



## **Metro North-West Joint Development Assessment Panel Agenda**

**Meeting Date and Time:** 8 August 2019, 10:30 AM  
**Meeting Number:** MNWJDAP/265  
**Meeting Venue:** City of Joondalup  
90 Boas Avenue, Joondalup

### **Attendance**

#### **DAP Members**

Ms Karen Hyde (Presiding Member)  
Mr Brian Curtis (A/Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)  
Cr Philippa Taylor (Local Government Member, City of Joondalup)

#### **Officers in attendance**

Mr Chris Leigh (City of Joondalup)  
Mr Ryan Bailey (City of Joondalup)

#### **Minute Secretary**

Ms Wendy Cowley (City of Joondalup)  
Ms Deborah Gouges (City of Joondalup)

#### **Applicants and Submitters**

Ms Suzanne Thompson  
Ms Michelle Lawrence (Carine Developments Pty Ltd)

#### **Members of the Public / Media**

Nil

### **1. Declaration of Opening**

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

### **2. Apologies**

Ms Sheryl Chaffer (Deputy Presiding Member)

### **3. Members on Leave of Absence**

Nil



#### **4. Noting of Minutes**

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

#### **5. Declarations of Due Consideration**

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

#### **6. Disclosure of Interests**

Nil

#### **7. Deputations and Presentations**

- 7.1** Ms Suzanne Thompson presenting against the application at Item 9.1. The presentation will address the discrepancies between the proposed development and SPP7.3 Vol. 2 and why these controls are not being taken into account.

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

#### **8. Form 1 – Responsible Authority Reports – DAP Applications**

Nil

#### **9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval**

- 9.1**
- |                          |   |
|--------------------------|---|
| Property Location:       | Lot 82, 83 & 84 (449, 451 and 453) Beach Road, Duncraig   |
| Development Description: | 20 Multiple Dwellings   |
| Proposed Amendment:      | <ul style="list-style-type: none"><li>• Reduce number of dwellings from 21 to 20.</li><li>• Internal reconfiguration of apartments on the ground level.</li><li>• Minor modifications to southern façade to complement change in apartment reconfiguration.</li><li>• Reallocation and removal of visitor parking bays.</li></ul> |
| Applicant:               | Extension of time to commence development.  |
| Owner:                   | Michelle Lawrence, Carine Developments Pty Ltd  |
| Responsible Authority:   | Michelle Lawrence, Carine Developments Pty Ltd  |
| DAP File No:             | City of Joondalup<br>DAP/17/01223   |



## 10. Appeals to the State Administrative Tribunal

Current Applications		
LG Name	Property Location	Application Description
City of Joondalup	Lot 96 & 97 (9 & 11) Davallia Road, Duncraig	13 Multiple Dwellings
City of Stirling	Lot 90 (38) Geneff Street & Lot 89 (59) Hertha Road, Innaloo	Multiple Dwelling Development
City of Stirling	Lot 101 (191) Balcatta Road, Balcatta	Extension to the Existing Bunnings Warehouse

## 11. General Business / Meeting Closure

In accordance with Section 7.3 of the DAP Standing Orders 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.



## Form 2 – Responsible Authority Report (Regulation 17)

<b>Property Location:</b>	Lot 82, 83 & 84 (449, 451 and 453) Beach Road, Duncraig.
<b>Development Description:</b>	20 Multiple Dwellings.
<b>Proposed Amendments:</b>	<ul style="list-style-type: none"><li>• Reduce number of dwellings from 21 to 20.</li><li>• Internal reconfiguration of apartments on the ground level.</li><li>• Minor modifications to southern façade to complement change in apartment reconfiguration.</li><li>• Reallocation and removal of visitor parking bays.</li><li>• Extension of time to commence development.</li></ul>
<b>DAP Name:</b>	Metro North-West JDAP
<b>Applicant:</b>	Michelle Lawrence, Carine Developments Pty Ltd
<b>Owner:</b>	As above
<b>Value of Amendment:</b>	Not applicable.
<b>LG Reference:</b>	DA19/0030
<b>Responsible Authority:</b>	City of Joondalup
<b>Authorising Officer:</b>	Dale Page, Director Planning and Community Development
<b>DAP File No:</b>	DAP/17/01223
<b>Report Date:</b>	31 July 2019
<b>Application Received Date:</b>	30 May 2019
<b>Application Process Days:</b>	90 days
<b>Attachment(s):</b>	Attachment 1: Location plan Attachment 2: Proposed development plans Attachment 3: Current development approval Attachment 4: Building perspectives Attachment 5: Landscaping concept plan Attachment 6: Environmentally Sustainable Design Checklist Attachment 7: Copy of proforma submission

### Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/17/01223 as detailed on the DAP Form 2 dated 30 May 2019 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/17/01223 as detailed on the DAP Form 2 date 30 May 2019 and accompanying plans contained in

Attachment 2 in accordance with Clause 77 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Joondalup *Local Planning Scheme No. 3*, for the proposed amendment and extension of time request for the approved multiple dwelling development at Lot 82, 83 and 84 (449, 451 and 453) Beach Road, Duncraig, subject to:

### **Amended Conditions**

9. A total of 12 bicycle parking spaces shall be provided onsite, with two available for visitors outside of the security gate and 10 allocated to residents which are located undercover and behind the security gate. These bicycle facilities shall be designed and constructed in accordance with the Australian Standard for Off-street Car Parking – Bicycles (AS2890.3-1993 as amended). The details of the bicycle parking spaces shall be provided to, and approved by the City, prior to the commencement of development.
11. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to address the acceptable outcomes and/or element objectives of clause 3.3 of the Residential Design Codes Volume 2 – Apartments (SPP7.3), and indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
  - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide all details relating to paving, treatment of verges, vegetation and tree planting;
  - Identify the required deep soil areas and root soil zones;
  - Include a minimum of one large tree (500L) and two medium trees (200L) as defined under SPP7.3;
  - Show spot levels and/or contours of the site;
  - Be based on water sensitive urban design principles to the satisfaction of the City;
  - Be based on Designing out Crime principles to the satisfaction of the City; and
  - Show all irrigation design details.
17. A total of four visitor car parking bays and one ACROD bay, as indicated on the approved plans, shall be formally set-aside and marked appropriately.

21. [delete]

### **New Conditions**

21. A window of at least 1m<sup>2</sup> shall be included in the northern wall of the living areas of units G01 and G02 to allow for unobstructed access to sunlight which may require the modification of the 'vertical slatted screen' along the adjacent walkway.
22. This decision constitutes development approval only and is valid for a period of two years from the approval date of DAP/17/01223, being until 1 September 2021. If the subject development is not substantially commenced within this period, the approval shall lapse and be of no further effect.

All other conditions and requirements detailed on the previous approval dated 1 September 2017 shall remain unless altered by this application.

#### **Details: outline of development application**

Zoning	MRS:	Urban
	TPS:	Residential, R20/R60
Use Class:		Multiple Dwelling
Strategy Policy:		N/A
Development Scheme:		Local Planning Scheme No. 3
Lot Size:		2,064m <sup>2</sup> (combined)
Existing Land Use:		Single House

The subject site is zoned 'Residential' under the City's *Local Planning Scheme No. 3* (LPS3), is located within Housing Opportunity Area 1 and is coded R20/R60.

The proposed development consists of the following:

- A combined site area of 2,064m<sup>2</sup> (subject to amalgamation of existing lots).
- A total of 20, two and three bedroom apartments.
- 30 car parking bays located on-site, with 25 bays allocated to residents, four parking bays for visitors, one disabled (ACROD) bay and nine bicycle spaces. The car parking area is located behind the building with a common property (singular) vehicle access point from Beach Road.
- A communal roof deck.
- A ground floor entry/lobby which provides pedestrian access to the development.
- Landscaped courtyards fronting Beach Road.
- Visually permeable front fencing along the Beach Road street boundary.
- Store rooms adjacent to the resident parking area and drying court or accessible from balconies.
- Associated site works and retaining walls.
- The facade of the development comprises face brick, charcoal and white colour paint finish to rendered walls, extensive glazing for both windows and balustrades to balconies, a mixture of timber and charcoal coloured horizontal and vertical slatted screens and a charcoal coloured 'Colorbond' pitched roof.

The application is for an extension of time to the original approval that is due to expire on 1 September 2019. Minor changes to the design are also proposed as follows:

- Three apartments are to be combined on the ground floor to make two new larger apartments, reducing the total number of dwellings from 21 to 20.
- The addition of a vertical timber element and balustrading on the front building façade to accommodate the ground floor dwelling reconfiguration.
- The direct pedestrian access to the street from APT05 (ground floor) has been removed due to the level difference between the reconfigured dwelling and the verge which is approximately 2.4 metres.

- Reallocation of visitor parking bays to resident bays located behind the security gate, reconfiguration of the remaining visitor bays located outside of the security gate and inclusion of an ACROD bay.

The development plans, building perspectives and landscaping concept plans are provided at Attachments 2, 4 and 5 respectively.

### **Background:**

The subject site includes three freehold lots which are currently occupied by three separate single houses. The site is bounded by residential zoned land (existing single storey dwellings) to the west, north and east, and Beach Road to the south (Attachment 1 refers).

The proposal was previously considered and approved by the Metro North-West Joint Development Assessment Panel (JDAP) on 1 September 2017 (Attachment 3 refers). For a number of reasons, the applicant has been unable to substantially commence prior to the current expiry date and therefore is seeking an extension of time to the current approval. In addition, the applicant proposes a number of minor modifications to the approved development.

The original development approval was granted by the JDAP under the previous planning framework; being the former *State Planning Policy 3.1: Residential Design Codes - Part 6* (SPP3.1). As SPP3.1 has since been replaced by *State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments* (SPP7.3), the proposal has been reassessed and considered against this new planning framework.

It is noted that the current development approval is still valid until 1 September 2019, and therefore the applicant could commence development under this approval to avoid the requirements of SPP7.3. However, the applicant has elected to seek an extension of time to the approval and make some minor modifications, requiring consideration under the new framework.

### **Legislation and Policy:**

#### Legislation

- *Planning and Development Act 2005*.
- *Metropolitan Region Scheme (MRS)*.
- *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)*.
- *City of Joondalup Local Planning Scheme No. 3 (LPS3)*.

#### State Government Policies

- *State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments (SPP7.3)*.
- *State Planning Policy 7: Design of the Built Environment (SPP7)*.

#### Local Policies

- *Residential Development Local Planning Policy (RDLPP)*.
- *Environmentally Sustainable Design Local Planning Policy*.

## Consultation:

### Public Consultation

Consultation was undertaken via letters to the six adjoining landowners and occupiers, a notice was placed on the City's website and a sign was erected on site. Consultation was undertaken for 14 days in accordance with the R-Codes from 12 July 2019 until 26 July 2019.

39 submissions were received, all being objections to the proposal. Of the 39 submissions received, three were from landowners/occupants who were directly consulted with and reside in property adjoining the subject site. 29 of the submissions received were proformas/duplicates of the same submission (Attachment 7 refers). A summary of the concerns raised is included below:

Issue Raised	Officer comment
Amalgamation of the sites prior to construction.	Condition 2 of the current development approval requires the approval of the amalgamation of the sites prior to the commencement of development, and the amalgamation concluded prior to an occupancy certificate being issued.
Vehicle access to the parking area via the single width driveway.	The driveway achieves the minimum width of three metres, whilst allowing for two-way access adjoining the street boundary to avoid vehicle conflicts. This is considered to meet the 'acceptable outcomes' and 'element objectives' of SPP7.3.
Privacy issue with overlooking from communal roof deck.	The proposed communal roof deck meets the 'acceptable outcomes' and 'element objectives' of SPP7.3 in respect to visual privacy.
Setbacks, height and site coverage should comply with R-Codes.	In respect to setbacks, building height and plot ratio, although these aspects do not meet the 'acceptable outcomes', it is considered they achieve the 'element objectives' of SPP7.3 as outlined in further detail in this report.
Concern with adequacy of bin store area and management of refuse collection along the street.	The bin store has been reviewed by the City and is considered appropriate based on the WALGA guidelines and the City's standards. Condition 7 of the current development approval requires the submission and approval of a refuse management plan for the development. This will ensure waste is collected and managed appropriately.
Issue with storerooms being constructed over sewer line.	The inspection point of the sewer is clear from obstructions and the stores are expected to be paved to allow for access to the main line if works are required. It is noted that the carport and footings are clear of the sewer line to avoid any impact.
The development will increase the stress on existing infrastructure within the locality.	There is no evidence that this development will impact existing infrastructure (i.e. water, sewer and power) within the area. The broader impacts of density and urban infill on existing infrastructure is not a valid planning consideration in the context of this development application. It is also noted that the modifications proposed will reduce the number of dwellings from that currently approved.
Increasing vehicular traffic along Beach Road may cause accidents and traffic congestion at an intersection of Davallia Road.	The City previously reviewed the proposal in respect to traffic impacts associated with this application. The City is satisfied that the development will not have a significant impact on traffic and vehicle movement. This section of Beach Road carries approximately 16,000 vehicle trips per

	day (vtpd) and is categorised as an Integrator A road which can carry up to 35,000vtpd. Therefore, the additional 110 or so vtpd generated by the development will have no great impact on the local road network. It is also noted that the modifications proposed reduce the number of dwellings from that currently approved.
Increase stress on local amenities and shops which are not designed to serve higher density population i.e. parking, shops and transport.	There is no direct correlation between this development and the impact of local amenities. The broader impacts of density and urban infill on existing amenities is not a valid planning consideration in the context of this development application. It is also noted that the modifications proposed reduce the number of dwellings from that currently approved.
A number of aspects of the development do not achieve the 'acceptable outcomes' of SPP7.3 (Refer to Attachment 7).	The State Government's SPP7.3, Volume 2 is structured so that development is required to achieve the relevant 'element objectives'. Compliance with the 'acceptable outcomes' under SPP7.3 does not necessarily mean the development meets these relevant objectives. Every aspect of the development is assessed against the 'element objectives' of SPP7.3 and the officer comments in this report include a detailed assessment of those key issues relevant to the proposal.
It is unclear if the development achieves some aspects of SPP7.3 due to a lack of information provided i.e. site analysis, noise, waste management, water management, energy efficiency etc.	<p>As this application is an amendment to an approved development, some supporting information was not necessary to ensure compliance with the relevant 'element objectives' of SPP7.3. The current approval is valid until 1 September 2019 and therefore the extent of information required to consider the extension of time and modifications proposed is not required to the same level which is necessary for a new proposal.</p> <p>Regarding, site analysis, noise, waste management, water management and energy efficiencies, the City considers the development meets the relevant 'element objectives' of SPP7.3 and provides the following comment:</p> <ul style="list-style-type: none"> <li>• The development is currently approved over the site, and the site analysis is not considered necessary to consider the modifications proposed.</li> <li>• Beach Road does not exceed 20,000 vehicle trips per day, and therefore traffic noise is not considered excessive. Due to the current volume of traffic, <i>State Planning Policy 5.4: Transport and Rail Noise</i> does not apply in this instance.</li> <li>• A condition of planning approval is already included which requires the applicant to submit a waste management plan to the City for approval.</li> <li>• The development responds to the City's Environmentally Sustainable Design Policy as detailed in Attachment 6.</li> <li>• A condition of planning approval is already included which requires stormwater be managed onsite.</li> </ul>
Lack of landscaping, specifically number and size of trees, is of concern.	A condition of approval already exists which requires a landscaping plan be submitted to and approved by the City prior to the commencement of development. This will assist in addressing concerns with the location, species and maturity of vegetation onsite. In addition, further mature trees are required onsite to achieve the applicable 'element

	objectives' of SPP7.3. This has been recommended by the City as an amended condition of approval.
If structural integrity, property values, boundary fences and anti-social behaviour (etc) are not valid planning considerations, when will these be addressed?	Structural integrity of buildings is considered at Building Permit stage. Issues associated with property values do not form part of the decision-making process under both planning and building legislation. Boundary fencing is considered under the <i>Dividing Fences Act 1961</i> and is a civil matter between landowners. Anti-social behaviour associated with property may be a police matter, and any allegations of criminal behaviour should be directed to WA Police.
The building is too bulky and out of scale with existing development.	The height, setback and landscaping of the development is considered to meet the 'element objectives' of SPP7.3. Although the existing development adjoining the site is predominately single storey, the future streetscape can accommodate development of two to three storeys in height. This is considered appropriate in the greater context of the locality, being adjacent to an 'Other Regional Road' reserve (Beach Road) which has direct access to public transport and close proximity to areas of amenity such as the nearby Carine Glades shopping centre (Neighbourhood Centre) and regional open space.
The building will cause excessive overshadowing of surrounding properties.	In accordance with SPP7.3, the shadow cast from the development will fall over Beach Road during winter solstice (21 June) and therefore will not significantly impact adjoining landowners/occupants in respect to overshadowing.
Not enough parking is provided onsite.	The development provides 25 resident bays and five visitor bays (one being an ACROD bay) onsite. This equates to five additional resident bays and one additional visitor bay than what is stipulated under the 'acceptable outcomes' of SPP7.3. In addition, the proposed parking onsite is considered to meet the 'element objectives' of SPP7.3 has detailed further in this report.

### Consultation with other Agencies or Consultants

The original application was referred to the Department of Planning, Lands and Heritage (DPLH) on 11 July 2017 in respect to the development abutting an ORR reserve as identified under the MRS.

Comments were received on 17 July 2017, stating that the DPLH had no objection to the proposed development due to the consolidation of crossovers/access points from Beach Road.

Due to the minor modifications proposed to the application, the current proposal was not referred back to DPLH for consideration.

