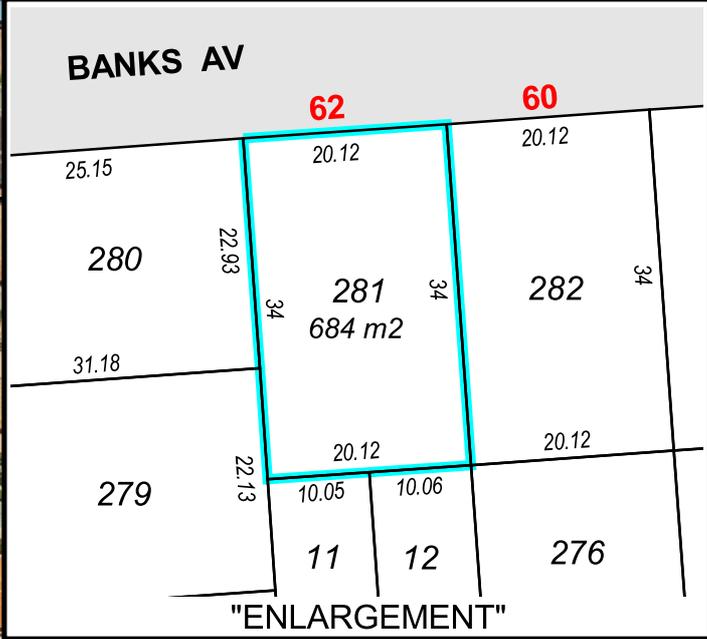
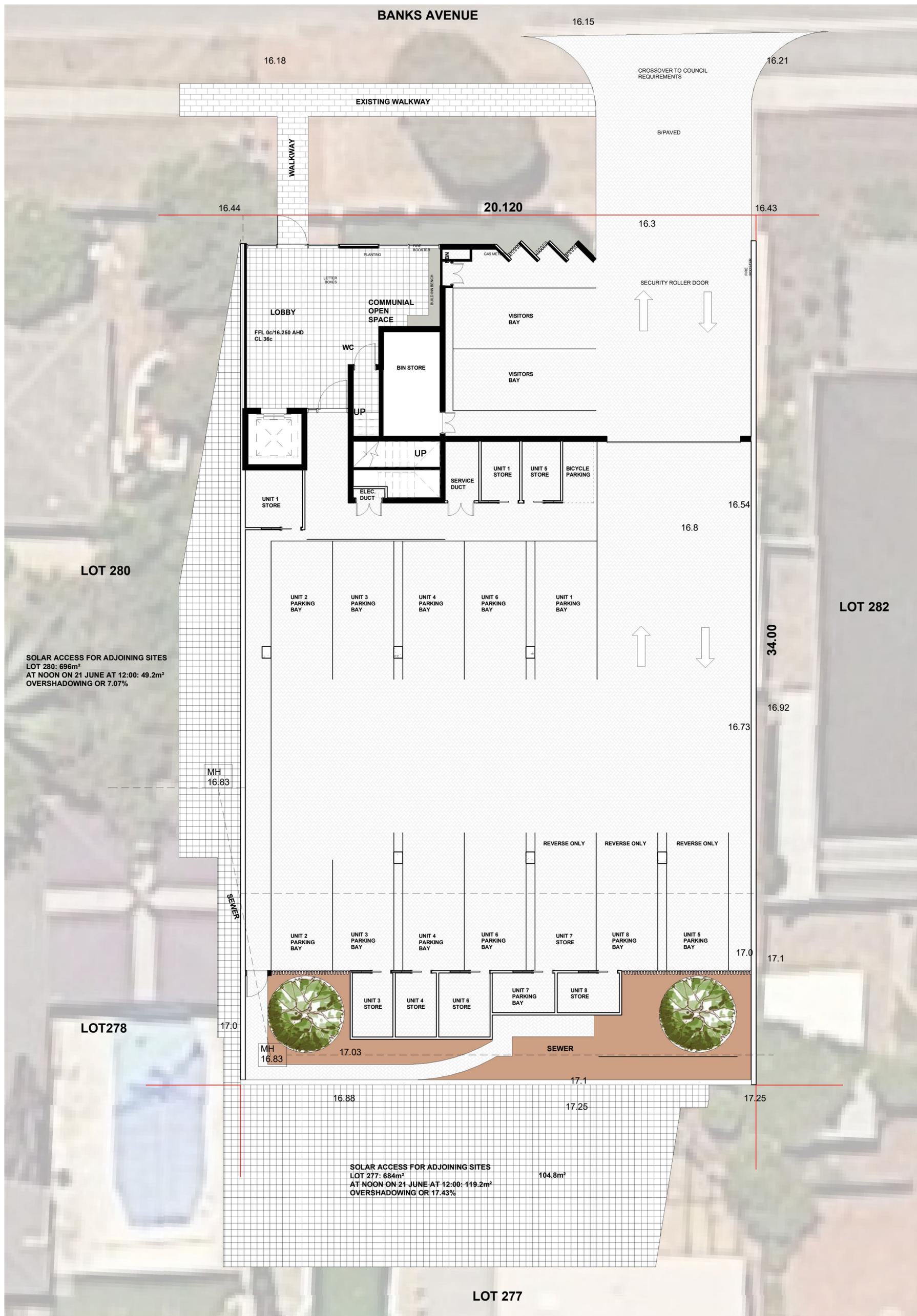




