumption throughout the development.	The proponent will be seeking to minimise water consumption through the incorporation low flow tapware.	
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	Stormwater runoff will be managed on-site, and a stormwater management plan for the site will be prepared. The development aims for on-site stormwater retention where possible to minimise discharge off site. Refer Stormwater Management Plan (Appendix 12).	
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>		

ELEMENT 4.17 WASTE MANAGEMENT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	The development proposes designated waste storage areas within the enclosed garage to each unit. No negative impacts will occur to future residents. The bin store area is of sufficient size to accommodate the expected waste generation of each dwelling. Refer to Waste Management Plan (Appendix 9).	
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</i> - two different orientations 4A (or equivalent local government requirements).	
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).	
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.17 WASTE MANAGEMENT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	The site is served with all necessary urban services, fit for purpose and capable of meeting the needs of residents.	
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	All utilities are located in accessible locations for maintenance, and do not restrict safe movement.	
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.	All utilities are to be integrated into the building design and/or landscaping and are not visually obtrusive.	
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	Utilities within individual dwellings have been appropriately designed / sized and located to minimise noise and air quality impacts.	
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>	