### Joondalup Design Reference Panel

The amended proposal was presented to the City's Joondalup Design Reference Panel (JDRP) at its meeting held on 19 June 2019. The key issues raised by the JDRP, and the summary of applicant's responses and modifications are provided below:

No.	JDRP comment	Applicant response
1	The aesthetics are strong and overall the development is well-designed and presents well to all elevations.	The aesthetic was a considered approach that responds to existing local context, whilst also providing an appropriate response to future anticipated development in the area.
2	Communal open space could be improved as it could be quite a harsh environment with lack of landscaping and roof cover.	<p>23% of the communal roof deck has been provided with roof coverage – shown as a dashed line over the BBQ and cooking area. The remainder of the deck has been left exposed to allow for optimum solar aspect and also sits in alignment with local planning scheme's roof height restrictions.</p> <p>Amended plans have been provided which show indicative dining/lounge furniture with space for collapsible shade umbrellas.</p> <p>The periphery of the deck will feature planters filled with sensory and edible plants for residents, this is now reflected in the amended plans.</p> <p>The communal roof deck provides opportunities for views towards the City and the Carine Regional Open Space.</p> <p>Residents have also been provided with generous sheltered balconies to retreat to when the weather is inappropriate for occupation of the roof deck.</p> <p>The remainder of the open air communal roof deck will also ensure that future plants provided for the resident kitchen garden planters receive enough sunlight to thrive and provide a pleasant, softened environment for all residents.</p>
3	Overall the landscaping onsite is quite limited and needs to be addressed by including deep soil areas and some additional landscaping where possible.	<p>An additional 23m<sup>2</sup> of landscaping has been included in the amended plans due to the configuration of parking and minor spatial rearrangement onsite.</p> <p>Landscaped areas in the open space have been considered to allow for uninhibited growth into mature trees and will provide a softened view and increased shading for residents and visitors alike.</p> <p>The development is also located within 200m of Carine Regional Open Space, which provides residents with a series of multi-functional uses, including but not limited to native parklands, sporting fields, and walking trails. Vistas are provided to all residents to the tree canopy of Beach Road and Carine Regional Open Space.</p> <p>In accordance with the existing approval, the verge adjacent to the proposed development will be landscaped and re-planted as a waterwise garden, providing an improved amenity for ground floor terrace entrances, residents and passers-by.</p>

		A number of the apartments have presold and as such all site arrangement modifications are being balanced against the limitations imposed by these sale contracts, all of which are based off the existing endorsed approval. Any notifiable variations resulting from changes to the design put these contracts at risk in what has been, and remains, an exceptionally difficult property market. There is considerable financial risk to this project if changes result in a loss of contracts.
4	The screening proposed along the walkway at the rear of the dwellings should include some permeability to allow for direct sunlight into habitable rooms which have a northern aspect.	Amended plans have been provided which adjust the screening to the western apartments on the first and second floor apartments to ensure bedroom windows are provided with uninterrupted access to full sunlight. Doorways and windows to wet areas have been screened to ensure privacy for residents and mitigate overlooking to adjacent neighbouring residents.
5	Are windows provided to kitchens and bedrooms of apartments which have a northern aspect? If not, this should be considered as part of the design.	Where possible, all opportunities for direct northern solar aspect have been maximised whilst balancing the privacy of adjacent lower coded neighbours and managing the functional internal layout of the apartments. All apartments feature cross ventilation and dual aspect illumination.

The City's consideration of the above issues is included within the comment section below.

#### Planning Assessment:

As the original development was approved under SPP3.1, a comparison between the areas of discretion under the 'deemed-to-comply' requirements of (former) SPP3.1 and the 'acceptable outcomes' of the current SPP7.3 planning framework has been included in the assessment summary table below.

For ease of comparison, the assessment below has only outlined the 'acceptable outcomes' of key aspects of SPP7.3, with further discussion provided in the officer comment section where required.

<b>State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments, Residential Development Local Planning Policy</b>			
<b>State Planning Policy 3.1: Residential Design Codes – Part 6</b>			
<b>Key standards relevant to the proposal</b>			
<b>Item</b>	<b>R-Codes – Part 6 Deemed to comply requirement</b>	<b>SPP7.3 Acceptable Outcomes</b>	<b>Proposal/Compliance</b>
Plot ratio area	0.7.	0.8.	0.88 proposed.  Refer to officer comments below.
Building height	9m wall height. 12m roof height.	12m indicative overall height. Three storeys	10.4m wall height 11.71m roof height. Portion of the building proposed at four storeys  Refer to officer comments below.

<b>State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments, Residential Development Local Planning Policy</b>			
<b>State Planning Policy 3.1: Residential Design Codes – Part 6</b>			
<b>Key standards relevant to the proposal</b>			
Item	R-Codes – Part 6 Deemed to comply requirement	SPP7.3 Acceptable Outcomes	Proposal/Compliance
Street setback	2m minimum. 4m average.	2m minimum. 4m average.	1.6m minimum to patios. 4m to dwellings.  Refer to officer comments below.
Lot boundary setbacks	Ground floor (eastern boundary) – 2.7m.  Second floor (west boundary) – 2.5m.  Boundary wall length 1/3 of boundary.	3m side setback.  3.5m average rear setback.  One storey boundary wall to 1/3 length of boundary – 18.7m maximum length.	Eastern (side) boundary – 2.03m.  Western (side) boundary – 1.92m.  Northern (rear) boundary – average 7.5m.  One storey boundary wall which is 22.7m in length.  Refer to officer comments below.
Boundary wall length	3m average, 3.5m maximum height. 18.7m length.	One storey. 38.9m length.	One storey. 22.4m length.
Landscaping	50% landscaping in street setback area.	10% deep soil areas.  Two 200L medium (8-12m high) trees and one 500L large (>12m high) tree.  Retention of existing trees which are health, viable, non- invasive and mature.	12.68% deep soil areas provided.  One medium tree at 100L pot size. No large trees proposed.  Two existing palm trees in north-west corner of site proposed to be removed (at least four metres high).  Refer to officer comments below.
Parking	22 resident parking bays.  11 visitor parking bays.	20 resident parking bays.  Four visitor parking bays.	24 resident parking bays.  Four visitor parking bays and one ACORD bay.
Communal open space	N/A.	120m <sup>2</sup> required. 40m <sup>2</sup> of impermeable flooring	88m <sup>2</sup> roof terrace.  Refer to officer comments below.
Front fence	Solid front fencing	Visually permeable	Sections of solid front

State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments, Residential Development Local Planning Policy			
State Planning Policy 3.1: Residential Design Codes – Part 6			
Key standards relevant to the proposal			
Item	R-Codes – Part 6 Deemed to comply requirement	SPP7.3 Acceptable Outcomes	Proposal/Compliance
	no higher than 1.2m above the mid-point of the verge.	fencing above 1.2m from natural ground level.  The average height of solid walls does not exceed 1.2m	fence 1.3m high.  Average of <1.2m solid fencing along street.  Refer to officer comments below.
Bicycle parking	9 bicycle spaces.	10 resident bicycle spaces and two visitor bicycle spaces required.	9 bicycle spaces.  Refer to officer comments below.
Solar access	N/A.	70% of dwellings have two hours direct sunlight to living room and private open space.  Maximum 15% have no access to sunlight.	No northern solar access shown to living and private open space, excluding APT04 which has northern window to kitchen but not balcony.  Refer to officer comments below.
Size of dwellings	Minimum 40sqm of plot ratio area.	2x2 dwellings – minimum 72m². 2x1 dwellings - minimum 67m². 3x2 dwellings - minimum 95m².  Minimum living room dimension of 4 metres.	2x2 dwellings - minimum 71m². 2x1 dwellings - minimum 67m². 3x2 dwellings - minimum 94m².  Living rooms all 3.7m (excluding APT5 at 4m).  Refer to officer comments below.
Storage	Minimum 4sqm store per dwelling.	Minimum 4sqm store for every two- bedroom dwelling.  Minimum 5sqm store for every three- bedroom dwelling.	21 stores proposed.  All two-bedroom dwellings have a 4sqm store.  One three-bedroom dwelling only has a 4sqm store.  Refer to officer comments below.

### Officer Comments

Consideration of the proposal against the 'element objectives' of SPP7.3 are outlined below:

## Building height

In accordance with the 'acceptable outcomes' listed under Clause 2.2 of SPP7.3, development is to comply with the building height requirements as set out in Table 2.2 which permits a height of three storeys and 12 metres overall building height for a site coded R60.

The applicant has proposed a maximum building height of 11.71 metres from natural ground level and is a maximum of four storeys high for portion of the development. The fourth storey section of the building relates to the eastern half of unit 206 and the staircase/lift shaft which is located above LG01 on the lower ground level

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 2.2.1 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."*

*"O 2.2.2 The height of buildings within a development responds to changes in topography."*

*"O 2.2.3 Development incorporates articulated roof design and/or roof top communal open space where appropriate."*

*"O 2.2.4 The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces."*

The proposal is considered to meet these 'element objectives' as outlined below:

- The height is consistent with that desired within the area, taking into account the context of the site being located along an Other Regional Road Reservation (Beach Road), the coding of the land along this section of Beach Road and being located in proximity to areas of amenity including Carine Glades Shopping Centre and Carine Regional Open Space which are both within 200 metres of the subject site.
- The development varies in height following the natural downward slope of the land from west to east.
- The highest portion of the development is located centrally within the site to minimise impact on adjoining properties and to provide a transition between existing development surrounding the subject site.
- Communal open space is proposed as a roof terrace. The roof design is articulated with a change in height to follow the topography of the land.
- Beach Road is located south of the subject site, and therefore no adjoining property will be impacted by any overshadowing.
- In respect to Planning Guidance PG2.2.3, the development is consistent with the height (from natural ground level) of a three storey building at 12 metres high.

As a result, the proposed building height is considered to meet the 'element objectives' under clause 2.2 of SPP7.3.

### Street setback

In accordance with the 'acceptable outcomes' listed under Clause 2.3 of SPP7.3, development is to comply with the street setback requirements set out in Table 2.1 which permits a minimum primary street setback of two metres.

The applicant has proposed a street setback of 1.6 metres to the patios of the ground floor dwellings, and a setback of four metres to remainder of the development.

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 2.3.1 The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street."*

*"O 2.3.2 The street setback provides a clear transition between the public and private realm."*

*"O 2.3.3 The street setback assists in achieving visual privacy to apartments from the street."*

*"O 2.3.4 The setback of the development enables passive surveillance and outlook to the street."*

The proposal is considered to meet the 'element objectives' as outlined below:

- The majority of the building is set back twice the acceptable outcome under SPP7.3, which is a minimum of four metres from the street.
- The only portion of the development which encroaches into the street setback area is the ground level patios, which only take up 33% of the frontage and are open structures which do not add significant bulk to the streetscape.
- The setback, as well as the use of retaining, front fences and landscaping within the front setback area help to distinguish the private and public realm.
- The dwellings are set back four metres from the street to ensure bedrooms and living spaces have adequate privacy.
- Street surveillance and outlook towards the street is provided with the provision of major openings and private open spaces fronting Beach Road.
- In accordance with Planning Guidance PG 2.3.3 the proposed setbacks can still accommodate and, in this case, encourage quality open space and landscaping facing the street and facilitate an attractive private open space for residents.

As a result, the proposed street setback is considered to meet the 'element objectives' under clause 2.3 of SPP7.3.

### Side and rear setbacks

In accordance with the 'acceptable outcomes' listed under Clause 2.4 of SPP7.3, development is to comply with the side and rear setback requirements set out in Table 2.1 which permits a side setback of three metres, an average rear setback of 3.5 metres and one permitted single storey high boundary wall which is 1/3 the length of the boundary (18.7m). In addition, the development is required to be setback from

the boundary in order to achieve the objectives of clause 2.7 *Building separation*, 3.3 *Tree canopy and deep soil areas*, 3.5 *Visual privacy* and 4.1 *Solar and daylight access*.

The applicant has proposed a minimum eastern (side) boundary setback of 1.92 metres, western (side) boundary setback of 2.03 metres and an average northern (rear) boundary setback of 7.5 metres. The proposed boundary wall has a single storey height, however is 22.7m in length.

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 2.4.1 Building boundary setbacks provide for adequate separation between neighbouring properties."*

*"O 2.4.2 Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character."*

*"O 2.4.3 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."*

*"O 2.4.4 The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development."*

The proposal is considered to meet these 'element objectives' as outlined below:

- As outlined under Planning Guidance PG 2.4.1 and PG 2.4.2, the overall building height of the development abutting the eastern and western side boundaries is a maximum of 9.6 metres and 8.5 metres from natural ground level at the lot boundary respectively. This height is significantly lower than the 'acceptable outcome' of 12 metres which assists in reducing the bulk and scale of the development on adjoining properties. There are no implications on overshadowing or visual privacy impacting adjoining properties as a result of the proposed side setbacks.
- The development has been positioned on site so that it does not directly adjoin the western adjoining dwelling's outdoor living area or swimming pool area to limit any impact on this property. It is noted that the adjoining property to the east is currently vacant, however development approval for the dwelling indicates the outdoor living area on the eastern side of this lot away from the proposed development.
- A 2.4m wide landscaping strip along the eastern (side) boundary has been proposed to ensure appropriately sized landscaping can be planted to assist within mitigating the proposed side setback. In addition, more than half of the western (side) boundary includes a landscaping strip of a minimum of one metre wide.
- The proposal complies with the 'acceptable outcomes' of clause 2.7 *Building separation* of SPP7.3, as the development is setback greater than three metres from any major openings of the adjoining dwelling to the west. The proposed side setbacks provide a transition from the current/typical lot boundary setback requirements of single houses at R20, which are generally between one metre to 1.5 metres.

- The proposed boundary wall is split over three separate properties (Lots 45, 2 and 44 Halgania Way) two of which have been developed at the higher density code (R40) and Lot 44 is still currently coded R20. 6.7 metres of wall abut Lot 45, 6.2 metres abut Lot 2 and 9.8 metres of the wall abut Lot 44. The boundary wall also includes four separate sections, with a space of two metres between each wall to mitigate the impact on the adjoining properties. In addition, the height of the boundary wall varies between 2.1 to 2.3 metres from natural ground level and therefore only a small section of each wall will be visible from the adjoining properties to the north above a sufficient (1.8 metre high) dividing fence. It is noted that the applicant has also proposed the erection of a dividing fence of 2.1 metres high to further reduce the impact of the storerooms subject to agreement by the adjoining landowners (in accordance with the *Dividing Fences Act 1961*).
- The development still meets the 3.5 metre average setback to the rear boundary when including the nil setback of the boundary walls.

As a result, the proposed side setbacks are considered to meet the 'element objectives' under clause 2.4 of SPP7.3.

#### Plot ratio

In accordance with the 'acceptable outcomes' listed under Clause 2.5 of SPP7.3, development is to comply with the plot ratio requirement set out in Table 2.1 which permits a plot ratio of 0.8 for lots coded R60.

The applicant proposes a plot ratio of 0.88 which exceeds the 'acceptable outcome' by 0.08, equating to an additional 165m<sup>2</sup> of plot ratio area.

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 2.5.1 The overall bulk and scale of development is appropriate for the existing or planned character of the area".*

The proposal is considered to meet this 'element objective' as outlined below:

- The street and lot boundary setbacks are considered appropriate with adequate landscaping and carparking proposed on site.
- The height of the proposed development meets the 'acceptable outcomes' in terms of the number of storeys and the overall height. In addition, it meets the applicable 'element objectives' as the third storey element is located centrally within the lot to avoid any impact on adjoining landowners and follows the natural topography of the land.
- The design of the building includes articulation, differing colours and materials and is a high-quality design to lessen the bulk of the building as perceived from the street and adjoining properties.
- It is considered the scale of the development reflects the future character of this part of Housing Opportunity Area 1.

As a result, the proposed plot ratio is considered to meet the 'element objective' under clause 2.5 of SPP7.3.

### Tree canopy and deep soil areas

In accordance with the 'acceptable outcomes' listed under Clause 3.3 of SPP7.3, development is required to retain healthy, viable, non-invasive and mature trees onsite, have no impact on adjoining trees, provide landscaping consistent with Table 3.3a and 3.3b (10% deep soil areas and mature tree sizes) and 20% maximum permeable paving/decking within deep soil areas.

12.68% of the site has been identified as deep soil area, which meets the 'acceptable outcomes'. In accordance with Table 3.3a and 3.3b, one large tree and two medium trees are required on site, however only one medium tree (of a lesser maturity) is shown on the concept landscaping plan (Attachment 4 refers). It is also noted that two existing palm trees which are approximately four metres high are proposed to be removed.

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 3.3.1 Site planning maximises retention of existing healthy and appropriate trees and protects the viability of adjoining trees."*

*"O 3.3.2 Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition."*

*"O 3.3.3 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 trees to be removed from the north-west corner of the subject site are palm trees, which are non-natives and provide minimal canopy cover; however, based on the landscaping plan provided, the applicant is not proposing to replace these with a more appropriate species of tree elsewhere on site. Only one medium sized tree is proposed at a 100L pot size, which is half the size identified under Table 3.3b of SPP7.3. The palm trees which are proposed to be removed should be replaced to improve tree canopy and offset the reduction.

To meet the 'element objectives', the City recommends including a condition of approval to ensure the concerns raised above in respect to tree canopy and landscaping. It is recommended that condition 11 of the previous approval is modified to include the requirement for one large tree and two medium trees within appropriate deep soil and rootable zone areas onsite. In addition, the landscaping plan for the development is required to show the freestanding planters within the communal roof deck.

This modified condition of development approval will ensure that the future tree canopy cover and landscaping is enhanced onsite and that the proposal meets the 'element objectives' of clause 3.3 of SPP7.3.

Should the application be approved with a condition as recommended above, the development will meet the 'element objective' as outlined below:

- A total of 12.68% deep soil areas has been proposed by the applicant. This amount of deep soil areas could facilitate the planting of an additional large and medium tree if planned appropriately.
- The JDRP at its meeting on 19 June 2019 stated that the landscaping onsite was lacking and could be improved with minor alterations to the plans. It is considered the applicant has modified the plans to incorporate additional landscaping and indicated the deep soil areas to address this concern. This will also allow for additional space for tree planting onsite.
- In accordance with Design Guidance DG 3.3.1, the trees have not been identified by the City as suitable for retention due to their species and canopy size. However, DG 3.3.3 does encourage selecting plant species that suite the available space, deep soil area and attributes of the trees. Replacing these trees will improve the overall tree canopy coverage onsite.

### Communal open space

In accordance with the 'acceptable outcomes' listed under Clause 3.4 of SPP7.3, development is to comply with Table 3.4 which requires a minimum of 120m<sup>2</sup> of communal open space and is required to be co-located with deep soil areas.