Subject Site
 Lot 281 Plan 9878
 62 Banks Avenue, Hillarys





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**LUCIEN
CURRIE
DEVELOPERS**

62 BANKS AVENUE HILLARYS

GROUND FLOOR

Project number P2017029

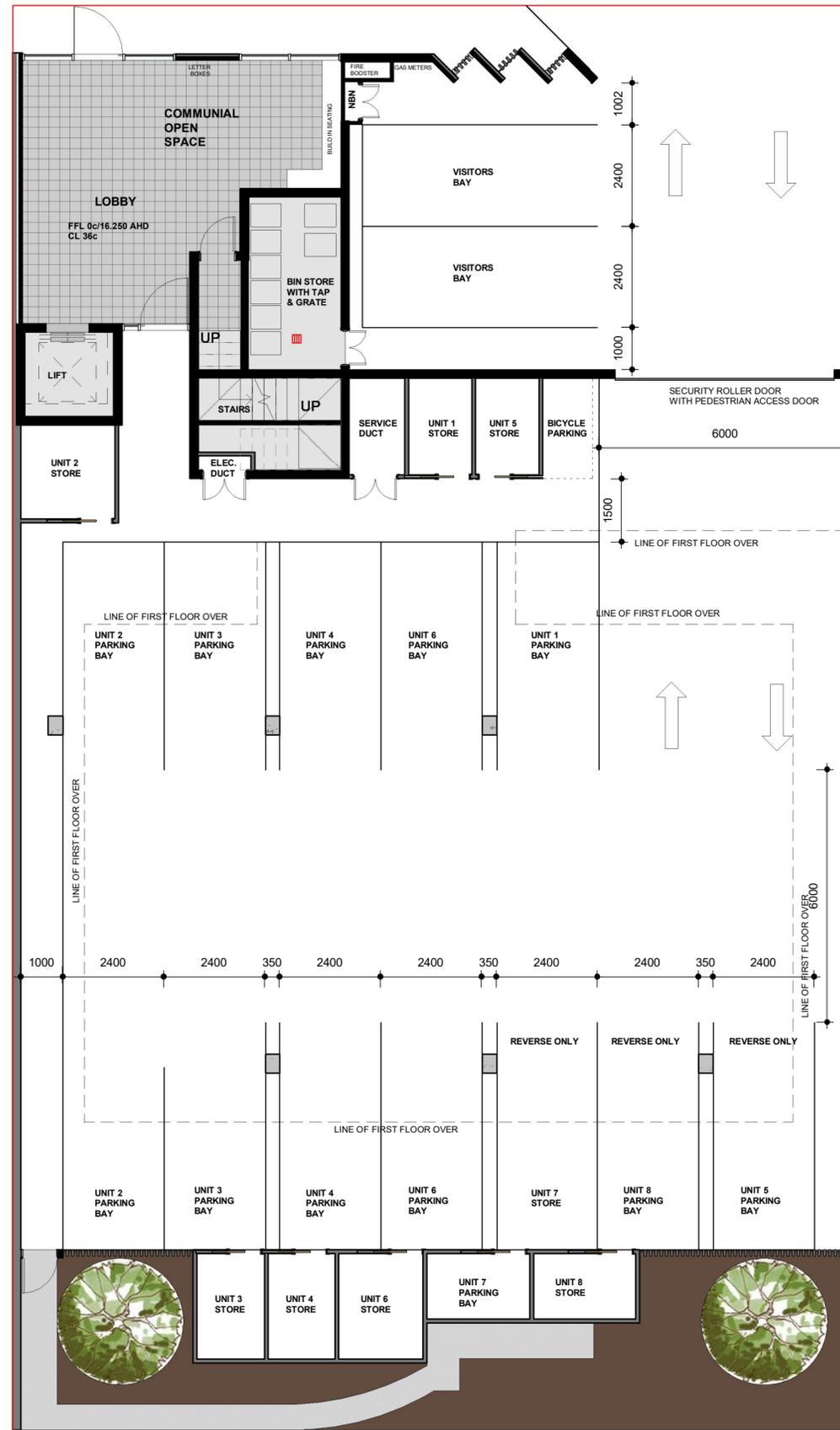
Date NOVEMBER 2019

Drawn by JLVR

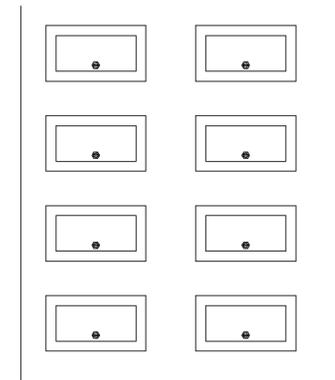
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03

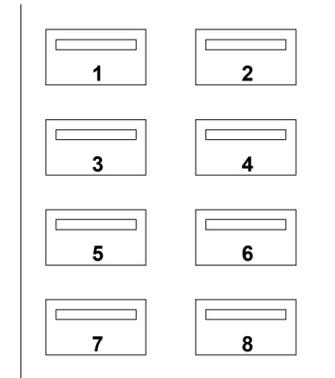
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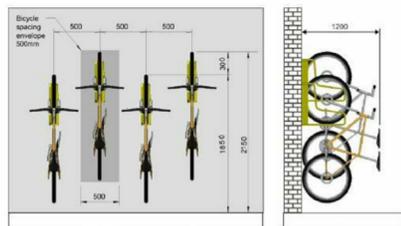
STORE	
UNIT 1	3.5m ²
UNIT 2	5.0m ²
UNIT 3	4.0m ²
UNIT 4	4.0m ²
UNIT 5	3.5m ²
UNIT 6	5.0m ²
UNIT 7	4.0m ²
UNIT 8	4.0m ²