The development proposes to use the roof terrace as communal open space. The communal open space is 88m<sup>2</sup> in area, which is 32m<sup>2</sup> less than that required under the 'acceptable outcomes' and is not co-located with deep soil area. The applicant has amended the plans to include freestanding planters in the communal open space for use as a community garden. Indicative furnishings have also been included on the plans to illustrate how the space may be used.

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 3.4.1 Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas."*

*"O 3.4.2 Communal open space is safe, universally accessible and provides a high level of amenity for residents."*

*"O 3.4.3 Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties."*

The proposal is considered to meet the 'element objectives' as outlined below:

- The communal roof deck is located away from openings or private open space of dwellings on site and will not impact surrounding properties due to the setbacks from adjoining lot boundaries.
- Freestanding planters within the communal roof deck will be required as part of the landscaping plan for the site to soften the space and provide opportunities for a community garden as indicated by the applicant.
- The JDRP at its meeting on 19 June 2019 stated that the roof deck could potentially be quite a harsh environment due to the lack of landscaping and shade from direct sunlight. It is considered the planter boxes and justification provided by the applicant addresses this concern.

- The proposed communal open space arrangement is considered to meet Design Guidance DG 3.4.1 as the space includes outdoor and semi-enclosed and/or partially covered areas on upper level podiums, terraces or useable flat roofs. There is no expectation that the entire space is covered.
- Design Guidance DG 3.4.2 states that communal open space should be co-located with landscaping. The planter boxes (and possible communal vegetation garden) will provide landscaping associated with this space.
- Design Guidance DG 3.4.6 encourages communal open space areas which are easy and affordable to maintain. It is considered the inclusion of planter boxes (and possible communal garden) will provide appropriate planting with minimal cost and maintenance works required.

As a result, the proposed communal open space is considered to meet the 'element objectives' under clause 3.4 of SPP7.3.

#### Public domain interface

In accordance with the 'acceptable outcomes' listed under Clause 3.6 of SPP7.3, front fencing is to include visually permeable materials above 1.2 metres and the average height of solid walls or fences to the street should not exceed 1.2 metres.

The applicant has provided front fencing with some sections solid to a height of 1.3 metres from natural ground level, and an average height of solid walls of 0.9 metres.

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 3.6.1 The transition between the private and public domain enhances the privacy and safety of residents."*

*"O 3.6.2 Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade."*

The proposal is considered to meet the 'element objectives' as outlined below:

- There are no negative impacts associated with privacy or safety in respect to the fencing component of the development.
- Adequate soft landscaping within the front setback area, along with open style fencing provides an attractive setting which fronts the public domain. In addition, light weight patios provide shade and enhance the amenity of the private open spaces and the streetscape.
- In accordance with Design Guidance DG 3.6.1, the proposed front fencing provides a balance of surveillance and interaction with the street, along with maintaining privacy and security for residents.
- The location of the private open space areas adjoining the street for the ground floor level dwellings is consistent with Design Guidance DG 3.6.6, as this design allows for causal interaction between residents and the public domain.

As a result, the proposed front fencing is considered to meet the 'element objectives' under clause 3.6 of SPP7.3.

## Bicycle and Visitor Parking

In accordance with the 'acceptable outcomes' listed under Clause 3.9 of SPP7.3, development is to comply with Table 3.9 which requires 12 bicycle spaces which are undercover and secure. In addition, a total of four visitor car parking bays are required onsite due to the number of dwellings proposed.

The applicant has proposed a total of nine bicycle spaces, with seven uncovered and two covered, and two of these spaces being secured. In addition, the proposal has been modified to remove the four visitor bays located behind the security gate and convert two of the visitor bays to a disabled bay, and another bay into additional landscaping. This reduces the total provision of visitor parking onsite from 11 to four bays, with one disabled (ACROD) bay also available for visitors which are all located outside of the security gate.

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 3.9.1 Parking and facilities are provided for cyclists and other modes of transport."*

*"O 3.9.2 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."*

*"O 3.9.3 Car parking is designed to be safe and accessible."*

*"O 3.9.4 The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape."*

To meet the 'element objectives', the City recommends including a condition of approval to address the lack of and location of bicycle parking on site.

It is recommended that condition 9 of the previous approval is modified to ensure at least 10 undercover resident bicycle spaces and two visitor bicycle spaces are provided on site. There is considered to be adequate space on site for the additional three bicycle racks and the racks could be located in more appropriate locations to encourage usage and for ease of accessibility. This modified condition of approval will ensure the proposal meets the 'element objectives' so that parking and facilities for cyclists are adequate and appropriate in the context of the site's locality.

Should the application be approved with this condition, the development will meet the 'element objectives' as outlined below:

- Car parking is considered appropriate based on the number of resident bays allocated to dwellings and the extent of visitor parking available. Occupants/visitors will also have access to public transport along Beach Road and bicycle facilities provided on site.
- Car parking will be designed and constructed in accordance with the relevant Australian Standards.
- Landscaping is proposed adjacent to the car parking area to minimise its impact on adjoining properties. In addition, all parking is located behind the dwellings and therefore is screened from view of the street.

## Solar access

In accordance with the 'acceptable outcomes' listed under Clause 4.1 of SPP7.3, a minimum of 70% of dwellings are required to have living rooms and private open space that obtain at least two hours of direct northern sunlight, and a maximum of 15% are permitted to have no direct northern sunlight.

Due to the orientation of the dwellings towards the street, no dwelling has two hours of direct northern sunlight to both its living room and private open space.

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 4.1.1 In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms."*

*"O 4.1.2 Windows are designed and positioned to optimise daylight access for habitable rooms."*

*"O 4.1.3 The development incorporates shading and glare control to minimise heat gain and glare:*

- from mid-spring to autumn in climate zones 4, 5 and 6 AND*
- year-round in climate zones 1 and 3."*

Units G01 and G02 do not include windows to all habitable rooms which are positioned to the north of the development (none shown for living rooms). All other dwellings have at least one window to every habitable room which has a northern aspect which will allow for light into these spaces.

The City recommends including a new condition of approval (condition 21) which requires a window of at least 1m<sup>2</sup> to the living rooms of units G01 and G02 to allow for access to sunlight to these spaces. This will ensure the development meets the 'element objectives' as these windows will ensure all dwellings have a window to a habitable room which has access to daylight from a northern aspect.

Should the application be approved with this condition, the development will meet the 'element objectives' as outlined below:

- The development has been designed to front the street (Beach Road) in order to meet the 'element objectives' of clause 3.6 – *Public domain interface* of SPP7.3. This not only provides the best possible interface with the street and the public open space opposite the site, but also avoids privacy issues associated with the living room and private open space (balconies) orientated towards surrounding residential properties.
- Full height and width glazing have been proposed to the living rooms of each dwelling to assist in providing maximum light penetration from the front façade of dwellings. The size and width of these windows to the front façade of the development is consistent with strategies to maximise solar access under Design Guidance DG 4.1.3.
- Private open spaces are likely to be utilised more commonly during the warmer periods of the year when weather conditions are optimal. The orientation of the

balconies and courtyards will allow for appropriate shading during these periods.

- The communal roof deck provides optimum orientation (north-west to north-east), as shown in Figure 4.1b of SPP7.3, to provide all residents and visitors with an outdoor space which has direct sunlight between the hours of 9:00am and 3:00pm on 21 June.
- The JDRP at its meeting on 19 June 2019 stated that the timber screening along the walkways adjacent to the bedrooms of units 103, 104, 203 and 204 should be adjusted to allow for sunlight into these spaces. The applicant has amended the plans to ensure sunlight to all windows of habitable rooms are not obstructed by the proposed screening, whilst still being located appropriately to provide a level of privacy to and from bathroom windows and the entries of dwellings.
- In accordance with Design Guidance DG 4.1.2, the majority of apartments (95%) are dual aspect with shallow internal layouts which optimises the amount of sunlight into habitable rooms.

### Size of dwellings

In accordance with the 'acceptable outcomes' listed under Clause 4.3 of SPP7.3, the minimum internal floor area of dwellings is to be in accordance with Table 4.3a, which requires 67m<sup>2</sup> for 2x1 dwellings, 72m<sup>2</sup> for 2x2 dwellings and 95m<sup>2</sup> for 3x2 dwellings. In addition, living rooms to dwellings are required to be a minimum width of four metres in accordance with Table 4.3b of SPP7.3.

The proposal includes 2x1 dwellings which are a minimum of 72m<sup>2</sup>, 2x2 dwellings which are a minimum of 71 m<sup>2</sup> and 3x2 dwellings which are a minimum of 94m<sup>2</sup>. As a result, the 2x1 and 3x2 dwellings are 1m<sup>2</sup> less than that required under Table 4.3a of SPP7.3. The living rooms of all dwelling are proposed at 3.7 metres, excluding APT5 which is greater than four metres in width.

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 4.3.1 The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size."*

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

The proposal is considered to meet the 'element objectives' as outlined below:

- The applicant has included indicative furnishing layouts for each dwelling on the floor plans to illustrate that all habitable rooms of the dwellings are functional and liveable. The internal configurations of the dwellings are not irregular and can be used effectively by residents.
- The ceiling height of 2.7 metres and overall length of open plan living area for each dwelling provides for appropriate access to natural ventilation and sunlight. All living spaces are between 8.2 to nine metres in length consistent with the 'acceptable outcomes' of clause 4.3 of SPP7.3.

- The size and internal layout of the apartments is consistent with Design Guidance DG 4.3.1 as the dwellings can accommodate a variety of furniture arrangements by providing open-style living spaces.
- The size and dimension of habitable rooms meets the 'acceptable outcomes' under Table 4.3b, and therefore these rooms are not impacted by the overall internal floor area of the dwellings.

As a result, the proposed size and dimension of the dwellings are considered to meet the 'element objectives' under clause 4.3 of SPP7.3.

### Storage

In accordance with the 'acceptable outcomes' listed under Clause 4.6 of SPP7.3, a storage area of 4m<sup>2</sup> is required for every two bedroom dwelling and 5m<sup>2</sup> for every three bedroom dwelling.

The applicant has provided 20 stores which are 4m<sup>2</sup> and one store which is 6m<sup>2</sup>, meaning one three bedroom dwelling is provided with a storage area of 4m<sup>2</sup> in lieu of 5m<sup>2</sup>.

In instances where a proposal does not meet all 'acceptable outcomes', it may still be appropriate if it is considered to meet the applicable 'element objectives':

*"O 4.6.1 Well-designed, functional and conveniently located storage is provided for each dwelling."*

The proposal is considered to meet this 'element objective' as outlined below:

- All stores are in a location and of an appropriate size and dimension which is suitable for each dwelling based on its size and position on site. This is consistent with Design Guidance DG 4.6.4 which states that the stores should be of an appropriate size to accommodate large and less frequently accessed items.
- The majority of stores (62%) are integrated with the building. In accordance with Design Guidance DG 4.6.7, the detached store rooms along the rear boundary of the subject site:
  - Equate to only 1.5% of the site area;
  - Are no greater than 60m<sup>2</sup> in floor area in total;
  - Are a total height of 2.4m from natural ground level;
  - Located behind the street setback area; and,
  - Do not result in non-compliance with the rear boundary setbacks requirements.

As a result, the proposed size and dimension of the dwellings are considered to meet the 'element objectives' under clause 4.6 of SPP7.3.

### **Options/Alternatives:**

Not applicable.

### **Council Recommendation:**

Not applicable.

**Conclusion:**

As outlined above, the development was originally designed and approved under the previous SPP3.1 planning framework. Notwithstanding it was also designed having regard to the draft objectives and intent of SPP7.3 and SPP7, with many aspects exceeding the 'deemed-to-comply' requirements of SPP3.1.

As noted previously, the current development approval is still valid until 1 September 2019 and, therefore, the applicant has the ability to commence development under this approval to avoid the requirements of SPP7.3.

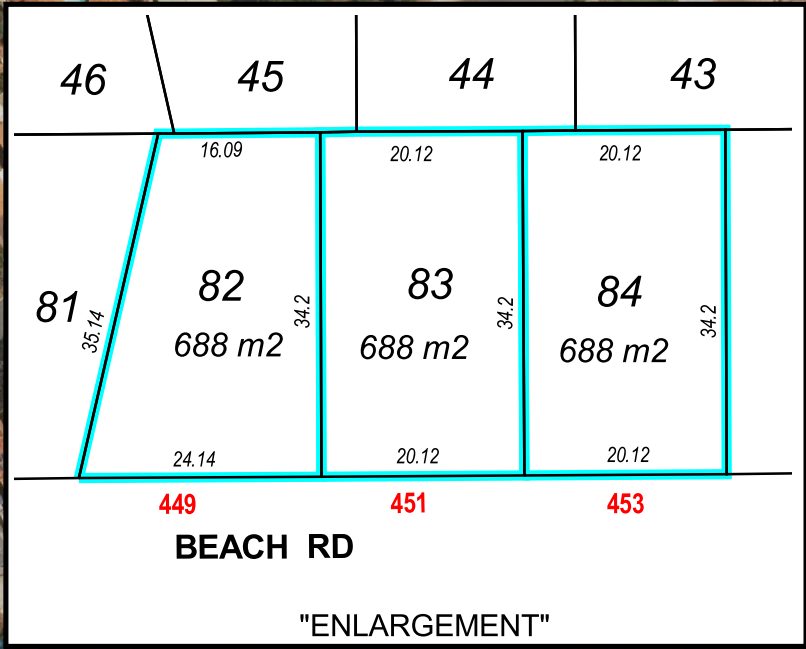
When originally designed, the development had regard to the 10 guiding principles of SPP7, which has meant no significant modifications are required to the development in order to meet the new planning framework.

In order to meet all of the applicable 'element objectives' under SPP7.3, it is recommended that a number of conditions are amended/included to ensure aspects such as solar access, landscaping and communal open space are adequately addressed. Further, the design and aesthetics of the building has been supported by the JDRP as the development is considered to enhance the amenity of the area and complements the desired streetscape, taking into account the context and character of the locality.

As a result, it is recommended that the JDAP approve the Form 2 application, subject to amended conditions.



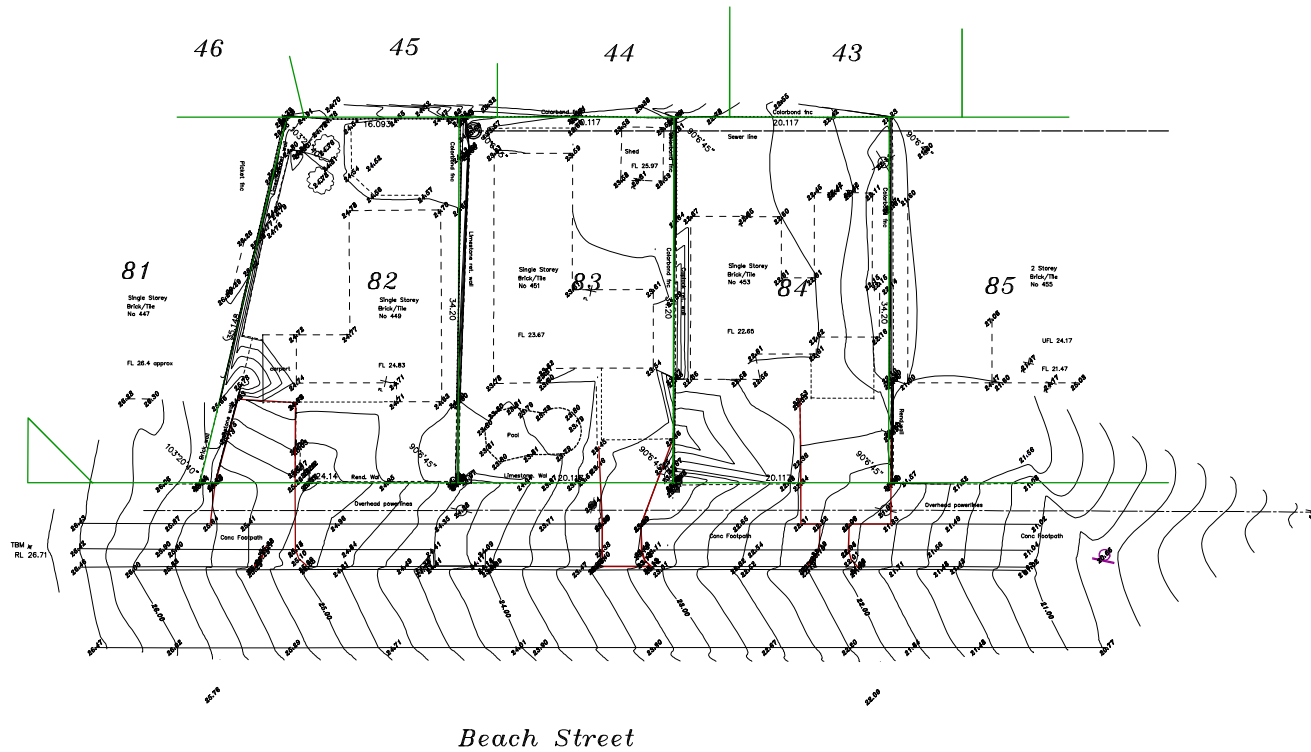
Subject Lots  
Lot 82, 83, 84 Plan 9800  
449, 451, 453 Beach Road, Duncraig



AMENDED  
DATE: 11 August 2017

DEVELOPMENT  
ASSESSMENT PANEL

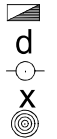
APPROVED  
01-Sep-2017



Scale 1:500 @ A3

### Key Features

Telecom  
Water meter  
Power Pole  
Power Dome  
Sewer M/H



Dwg: FS386-01

**db surveys**  
LICENSED LAND SURVEYORS

**MJA** studio

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REV.	DATE	AMENDMENT
	13.02.17	PRELIMINARY INFORMATION
B	21.04.17	ISSUE FOR DA

CLIENT  
  
CARINE DEVELOPMENTS P/L

PROJECT  
  
BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

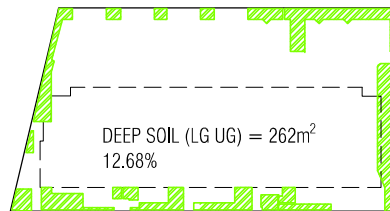
MJA PROJECT NUMBER  
16096  
PROJECT STATUS  
PLANNING APPLICATION

TRUE NORTH  
PROJECT NORTH  
SCALE  
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1:500 @ A3

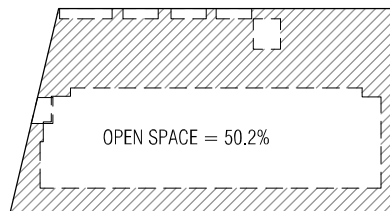
DRAWING  
EXISTING SITE SURVEY  
DRAWING NO. DRAFTER CHECKED REV.  
P.00 SB B

AMENDED  
DATE: 4 July 2019

DEEP SOIL DIAGRAM - ground floor



OPEN SPACE DIAGRAM



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REV.	DATE	AMENDMENT
F	14.11.17	FOR INFORMATION
G	03.07.19	REVISED DA EXTENSION

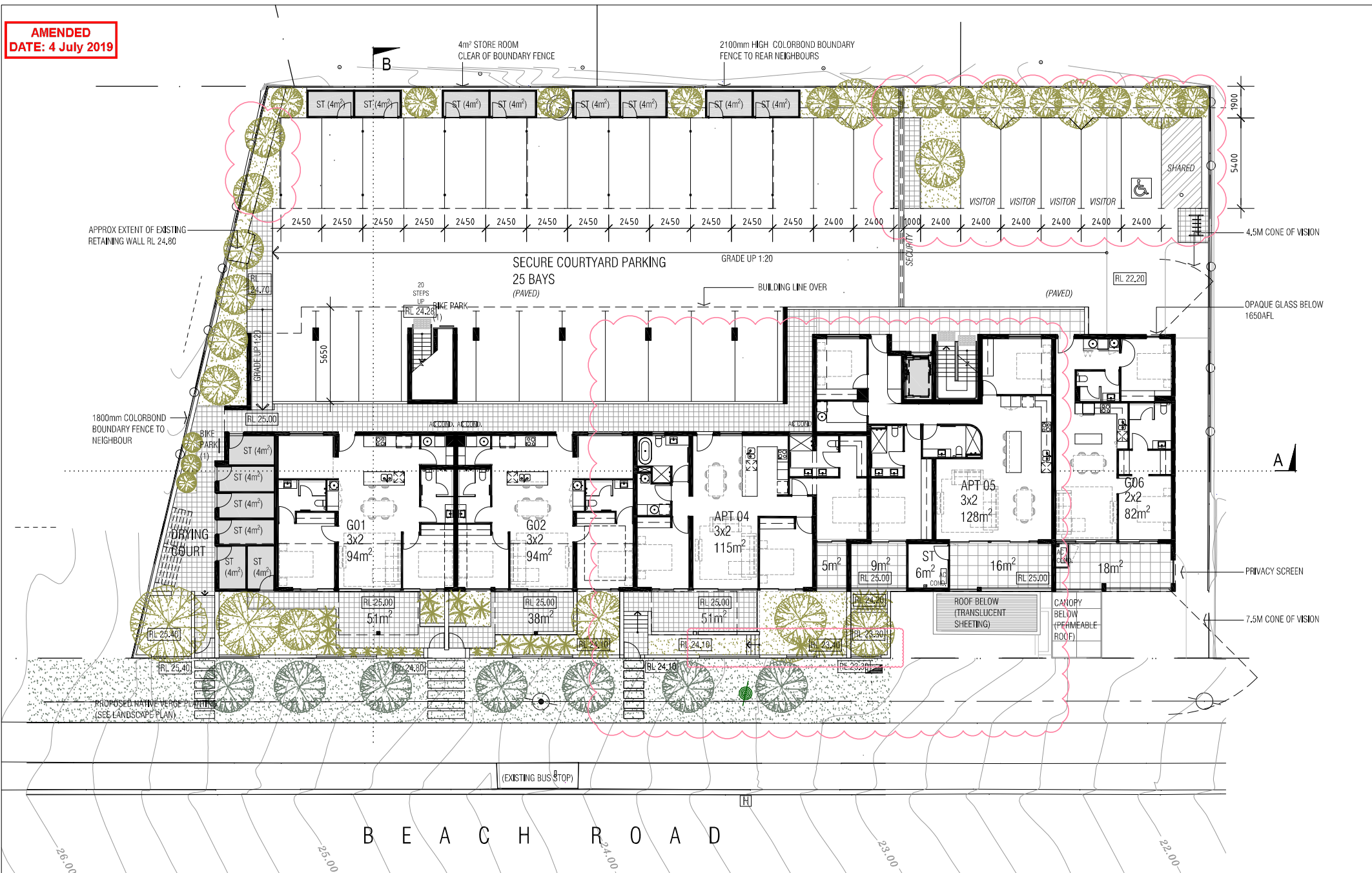
CLIENT  
  
CARINE DEVELOPMENTS P/L

PROJECT  
  
BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER  
16096  
PROJECT STATUS  
PLANNING APPLICATION

TRUE NORTH  
PROJECT NORTH  
SCALE  
0 1 2 5  
1:200 @ A3

DRAWING  
LOWER GROUND FLOOR PLAN  
DRAWING NO. DRAFTER CHECKED REV.  
P.02 CD/SB G



REV.	DATE	AMENDMENT
G	27,05,19	DA MODIFICATION
H	03,07,19	REVISED DA EXTENSION

CLIENT

CARINE DEVELOPMENTS P/L

PROJECT

BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER

16096

## PROJECT STATUS

## DA EXTENSION + MODIFICATION

TRUE



SCALE

1:200 @ A3

PROJECT



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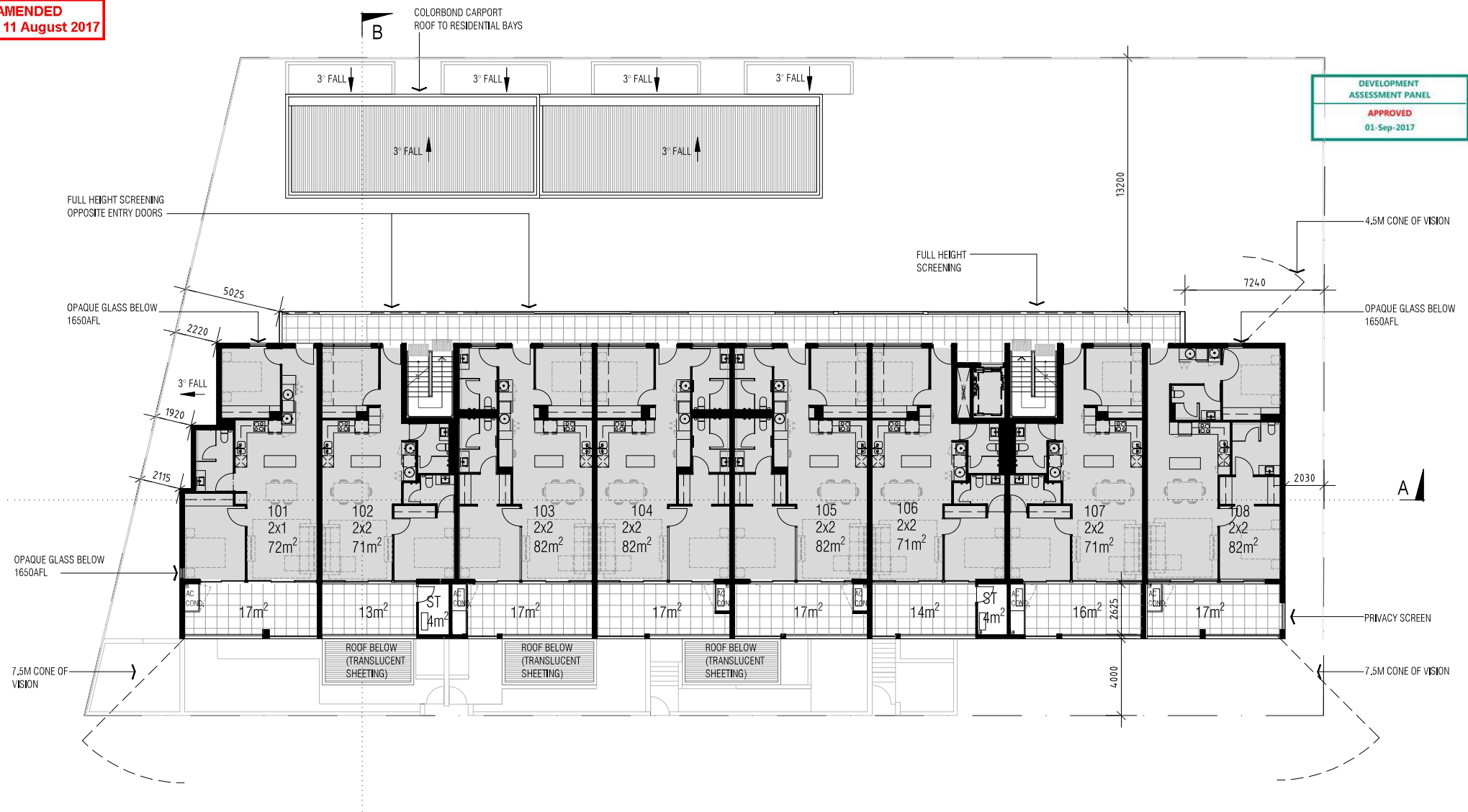
## DRAWING

UPPER GROUND FLOOR PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
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P.03 JB H

AMENDED  
DATE: 11 August 2017



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REV.	DATE	AMENDMENT
B	13.02.17	PRELIMINARY INFORMATION
C	21.04.17	ISSUE FOR DA
D	11.05.17	ISSUE FOR INFORMATION
D	16.06.17	REVISED DA ISSUE

CLIENT

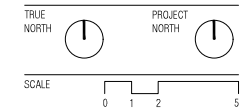
CARINE DEVELOPMENTS P/L

PROJECT

BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER

16096  
PROJECT STATUS  
PLANNING APPLICATION



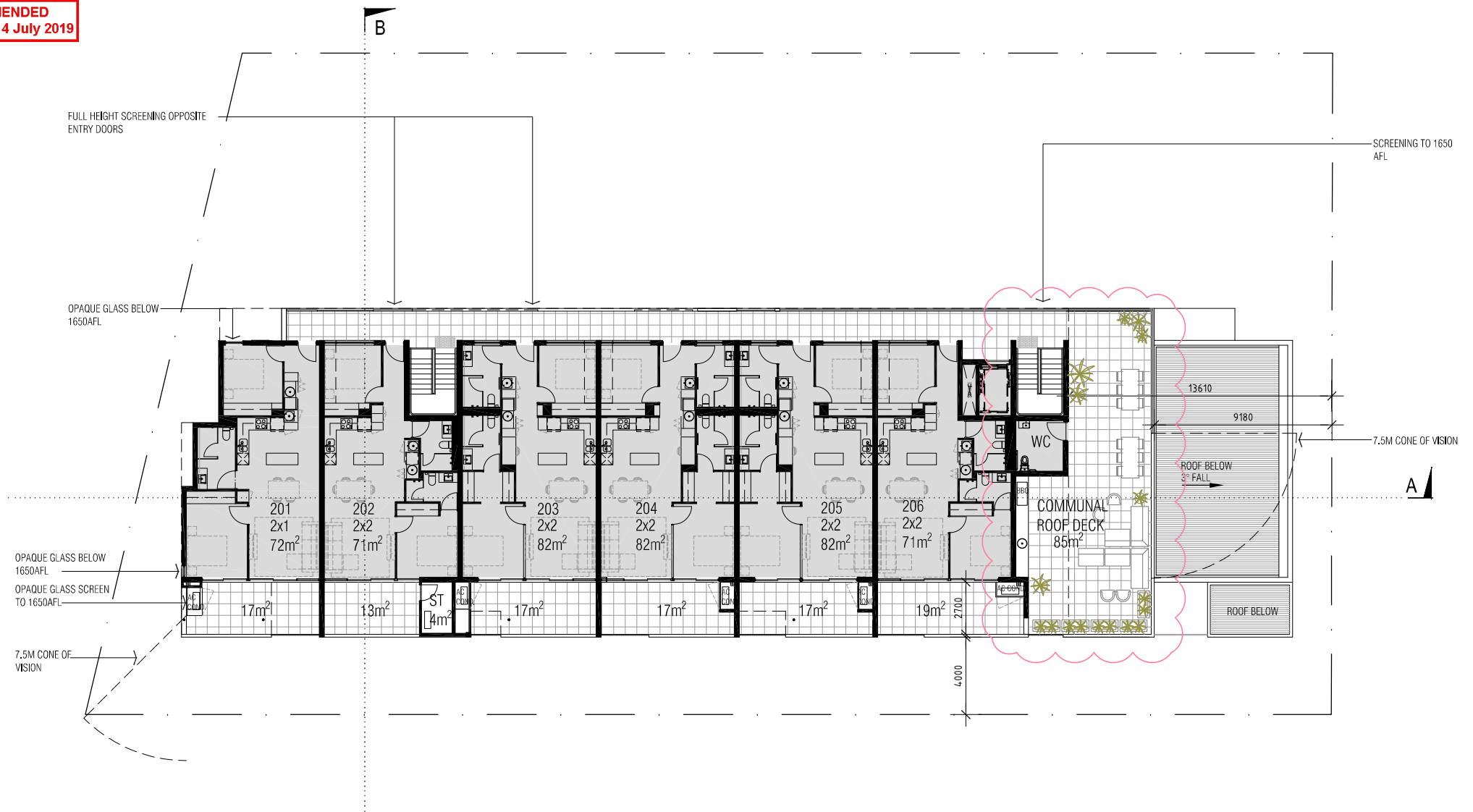
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DRAWING

FIRST FLOOR PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
P.04	CD/SB		D

AMENDED  
DATE: 4 July 2019



REV.	DATE	AMENDMENT
13.02.17		PRELIMINARY INFORMATION
B	21.04.17	ISSUE FOR DA
C	16.06.17	REVISED DA ISSUE
D	07.08.17	REVISED DA ISSUE
E	03.07.19	REVISED DA EXTENSION

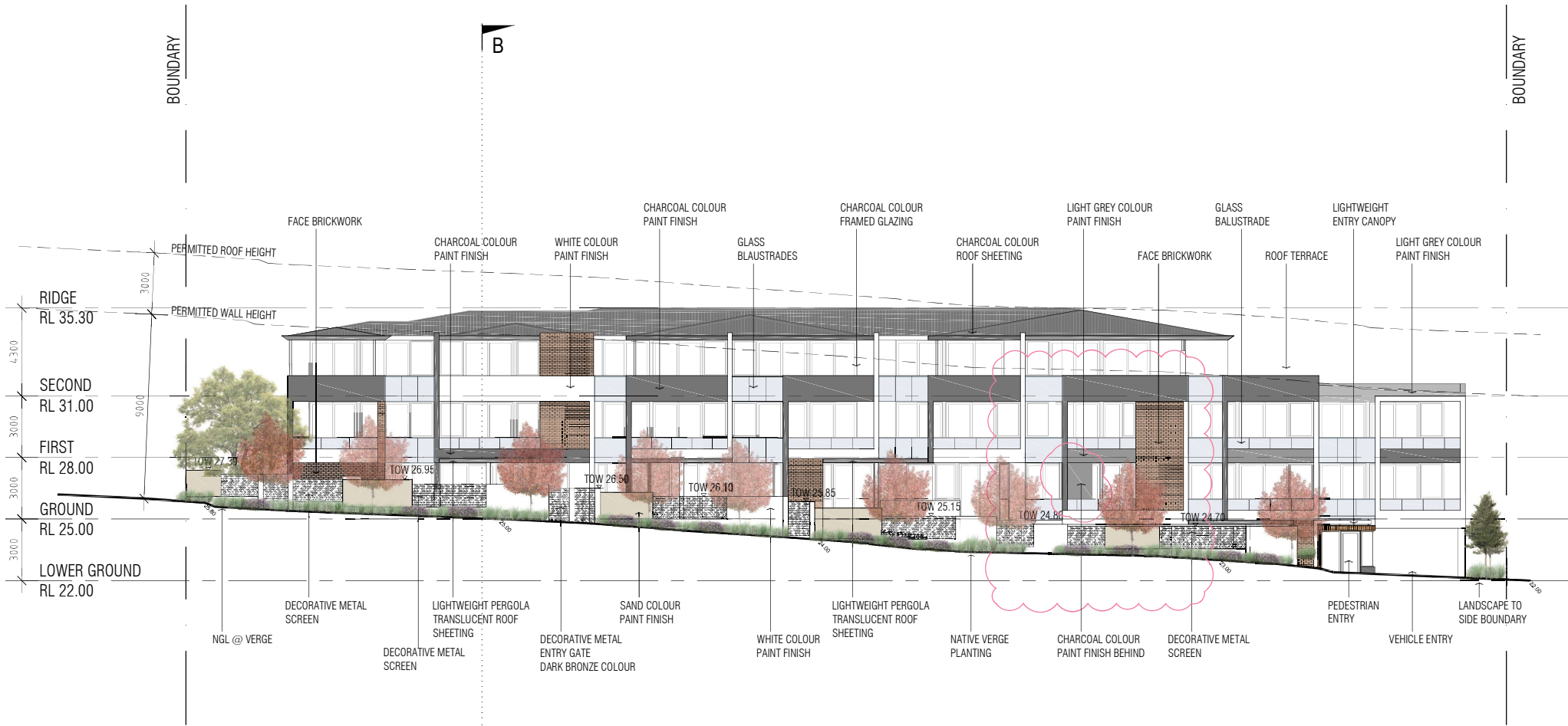
CLIENT  
CARINE DEVELOPMENTS P/L

PROJECT  
BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER  
16096  
PROJECT STATUS  
DA EXTENSION + MODIFICATION

TRUE NORTH  
PROJECT NORTH  
SCALE  
0 1 2 5  
1:200 @ A3

DRAWING  
SECOND FLOOR PLAN  
DRAWING NO. DRAFTER CHECKED REV.  
P.05 CD/SB E



SOUTH ELEVATION



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B	21.04.17	ISSUE FOR DA
C	16.06.17	REVISED DA ISSUE
D	27.05.19	DA MODIFICATION