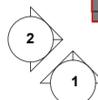
TYPICAL LETTER BOX ARRANGEMENT
INTERNAL



TYPICAL LETTER BOX ARRANGEMENT
EXTERNAL



DETAIL - VERTICAL BICYCLE STAND



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62 BANKS AVENUE HILLARYS

FIRST FLOOR

Project number P2017029

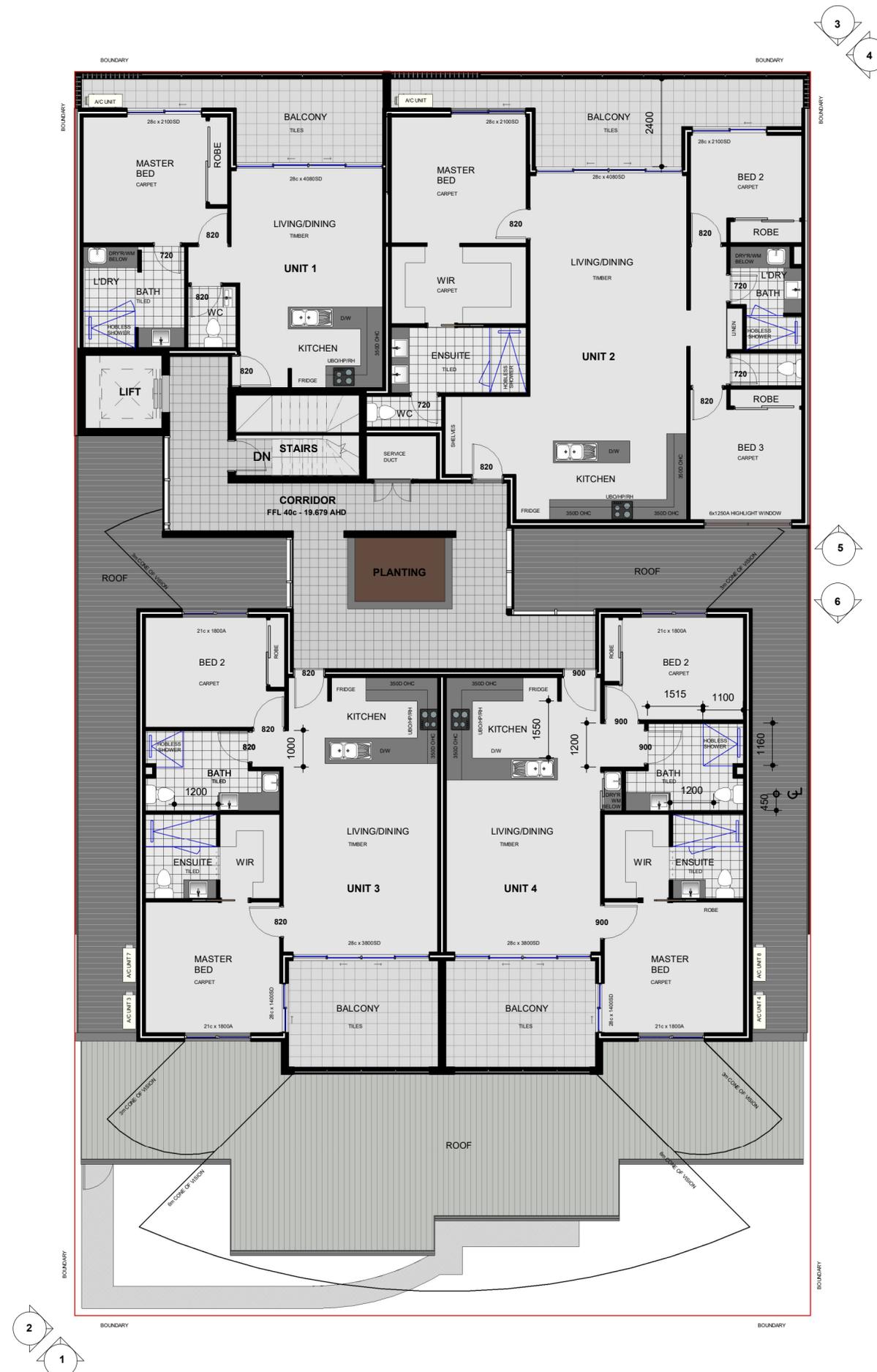
Date NOVEMBER 2019