CLIENT  
  
CARINE DEVELOPMENTS P/L

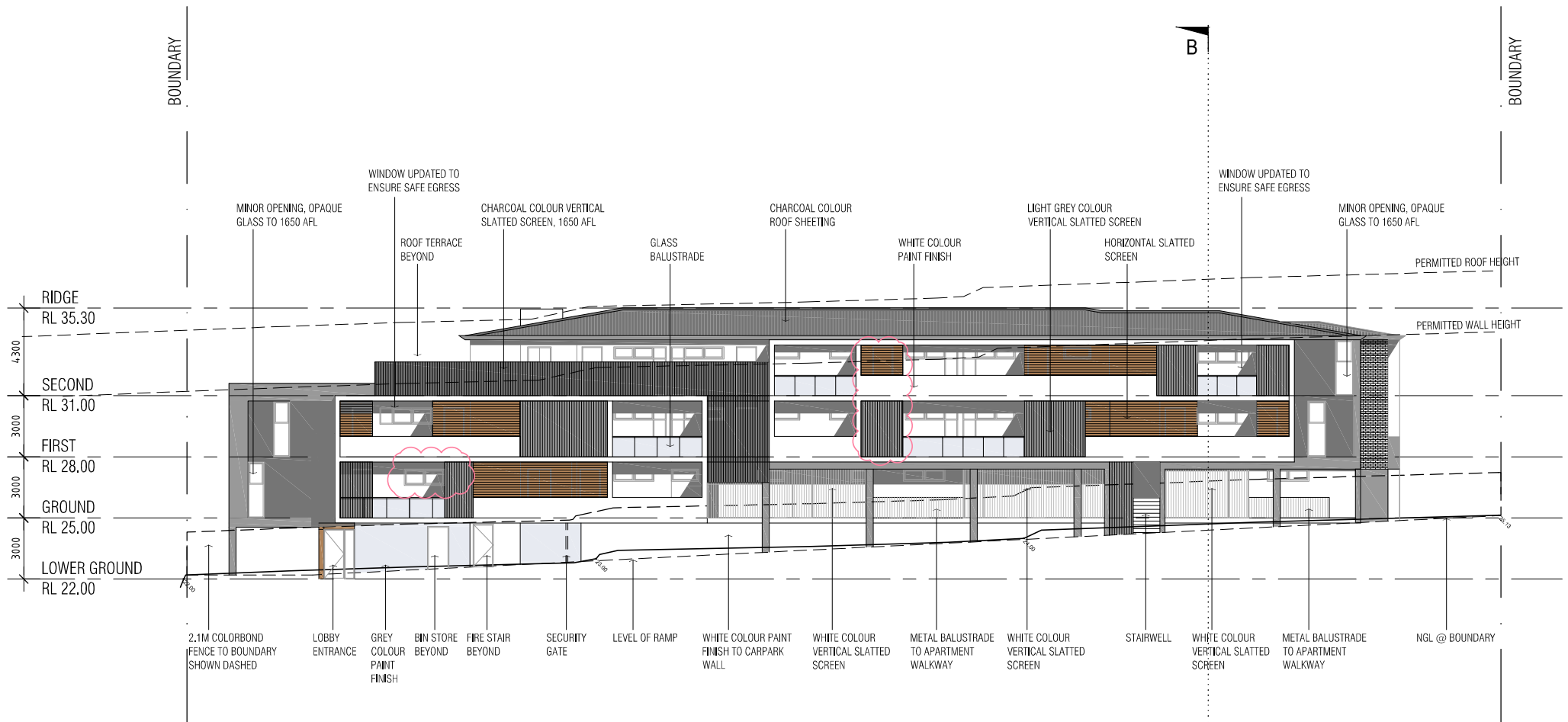
PROJECT  
  
BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER  
  
16096  
PROJECT STATUS  
PLANNING APPLICATION

SCALE  
0 1 2 5  
1:200 @ A3

DRAWING  
  
SOUTH (STREET) ELEVATION  
DRAWING NO. DRAFTER CHECKED REV.  
P.07 JB D

AMENDED  
DATE: 4 July 2019



NORTH ELEVATION



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B	21.04.17	ISSUE FOR DA
C	16.06.17	REVISED DA ISSUE
D	07.06.19	FENCE REMOVED FOR CLARITY
E	03.07.19	REVISED DA EXTENSION

CLIENT  
CARINE DEVELOPMENTS P/L

PROJECT  
BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER  
16096  
PROJECT STATUS  
DA EXTENSION + MODIFICATION

SCALE  
0 1 2 5  
1:200 @ A3

DRAWING  
NORTH ELEVATION  
DRAWING NO. DRAFTER CHECKED REV.  
P.09 SB CD E



WEST ELEVATION

REV.	DATE	AMENDMENT
	13.02.17	PRELIMINARY INFORMATION
B	21.04.17	ISSUE FOR DA
C	16.06.17	REVISED DA ISSUE
D	07.08.17	REVISED DA ISSUE

CLIENT  
  
CARINE DEVELOPMENTS P/L

PROJECT  
  
BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

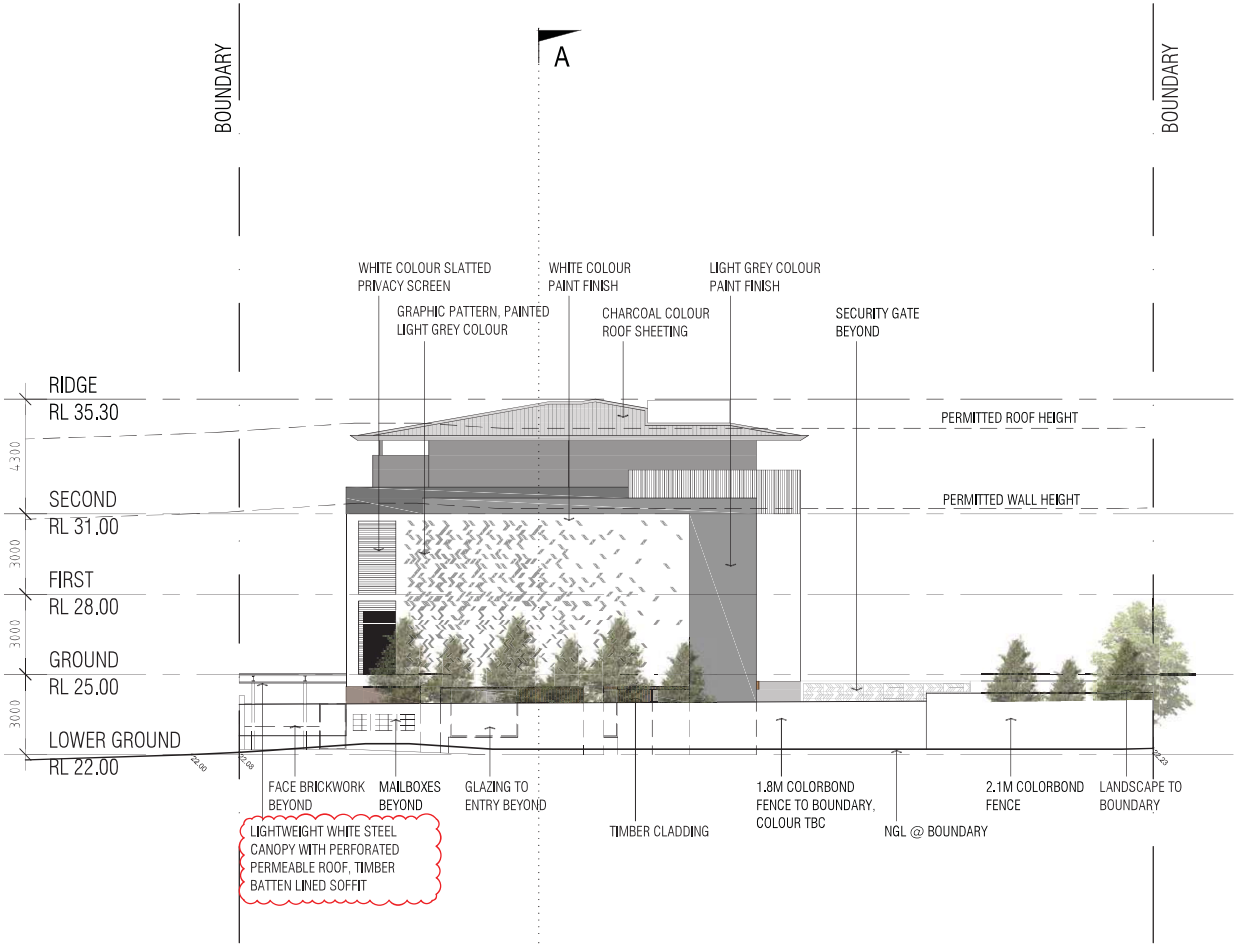
MJA PROJECT NUMBER  
  
16096  
PROJECT STATUS  
PLANNING APPLICATION

SCALE  
0 1 2 5  
1:200 @ A3

DRAWING  
  
WEST ELEVATION  
DRAWING NO. DRAFTER CHECKED REV.  
P.08 SB CD D

**AMENDED**  
**DATE: 11 August 2017**

DEVELOPMENT ASSESSMENT PANEL
APPROVED 01-Sep-2017



EAST ELEVATION

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D	07.08.17	REVISED DA ISSUE

CLIENT

CARINE DEVELOPMENTS P/L

PROJECT

BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER

16096

## PLANNING APPLICATION

SCALE



1:200 @ A3

## DRAWING

EAST ELEVATION

DRAWING NO.	DRAFTER	CHECKED	REV.
P.10	SB	CD	D



LG Ref: DA17/0454  
DAP Ref: DAP/17/01223  
Enquiries: (08) 6551 9919

Ms Michelle Lawrence  
Carine Developments Pty Ltd  
Suite 2, 464 Murray Street  
PERTH WA 6000

Dear Ms Lawrence

**METRO NORTH-WEST JDAP - CITY OF JOONDALUP - DAP APPLICATION - DA17/0454  
- DETERMINATION**

Property Location:	Lots 82 (449), 83 (451) and 84 (453) Beach Road, Duncraig
Application Details:	21 Apartments in Multi-Unit Residential

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Joondalup on 29 May 2017 for the above-mentioned development.

This application was considered by the Metro North-West JDAP at its meeting held on 1 September 2017, where in accordance with the provisions of the City of Joondalup District Planning Scheme No.2, it was resolved to **approve** the application as per the attached notice of determination.

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

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

Should you have any queries with respect to the conditions of approval, please contact Mr Ryan Bailey on behalf of the City of Joondalup on 9400 4300.

Yours sincerely,

**DAP Secretariat**

11 September 2017

Encl. DAP Determination Notice  
Approved plans

Cc: Mr Ryan Bailey  
City of Joondalup





## ***Planning and Development Act 2005***

### **City of Joondalup District Planning Scheme No.2**

#### **Metro North-West Joint Development Assessment Panel**

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

**Property Location:** Lots 82 (449), 83 (451) and 84 (453) Beach Road, Duncraig

**Application Details:** 21 Apartments in Multi-Unit Residential

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 1 September 2017, subject to the following:

**Approve** DAP Application reference DAP/17/01223 and accompanying plans at Attachment 1 in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Joondalup *District Planning Scheme No. 2*, subject to the following conditions as follows:

#### **Conditions:**

1. This approval relates to the multiple dwelling development only, as indicated on the approved plans. It does not relate to any other development on the lot.
2. The lots included within the application site shall be granted approval for amalgamation prior to commencement of development and amalgamation concluded prior to occupancy certification.
3. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
4. The external surface of the development, including roofing, shall be finished in materials and colours that have low reflective characteristics, to the satisfaction of the City. The external surfaces shall be treated to the satisfaction of the City if it is determined by the City that glare from the completed development has a significant adverse effect on the amenity of adjoining or nearby neighbours.
5. All development shall be contained within the property boundaries.
6. A full schedule of colours and materials for all exterior parts to the building is to be submitted and approved prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
7. A Refuse Management Plan indicating the method of rubbish collection is to be submitted prior to the commencement of development, and approved by the City prior to the development first being occupied.
8. A Construction Management Plan being submitted and approved prior to the commencement of development. The management plan shall detail how it is proposed to manage:
  - all forward works for the site;



- the delivery of materials and equipment to the site;
- the storage of materials and equipment on the site;
- the parking arrangements for the contractors and subcontractors;
- the management of dust during the construction process;
- other matters likely to impact on the surrounding properties;

and works shall be undertaken in accordance with the approved Construction Management Plan.

9. Any bicycle parking facilities provided should be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993). If the development is to include bicycle parking, details of bicycle parking area(s) shall be provided to, and approved by the City prior to the commencement of construction.
10. Lighting shall be installed along all driveways and pedestrian pathways and in all common service areas prior to the development first being occupied, to the satisfaction of the City. A lighting plan shall be submitted to the City for approval prior to the commencement of construction.
11. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to address the deemed-to-comply requirement and design principles of clause 6.3.2 of the Residential Design Codes, and indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
  - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide all details relating to paving, treatment of verges and tree planting in the car park;
  - Show spot levels and/or contours of the site;
  - Be based on water sensitive urban design principles to the satisfaction of the City;
  - Be based on Designing out Crime principles to the satisfaction of the City; and
  - Show all irrigation design details.
12. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
13. The verge adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City, and shall include one street tree for every 10 metres of frontage where a lot abuts a primary or secondary street.
14. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from the street(s) view or alternatively each dwelling is to be provided with mechanical clothes dryers to the satisfaction of the City.
15. Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the building(s) to the satisfaction of the City.
16. Boundary walls and retaining walls shall be of a clean finish and made good to the satisfaction of the City.
17. A total of 11 car parking bays shall be formally set-aside and adequately marked for “visitors only”.



18. The portion of front fencing shown as “decorative metal screen” and “decorative metal entry gate” as indicated on the approved plans shall be visually permeable (as defined in the Residential Design Codes).
19. Screening shall be erected along the balconies as depicted on the approved plans. Screening shall be a minimum height of 1.6 metres above the approved finished floor level, and comply with the definition of screening under the Residential Design Codes. All screening shall be at least 75 percent obscure, permanently fixed, made of durable material, and restrict view in the direction of overlooking into any adjoining property. All screening shall be installed to the satisfaction of the City prior to occupation of the development.
20. The parking areas, driveway and crossover are to be designed and constructed to the satisfaction of the City prior to occupation of the development.
21. A Security and Access Management Plan detailing security gate operation, management of intercom controls, signage and other methods to direct and enable visitor access to private areas shall be submitted to the City for approval prior to occupation of the development, and shall be implemented in accordance with the approved Plan.

**Advice Notes:**

1. Any existing footpath and kerbing shall be retained and protected during construction of the development and shall not be removed or altered for the purposes of a vehicle crossover. Should the footpath/kerb be damaged during the construction of the development, it shall be reinstated to the satisfaction of the City.
2. The applicant/owner is advised that verge treatments are required to comply with the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at <http://www.joondalup.wa.gov.au/Live/Streetscapes.aspx>.
3. This approval does not include the dividing fence(s) shown on the approved plans. You are advised that in accordance with the Dividing Fences Act 1961 you are required to reach agreement with the adjoining owners as to the height, appearance and location of the dividing fence. Further information is available at [www.buildingcommission.wa.gov.au](http://www.buildingcommission.wa.gov.au).
4. In regard to condition 13, the applicant should contact the City's Planning Services on 9400 4100 for further information. The applicant shall:
  - Prior to installation of the trees submit a detailed design to the City for approval. The detailed design shall indicate the tree preparation zone(s);
  - Upon gaining approval, shall install tree preparation zone(s) to the City's satisfaction prior to occupation of the dwellings; and
  - Notify the City upon completion so that an inspection can be undertaken.
5. In relation to condition 18, the Residential Design Codes define visually permeable as:

*In reference to a wall, gate, door or fence that the vertical surface has:*

- *continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
- *continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
- *a surface offering equal or lesser obstruction to view.*

*as viewed directly from the street.*



6. In relation to condition 19, the Residential Design Codes define screening as:

*Permanently fixed external perforated panels or trellises composed of solid or obscured translucent panels.*

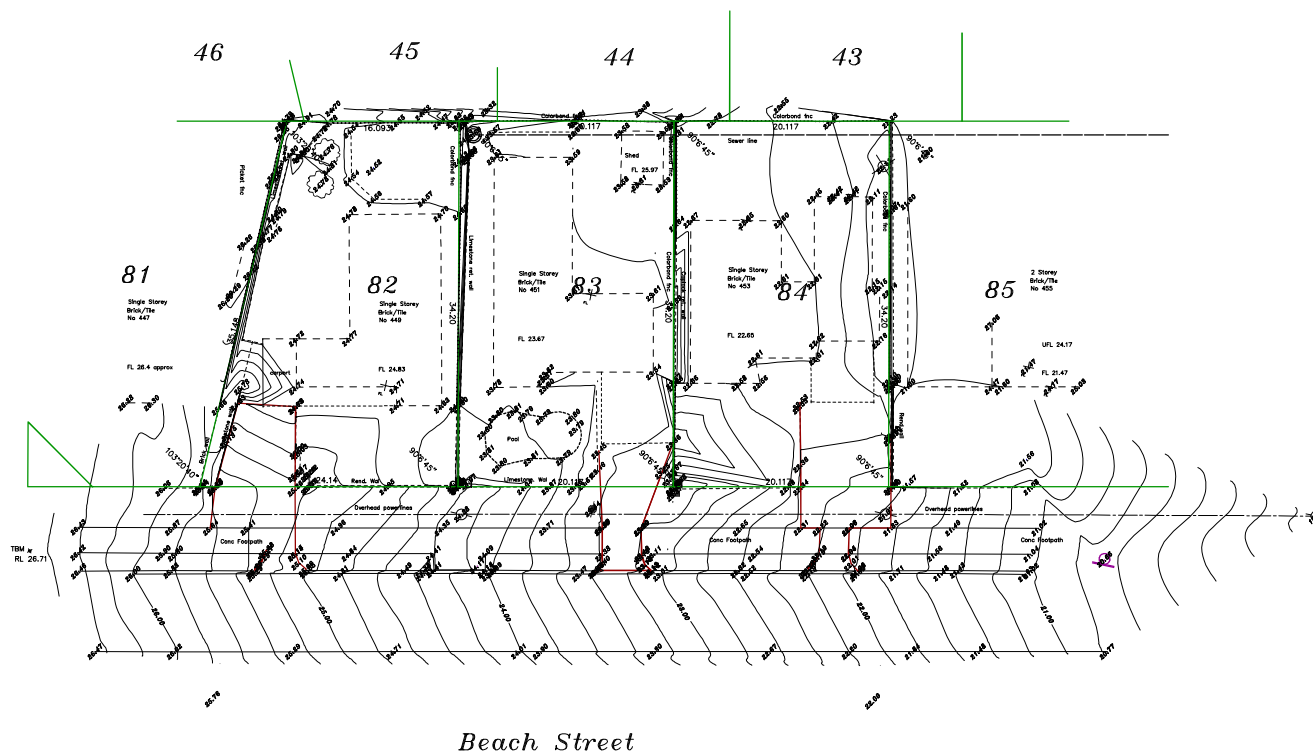
7. In relation to condition 11, the percentage of soft landscape in the front setbacks as depicted on the landscape plans is acceptable.

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

AMENDED  
DATE: 11 August 2017

DEVELOPMENT  
ASSESSMENT PANEL

APPROVED  
01-Sep-2017



Scale 1:500 @ A3

### Key Features

Telecom  
Water meter  
Power Pole  
Power Dome  
Sewer M/H



Dwg: FS386-01

**db surveys**  
LICENSED LAND SURVEYORS

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CLIENT  
  
CARINE DEVELOPMENTS P/L

PROJECT  
  
BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER  
16096  
PROJECT STATUS  
PLANNING APPLICATION

TRUE NORTH  
PROJECT NORTH  
SCALE  
0 2.5 5 12.5  
1:500 @ A3

DRAWING  
EXISTING SITE SURVEY  
DRAWING NO. DRAFTER CHECKED REV.  
P.00 SB B

AMENDED  
DATE: 11 August 2017

DEVELOPMENT  
ASSESSMENT PANEL  
APPROVED  
01-Sep-2017

LOT 82  
(#449)  
688m<sup>2</sup>

LOT 83  
(#451)  
688m<sup>2</sup>

LOT 84  
(#453)  
688m<sup>2</sup>

PROPOSED BUILDING FOOTPRINT  
SEE FLOOR PLANS FOR LEVELS

B E A C H R O A D

REMOVED EXISTING  
CROSSOVERS

NEW VERGE TREES & VERGE  
PLANTING AS PER LANDSCAPE PLAN

REMOVED EXISTING  
CROSSOVERS

REMOVED EXISTING  
CROSSOVERS

PROPOSED  
NEW CROSSOVER

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D	07.08.17	REVISED DA ISSUE

CLIENT  
CARINE DEVELOPMENTS P/L

PROJECT  
BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER  
16096  
PROJECT STATUS  
PLANNING APPLICATION

TRUE NORTH  
PROJECT NORTH  
SCALE  
0 1 2 5  
1:200 @ A3

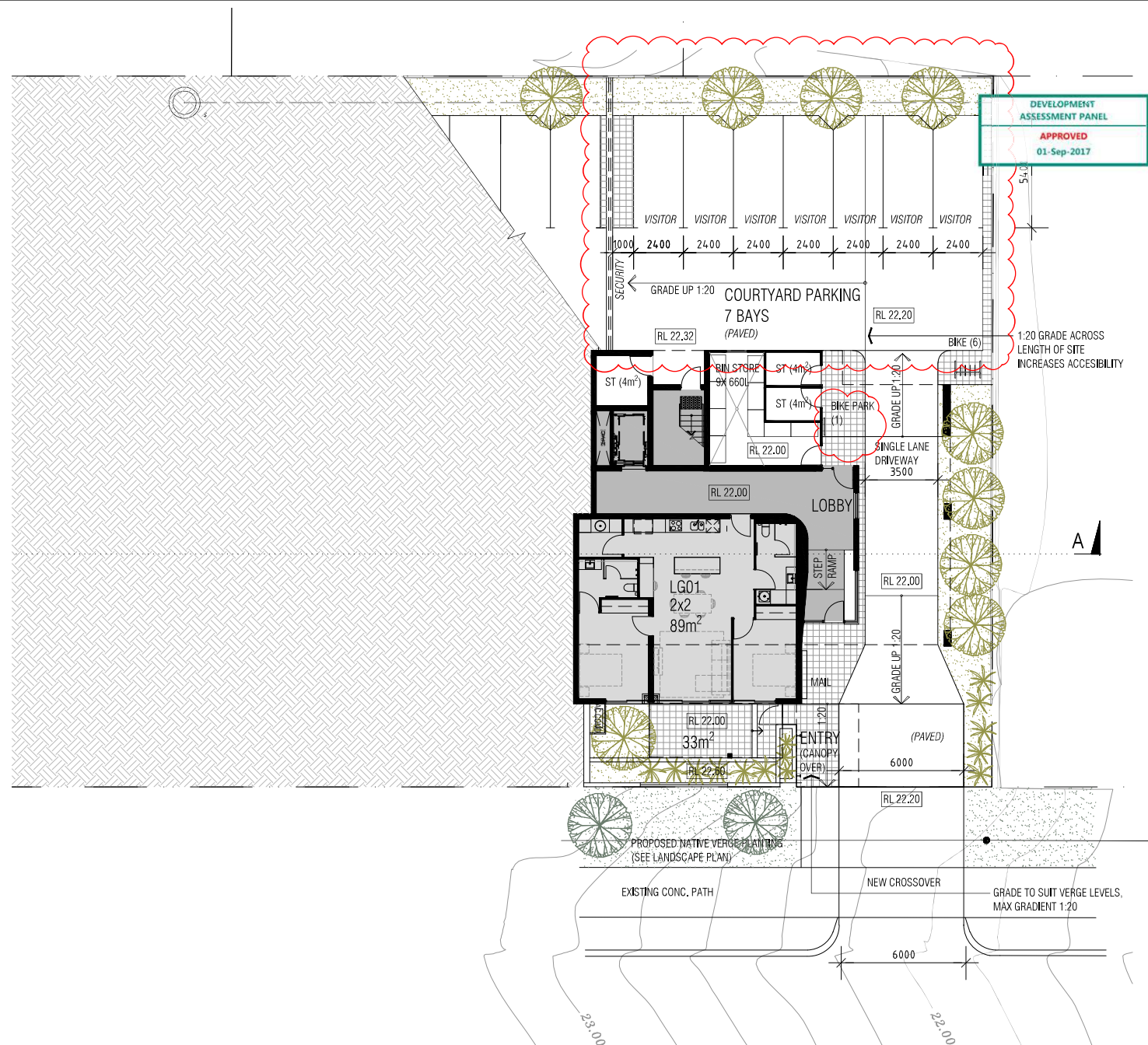
DRAWING  
SITE PLAN  
DRAWING NO. DRAFTER CHECKED REV.  
P.01 SB D

## 21 APARTMENTS

$$\begin{aligned} \text{TOTAL STRATA} &= 1668 \\ \text{TOTAL PR} &= 1820 \\ &= 0.88 \end{aligned}$$

2 x (2 BED 1 BATH)  
16 X (2 BED 2 BATH)  
3 X (3 BED 2 BATH)

Diagram illustrating the layout of the site, showing a central white area labeled "OPEN SPACE = 50.2%" surrounded by a hatched area representing the building footprint.



CLIENT

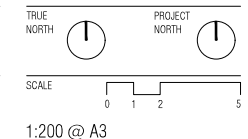
CARINE DEVELOPMENTS P/L

MJA PROJECT NUMBER

16096

PROJECT STATUS

PLANNING APPLICATION



DRAWING

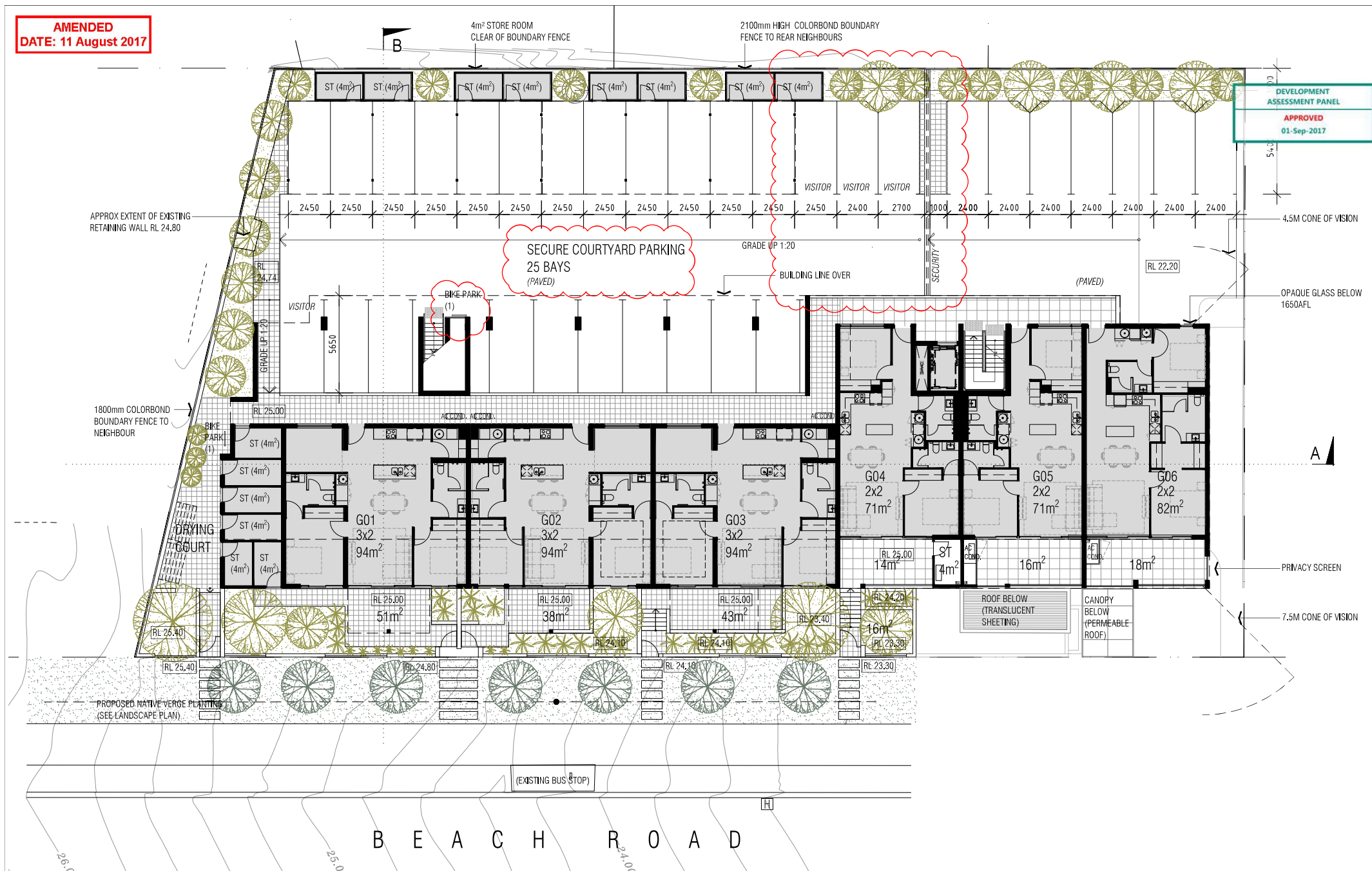
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LOWER GROUND FLOOR PLAN

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DRAWING NO.	DRAFTER	CHECKED	REV.
P.02	CD/SB		E

**AMENDED**  
**DATE: 11 August 2017**

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E	07.08.17	REVISED DA ISSUE

CLIENT

CARINE DEVELOPMENTS P/L

PROJECT

BEACH RD APARTMENTS

PROJECT ADDRESS

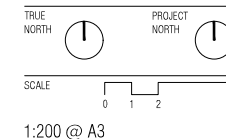
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER

16096

PROJECT STATUS

PLANNING APPLICATION



DRAWING

UPPER GROUND FLOOR PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
P.03	CD/SB		E

MJA  studio

REV.	DATE	AMENDMENT
	13.02.17	PRELIMINARY INFORMATION
B	21.04.17	ISSUE FOR DA
C	11.05.17	ISSUE FOR INFORMATION
D	16.06.17	REVISED DA ISSUE

PROJECT

---

BEACH RD APARTMENTS

---

PROJECT ADDRESS

449-453 BEACH RD  
DUNCRAIG

DRAWING			
FIRST FLOOR PLAN			
DRAWING NO.	DRAFTER	CHECKED	REV.
P.04	CD/SB		D

AMENDED  
DATE: 11 August 2017

FULL HEIGHT SCREENING OPPOSITE  
ENTRY DOORS

OPAQUE GLASS BELOW  
1650AFL

OPAQUE GLASS BELOW  
1650AFL

OPAQUE GLASS SCREEN  
TO 1650AFL

7.5M CONE OF  
VISION

B

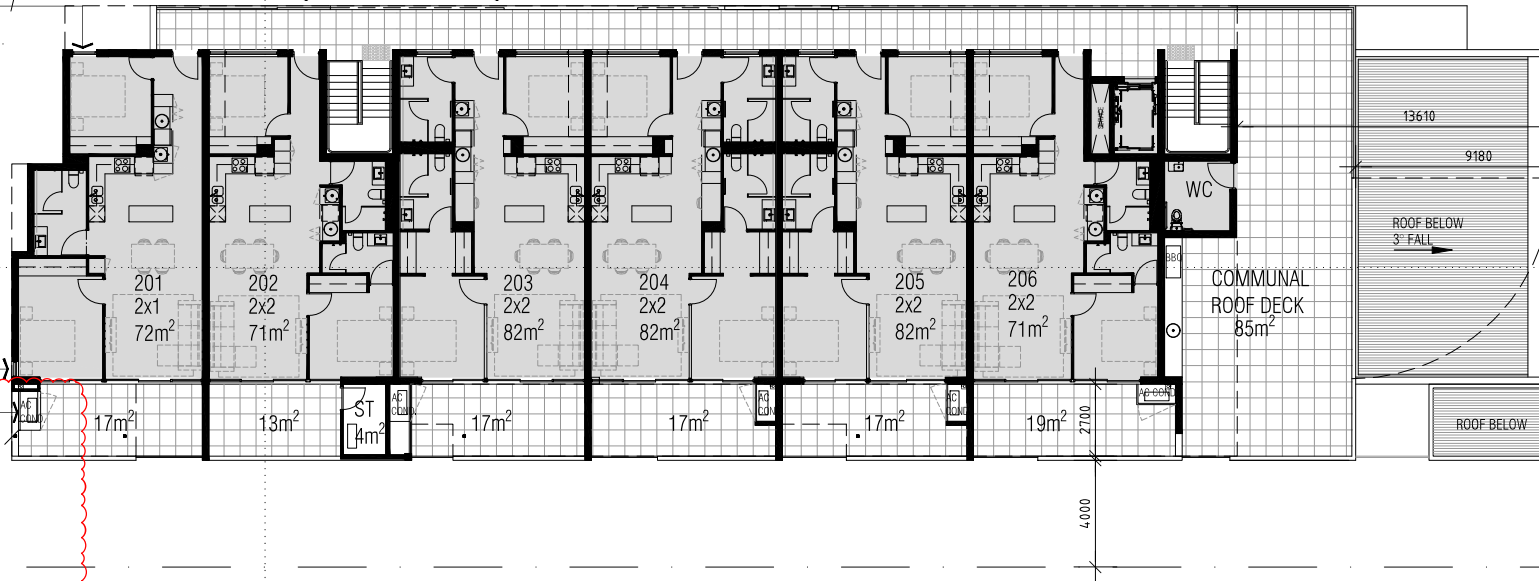
DEVELOPMENT  
ASSESSMENT PANEL

APPROVED  
01-Sep-2017

SCREENING TO 1650  
AFL

7.5M CONE OF VISION

A



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CARINE DEVELOPMENTS P/L

PROJECT

BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER

16096  
PROJECT STATUS

PLANNING APPLICATION

TRUE  
NORTH

SCALE  
0 1 2 5

1:200 @ A3

PROJECT  
NORTH

DRAWING

SECOND FLOOR PLAN

DRAWING NO. DRAFTER CHECKED REV.

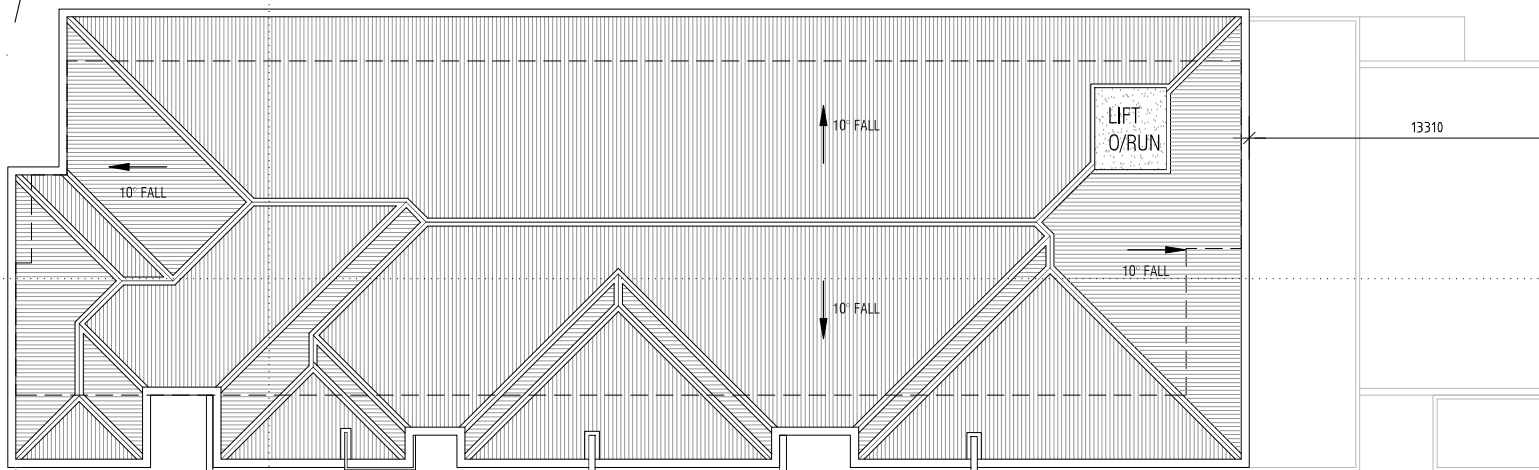
P.05 CD/SB D

AMENDED  
DATE: 11 August 2017

B

DEVELOPMENT  
ASSESSMENT PANEL

APPROVED  
01-Sep-2017



A

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PROJECT  
  
BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER  
  
16096  
PROJECT STATUS  
  
PLANNING APPLICATION

TRUE NORTH  
PROJECT NORTH  
SCALE  
0 1 2 5  
1:200 @ A3

DRAWING  
  
ROOF PLAN  
DRAWING NO. DRAFTER CHECKED REV.  
P.06 SB B

**AMENDED**  
**DATE: 11 August 2017**

DEVELOPMENT  
ASSESSMENT PANEL

**APPROVED**

01-Sep-2017



SOUTH ELEVATION

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REV.	DATE	AMENDMENT
	13.02.17	PRELIMINARY INFORMATION
B	21.04.17	ISSUE FOR DA
C	16.06.17	REVISED DA ISSUE

CLIENT

CARINE DEVELOPMENTS P/L

PROJECT

BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER

16096

## PROJECT STATUS

## PLANNING APPLICATION

SCALE



1:200 @ A3

DRAWING

SOUTH (STREET) ELEVATION

DRAWING NO.	DRAFTER	CHECKED	REV.
P.07	SB	CD	C



WEST ELEVATION

REV.	DATE	AMENDMENT
	13.02.17	PRELIMINARY INFORMATION
B	21.04.17	ISSUE FOR DA
C	16.06.17	REVISED DA ISSUE
D	07.08.17	REVISED DA ISSUE

CLIENT

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PROJECT

BEACH RD APARTMENTS

PROJECT ADDRESS

449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER

16096

PROJECT STATUS

PLANNING APPLICATION

SCALE

0 1 2 5

1:200 @ A3

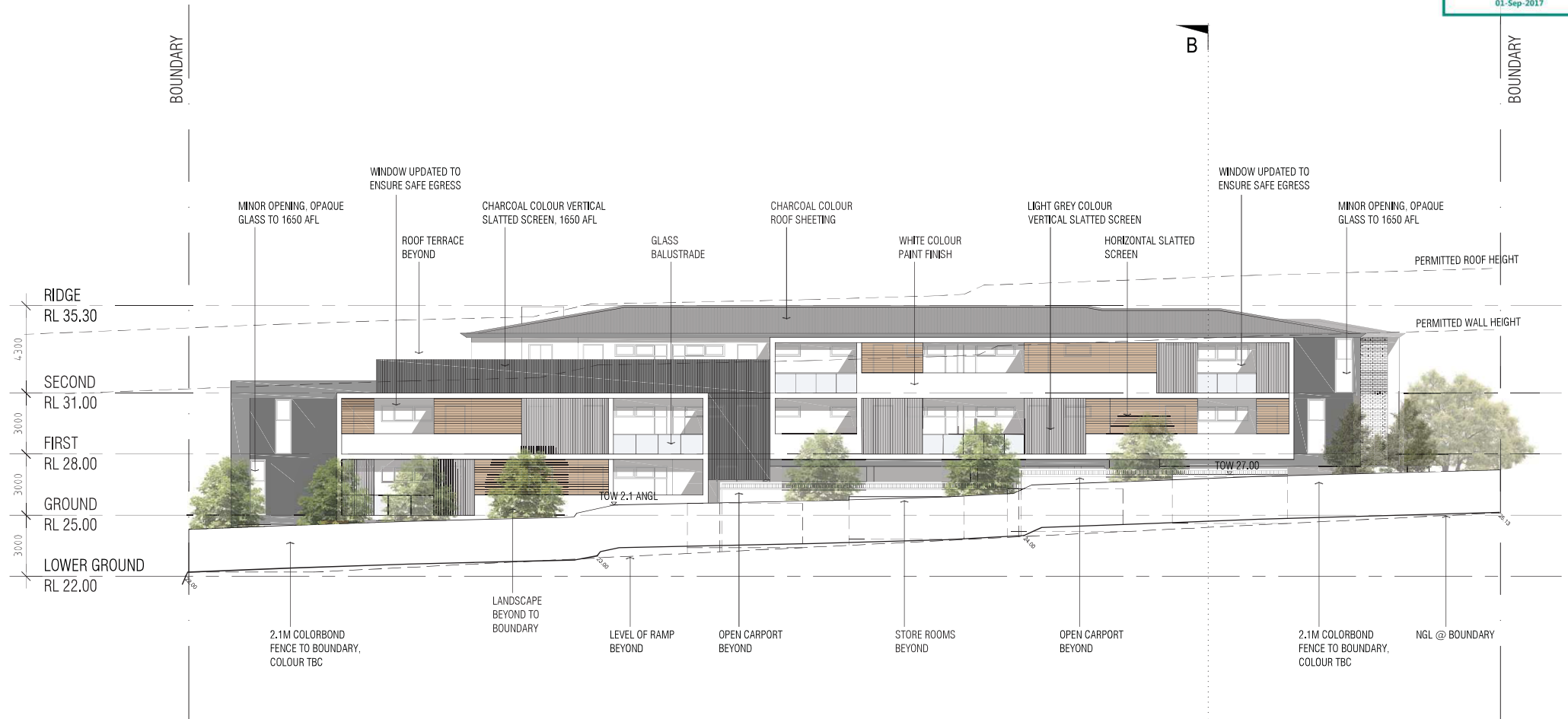
DRAWING

WEST ELEVATION

DRAWING NO.	DRAFTER	CHECKED	REV.
P.08	SB	CD	D

AMENDED  
DATE: 11 August 2017

DEVELOPMENT  
ASSESSMENT PANEL  
**APPROVED**  
01-Sep-2017



NORTH ELEVATION

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B	21.04.17	ISSUE FOR DA
C	16.06.17	REVISED DA ISSUE

CLIENT  
CARINE DEVELOPMENTS P/L

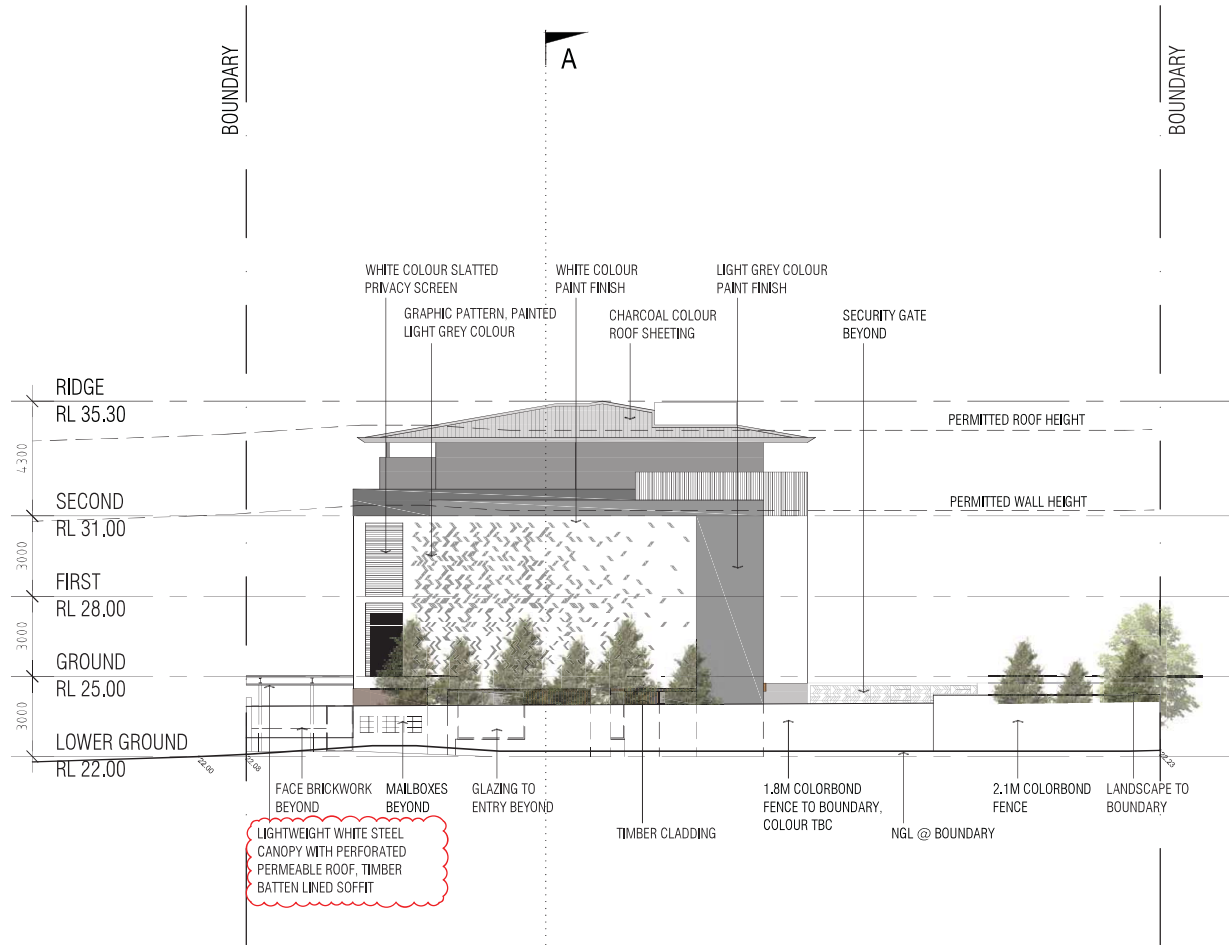
PROJECT  
BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER  
16096  
PROJECT STATUS  
PLANNING APPLICATION

SCALE  
0 1 2 5  
1:200 @ A

AMENDED  
DATE: 11 August 2017

DEVELOPMENT  
ASSESSMENT PANEL  
**APPROVED**  
01-Sep-2017



EAST ELEVATION

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REV.	DATE	AMENDMENT
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C	16.06.17	REVISED DA ISSUE
D	07.08.17	REVISED DA ISSUE

CLIENT

CARINE DEVELOPMENTS P/L

PROJECT

BEACH RD APARTMENTS  
PROJECT ADDRESS  
449-453 BEACH RD  
DUNCRAIG

MJA PROJECT NUMBER

16096

PROJECT STATUS

PLANNING APPLICATION

SCALE  
0 1 2 5

1:200 @ A3

DRAWING

EAST ELEVATION

DRAWING NO.	DRAFTER	CHECKED	REV.
P.10	SB	CD	D

## DESIGN APPROACH - BUILT FORM AND MATERIALITY

The built form looks to break down the long facade by creating a series of smaller vertical elements stepping down the hill. In keeping with the surrounding residential context, the proposal reads as a line of row houses rather than one monolithic building. Vertical extensions in charcoal and white wrap up to create solid balustrades. These are dispersed with face brickwork to add a textural element that relates back to the surrounding houses. Glass balustrades ensure passive surveillance of the pedestrian realm whilst providing acoustic benefits. The expressed solid upstands to the first floor balconies provide additional privacy to these balconies.

The street fencing has been carefully considered to provide privacy to ground floor bedrooms and ensure passive surveillance from ground floor living areas. The patterned fencing adds a tactile element to the pedestrian experience. Separate pedestrian gates are provided to ground floor units, in line with the surrounding residential context.



STREETSCAPE OF BEACH ROAD - STREET FENCING FOLLOWS THE CONTOURS OF THE SITE



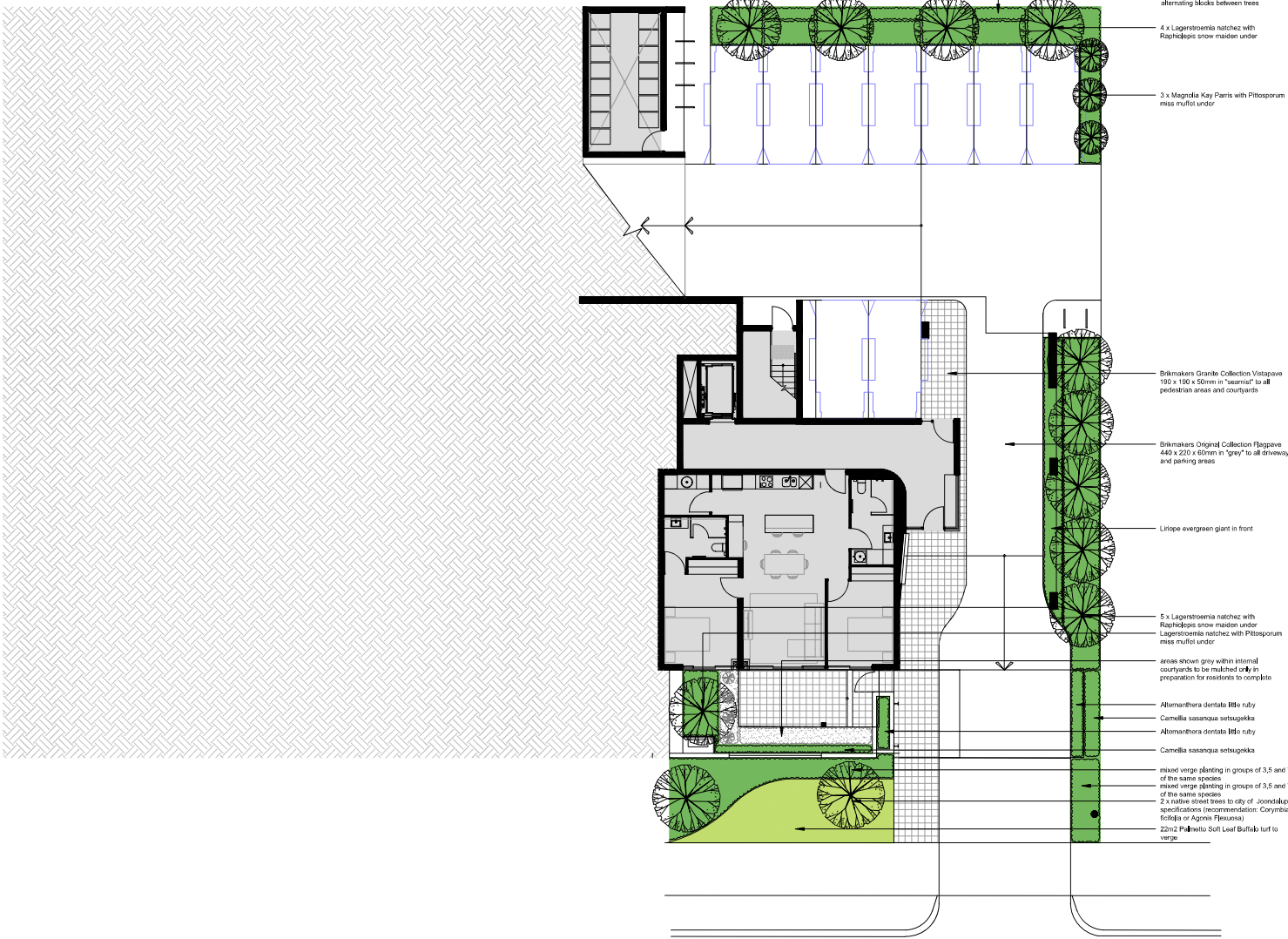
STREETSCAPE VIEW UP BEACH ROAD - PEDESTRIANS ENTER THE BUILDING VIA A TIMBER LINED WALKWAY THAT LEADS TO A GLOWING LIGHTBOX



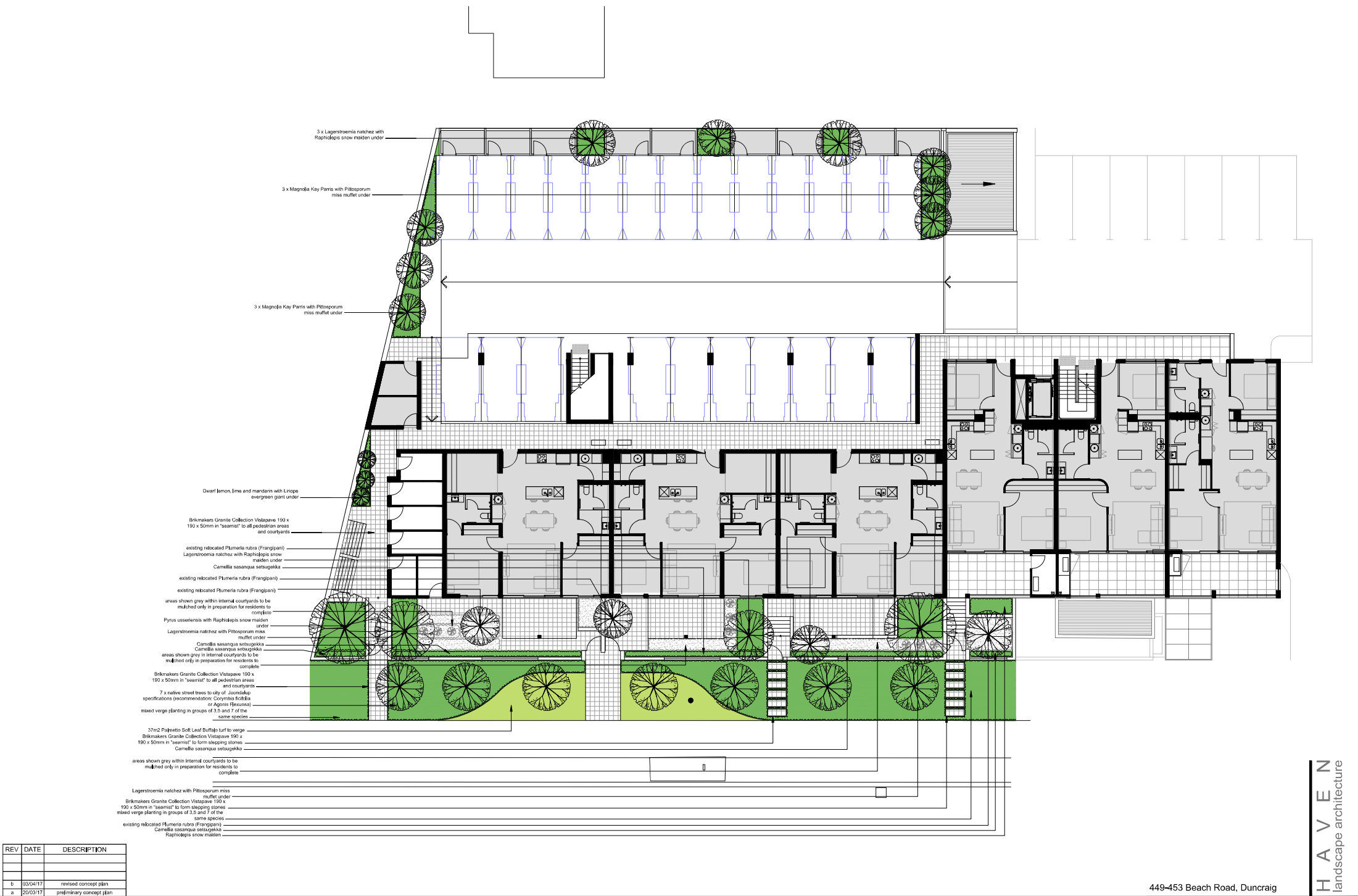
REAR ELEVATION - THERE IS MINIMAL IMPACT ON THE NORTHERN NEIGHBOURS WITH FULL HEIGHT SCREENS OPPOSITE ENTRY DOORS AND AREAS OF VERTICAL CIRCULATION.

PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT @ maturity	POT SIZE	SPACING
TREES				
Lagerstroemia natchez	Crepe myrtle	4-5m	45L	as indicated
Magnolia Kay Parris	Magnolia Kay Parris	4m	45L	as indicated
Lemon Eureka dwarf	Lemon	2m	30L	as indicated
Tahitian Lime dwarf	Lime	2m	30L	as indicated
Imperial Mandarin dwarf	Mandarin	2m	30L	as indicated
Pyrus ussuriensis	Manchurian Pear	10m	100L	as indicated
SHURBS				
Camellia sasanqua setsugekka	Japanese Camellia	4-5m	5L	1/1m m
Raphiolepis snow maiden	Indian hawthorn	3m	5L	3/m2
Pittosporum miss muffet	Miss muffet	2m	140mm	3/m2
Alternanthera dentata little ruby	Little ruby	2m	140mm	2/m2
Liriope evergreen giant	Liriope	2m	140mm	4/m2
VERGE PLANTING				
Olearia axillaris	Little smokey	0,5m	140mm	3/m2
Hibbertia scandens	Snake bush	0,3m	140mm	2/m2
Lomandra tanika	Lomandra	0,6m	140mm	3/m2
Eremophila glabra	Kalbarri carpet	0,3m	140mm	2/m2
Dianella Casa blue	Dianella	1m	140mm	2/m2
Leptospermum foreshore	Foreshore tea tree	0,5m	140mm	3/m2
Agonis flexuosa	WA peppermint	8m	30L	as indicated
Corymbia ficifolia	Flowering gum	6m	30L	as indicated



REV	DATE	DESCRIPTION
b	03/04/17	revised concept plan
a	20/03/17	preliminary concept plan



LS 1.2 Upper Ground Floor Landscape Concept Plan  
Scale 1:150 @ A2.  
NOT FOR CONSTRUCTION

449-453 Beach Road, Dun Craig



## Beach Road DUNCRAIG – Landscape Selections

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Pedestrian Pavers: Brikmakers Granite Collection Vistapave 190 x 190 x 50mm in "seamist"



Vehicle Area Pavers: Brikmakers Original Collection Flagpave 440 x 220 x 60mm in "grey".



SOFT LANDSCAPE:

*Alternanthera dentata* 'Little Ruby'



*Liriope evergreen giant*



Raphiolepis snow maiden



Pittosporum 'Miss Muffet'



Camellia sasanqua setsugekka



Lagerstroemia natchez



Magnolia Kay Parris



Pyrus usseriensis



Citrus Tahitian Lime Dwarf



Citrus Imperial Mandarin Dwarf



Citrus Lemon Eureka Dwarf



VERGE TREATMENT:

Agonis Flexuosa

“or”

Corymbia ficifolia



*Olearia axillaris*



*Hibbertia scandens*



*Lomandra tanika*



*Eremophila glabra*



*Dianella Casa blue*



*Leptospermum foreshore*



# Environmentally Sustainable Design – Checklist

Under the City's planning policy, *Environmentally Sustainable Design in the City of Joondalup*, the City encourages the integration of environmentally sustainable design principles into the construction of all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

Environmentally sustainable design is an approach that considers each building project from a 'whole-of-life' perspective, from the initial planning to eventual decommissioning. There are five fundamental principles of environmentally sustainable design, including: siting and structure design efficiency; energy efficiency; water efficiency; materials efficiency; and indoor air quality enhancement.

For detailed information on each of the items below, please refer to the *Your Home Technical Manual* at: [www.yourhome.gov.au](http://www.yourhome.gov.au), and *Energy Smart Homes* at: [www.clean.energy.wa.gov.au](http://www.clean.energy.wa.gov.au).

This checklist must be submitted with the planning application for all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

The City will seek to prioritise the assessment of your planning application and the associated building application if you can demonstrate that the development has been designed and assessed against a national recognised rating tool.

Please tick the boxes below that are applicable to your development.

## Siting and structure design efficiency

Environmentally sustainable design seeks to affect siting and structure design efficiency through site selection, and passive solar design.

Does your development retain:

- ☒ existing vegetation; and/or Existing frangipanis will be stored and replanted to resident garden beds at ground level
- ☒ natural landforms and topography Follows natural fall of site with limited retaining

Does your development include:

- ☒ northerly orientation of daytime living/working areas with large windows, and minimal windows to the east and west Window openings where possible on north element, full height glazing to south
- ☒ passive shading of glass
- ☒ sufficient thermal mass in building materials for storing heat
- ☒ insulation and draught sealing
- ☒ floor plan zoning based on water and heating needs and the supply of hot water; and/or
- ☒ advanced glazing solutions Will meet or exceed code requirements

## Energy efficiency

Environmentally sustainable design aims to reduce energy use through energy efficiency measures that can include the use of renewable energy and low energy technologies.

Do you intend to incorporate into your development:

- ☒ renewable energy technologies (e.g. photo-voltaic cells, wind generator system, etc); and/or
- ☒ low energy technologies (e.g. energy efficient lighting, energy efficient heating and cooling, etc); and/or
- ☒ natural and/or fan forced ventilation

## Water efficiency

Environmentally sustainable design aims to reduce water use through effective water conservation measures and water recycling. This can include stormwater management, water reuse, rainwater tanks, and water efficient technologies.

Does your development include:

- ☐ water reuse system(s) (e.g. greywater reuse system); and/or
- ☐ rainwater tank(s)

Do you intend to incorporate into your development:

- ☒ water efficient technologies (e.g. dual-flush toilets, water efficient showerheads, etc)

## Materials efficiency

Environmentally sustainable design aims to use materials efficiently in the construction of a building. Consideration is given to the lifecycle of materials and the processes adopted to extract, process and transport them to the site. Wherever possible, materials should be locally sourced and reused on-site.

Does your development make use of:

- ☐ recycled materials (e.g. recycled timber, recycled metal, etc)
- ☐ rapidly renewable materials (e.g. bamboo, cork, linoleum, etc); and/or
- ☒ recyclable materials (e.g. timber, glass, cork, etc)
- ☒ natural/living materials such as roof gardens and “green” or planted walls

## Indoor air quality enhancement

Environmentally sustainable design aims to enhance the quality of air in buildings, by reducing volatile organic compounds (VOCs) and other air impurities such as microbial contaminants.

Do you intend to incorporate into your development:

- ☒ low-VOC products (e.g. paints, adhesives, carpet, etc)

## ‘Green’ Rating

Has your proposed development been designed and assessed against a nationally recognised “green” rating tool?

- ☐ Yes
- ☒ No

If yes, please indicate which tool was used and what rating your building will achieve:

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If yes, please attach appropriate documentation to demonstrate this assessment.

If you have not incorporated or do not intend to incorporate any of the principles of environmentally sustainable design into your development, can you tell us why:

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Is there anything else you wish to tell us about how you will be incorporating the principles of environmentally sustainable design into your development:

Refer written development application submission for further details

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When you have checked off your checklist, sign below to verify you have included all the information necessary to determine your application.

Thank you for completing this checklist to ensure your application is processed as quickly as possible.

Applicant's Full Name: Michelle Lawrence Contact Number: 0433 901 299

Applicant's Signature:  Date Submitted: 20/04/2017

Accepting Officer's Signature: \_\_\_\_\_

Checklist Issued: March 2011

## Copy of Proforma Submission

Dear Sir/Madam,

I respectfully ask that the existing plans for this Beach Road development be rigorously assessed against the new Apartment Codes, SPP7.3 Vol. 2. To achieve this assessment, the applicant needs to provide much more information than is currently available, so that the community can be confident that you are able to carry out a thorough assessment. In particular, the client should be asked to provide the details outlined in SPP 7.3 Vol 2. A5 '*Development application guidance*' as it is not possible for the assessors to accurately assess this development against the current codes without the necessary documentation.

It should be noted that much of this information – including a waste management plan – was absent when this development was first assessed. It is in the community's best interests that our planning department take this opportunity to test this development application more rigorously.

Furthermore, the purpose of introducing the new Apartment Codes was to provide better development outcomes for residents and neighbours of these developments. This development was originally assessed against the inferior R-Code rules, with many discretions allowed to get it over the line. 2 years on and it would seem that the development is so undesirable as to have not achieved the necessary sales to commence work.

I would like to call upon you to review this application so that approval is provided for a development that people may actually want to live in.

In the absence of the necessary information, my objections to this development are split into two types.

1. Issues where the development clearly does not meet the standards outlined in SPP 7.3 Vol.2
2. Issues where it is not possible to assess if the development is meeting those standards with the information available as the applicant has not supplied all the stipulated material.

The table below forms the basis of my objections. Thank you for your consideration.

<i>Issues when assessed against SPP7.3 Vol.2</i>
<p><i>Primary Controls</i></p> <p>The building does not comply with the Primary Controls Table Height</p> <p>Though not clearly shown on the drawing, the building exceeds the maximum building height outlined in table 2.2 exceeding 12 metres at its highest point. Last time the assertion came that this building did not exceed 12 metres. Whilst this may be the case for parts of the building, it is not the case for all of the building and there can be no justification for approving an over-height building. It encourages over-development of the site. The development fails to meet <b>A 2.2.1 Development complies with the building height limit (storeys) set out in Table 2.1,</b></p>

At 4 storeys, it also exceeds the number of storeys allowed at R60 shown in **table 2.1** as 3 storeys, with no sound justification for the allowance of this discretion.

Minimum setback of 1.6 metres proposed to ground floor alfresco/patios; nil setback proposed to entry canopy, where the setback should be 2 metres in accordance to table 2.1 and 4m in accordance with the City's RDLPP. Does not meet

**A 2.3.1** *Development complies with the street setback set out in Table 2.1,*

**Table 2.1** now shows side setbacks as a minimum 3m whereas this development is proposing setbacks as small as 1.92 m to the western boundary and just 2.03 to the eastern boundary. NOTE: it is not possible to ascertain from the drawings if the east wall exceeds 16m, but if it does, the setback should be 3.5m. Both aspects present neighbours with unattractive, imposing blank walls. Fails to meet **A.2.4.1** *Development complies with the side and rear setbacks set out in Table 2.1.*

The northern boundary walls for the stores appear to contravene the 3m setback rule of table 2.1 and the stores extend for a total length of 22.7m, exceeding the allowance of a boundary wall by 4m. Fails to meet **A.2.4.1 and possibly A2.4.2**, but unclear from drawings provided.

A Plot ratio has not been provided on this occasion, but from the previous application appears to be 0.88, in lieu of the maximum 0.8 outlined in table 2.1. This is a significant over development of the site. Fails to meet **A2.5.1** *Development complies with the plot ratio requirements set out in Table 2.1.*

#### Building Depth

It is unclear from the drawings provided whether the building meets **A2.6.1** requirements or if it exceeds the maximum building depth of 20m, though it seems likely at the eastern end. It is unclear how well the building achieves ventilation and unlikely that solar access or daylight are optimised, since many of the living areas are facing south. the LG01 apartment seems to meet none of the standards. Further details would be needed to adequately assess this.

A5 recommends: A solar diagram at the winter solstice (21 June) at a minimum of hourly intervals showing:

- number of hours of solar access to units within the proposal and tabulation of results
- A ventilation diagram (where required) showing unobstructed path of air movements through dual aspect apartments and tabulation of results.

#### Site analysis

This does not seem to have been carried out as per SPP7.3 Vol 2:

**DG 3.1.1** *A written and illustrated site analysis should be provided that demonstrates how the design response is informed by the site analysis and responds to surrounding context.*

#### Deep soil areas

It is impossible to credibly ascertain if adequate deep soil areas are being achieved by the diagram provided and a detailed landscaping plan, including proposed species and size should be requested. It is also not possible to ascertain if any existing trees should be retained. It seems likely that many areas marked as deep soil areas are not of a meaningful or useful width or size.

With a site area of 2064m<sup>2</sup>, it appears that 5 medium trees would be required, as per SPP 7.3 Vol. 2 **Table 3.3a**. Each of these trees requires a deep soil area of a minimum 3mx3m. The previous plan's list of trees would not have met the minimum requirement and offered

<p>only one medium tree and no large trees at all. Will the new proposal?</p> <p>The lack of meaningful trees is a serious concern of existing residents and should be treated as such.</p> <p>The minimum width of a deep soil area is 2m for a small tree, yet many of the areas indicated as deep soil areas on the plan's tiny diagram appear to be narrower than 2m. It is also unclear what the applicant intends to plant within the areas indicated as deep soil areas.</p>
<p><b>Communal open space</b></p> <p>According to <b>Table 3.4</b>, the development should have 6m<sup>2</sup> communal open space per dwelling (so 120m<sup>2</sup> for 20 dwellings) yet the communal roof deck is only 85m<sup>2</sup></p>
<p><b>Car and bicycle parking</b></p> <p>It is unclear from the drawings if the required number of bicycle parking spaces is being met as per <b>Table 3.9</b></p>
<p><b>Solar and Daylight Access</b></p> <p>It is unclear from the drawings that Solar and Daylight Access objectives of SPP7.3 Vol 2 are being met and more information is required to adequately review. In particular unit LG01 looks particularly dark with no cross ventilation.</p> <p>Specifically the following should be acceptable outcomes should be assessed and met:  <b>A 4.1.1</b> <i>In climate zones 4, 5 and 6 only:</i>  <b>(a)</b> <i>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,</i>  <b>A4.1.2</b> <i>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.</i></p>
<p><b>Size and layout of dwellings</b></p> <p>Table 4.3a suggests 3 bed and 2 bath requires 95m<sup>2</sup>, yet some of the 3x2 fall short of this. Likewise 2x2 are supposed to be minimum 72m<sup>2</sup>, yet appear to fall short.</p> <p>It is not possible to ascertain whether the plans meet SPP7.3 Vol 2 minimum room size requirements. Are the secondary bedrooms meeting the minimum 9m<sup>2</sup>? Some of the apartments described on the drawings as 3x2 (particularly GO1 and 02 seem doubtful, though no dimensions are provided so we cannot know.</p>
<p><b>Circulation and common spaces</b></p> <p>The following have not been achieved and no separation has been proposed at all between gallery accessways and apartment, as per Figure 4.5a  <b>A 4.5.4</b> <i>Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.</i>  <b>A 4.5.5</b> <i>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.</i></p>
<p><b>Storage</b></p> <p>It is unclear but seems unlikely that storage standards have been achieved as per <b>Table 4.6</b> which indicates 5m<sup>2</sup> stores for 3 bedroom dwellings with a minimum 1.5m dimension</p>
<p><b>Managing the impact of noise</b></p> <p>An acoustic report has not been provided as per A5 of the SPP 7.3 document. However, it appears unlikely that the following have been achieved, given the closeness of gallery accessways and stairwells to habitable rooms. LG01 seems to be the worst of these with the bedroom beside the main pedestrian entryway. I refer to:  <b>A 4.7.2</b> <i>Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse</i></p>

*bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.*

**A 4.7.3** *Major openings to habitable rooms are oriented away or shielded from external noise sources.*

#### Energy efficiency

It is unclear how the energy efficiency Acceptable Outcomes are being achieved with this building. There appears to be no solar panels, most of the apartments do not have drying areas. No ceiling fans are marked etc. What proof is there that the following acceptable outcomes are being met?

**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.*

#### Water management and conservation

Have the following Acceptable Outcomes been proven to be met by this development? It is unclear from the information provided.

**A4.16.1** *Dwellings are individually metered for water usage.*

**A4.16.2** *Stormwater runoff generated from small rainfall events is managed on-site.*

**A4.16.3** *Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.*

#### Waste management

Since no waste management plan has been produced previously or provided with the current plan, it is unclear, but seems unlikely that the Waste management Acceptable Outcomes set out in SPP7.3 Vol. 2 are being met. This should be addressed before approval is provided.

**A4.17.2** *A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the WALGA Multiple Dwelling Waste Management Plan Guidelines - Appendix 4A (or equivalent local government requirements).*

**A4.17.3** *Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the WALGA Multiple Dwelling Waste Management Plan Guidelines - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).*

#### Utilities

It is impossible to tell from the drawings if the Acceptable Outcomes, outlined in SPP7.3 Vol. 2 are being achieved. We cannot even see, for example where air conditioning condenser units will be placed for units 103, 106 and 202. Unit 05 has its condenser in the 6m<sup>2</sup> store, which would limit its efficiency and the store's functionality. This needs to be addressed as part of the assessment of the plans.

Some air conditioning condensers would be blowing hot air directly onto the living areas of the balconies of some units. This does not achieve the following:

**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.*