Drawn by Author

Checked by Checker

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Scale 1 : 100

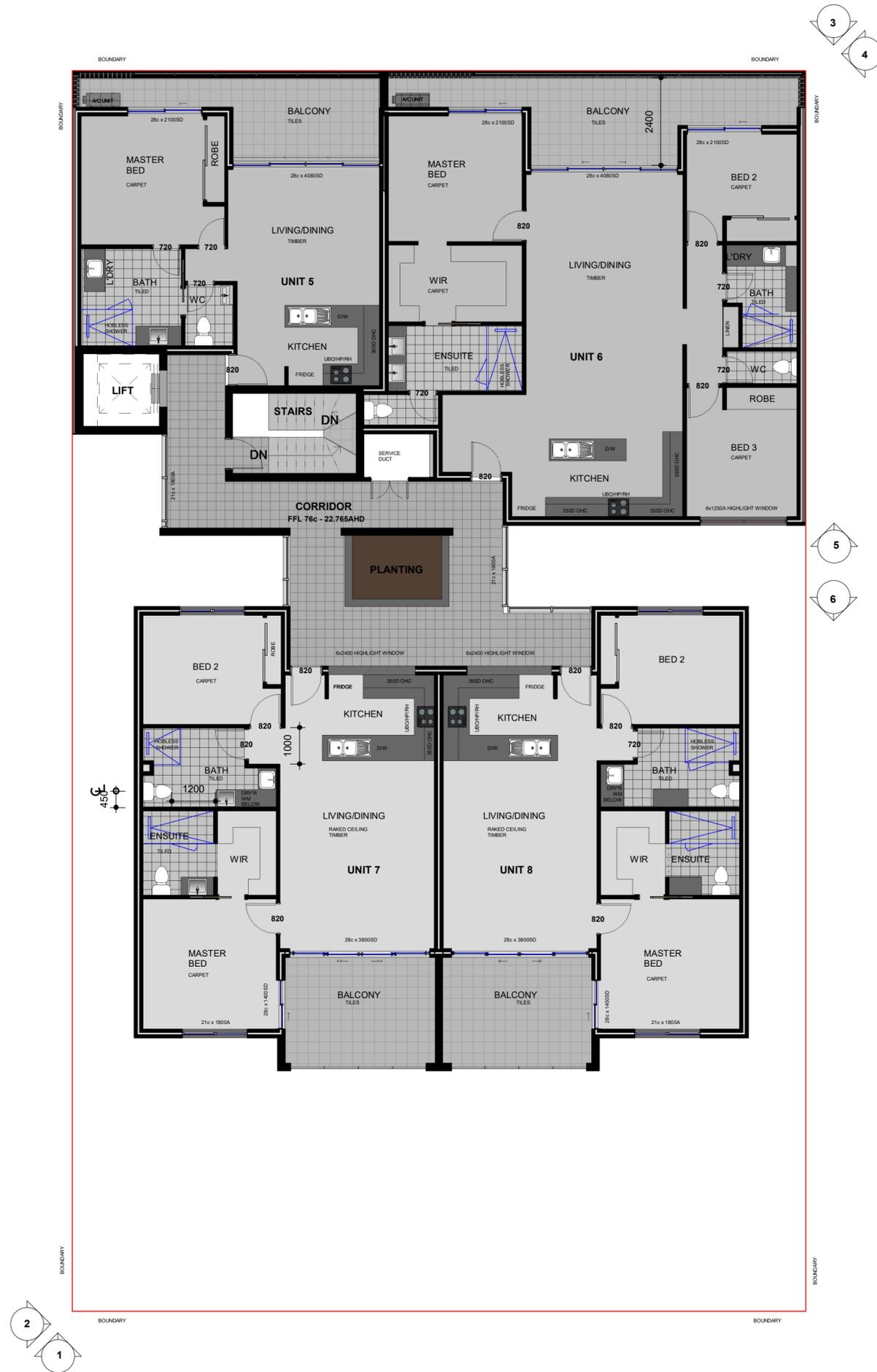


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LUCIEN
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62 BANKS AVENUE HILLARYS

SECOND FLOOR



Project number P2017029

Date NOVEMBER 2019

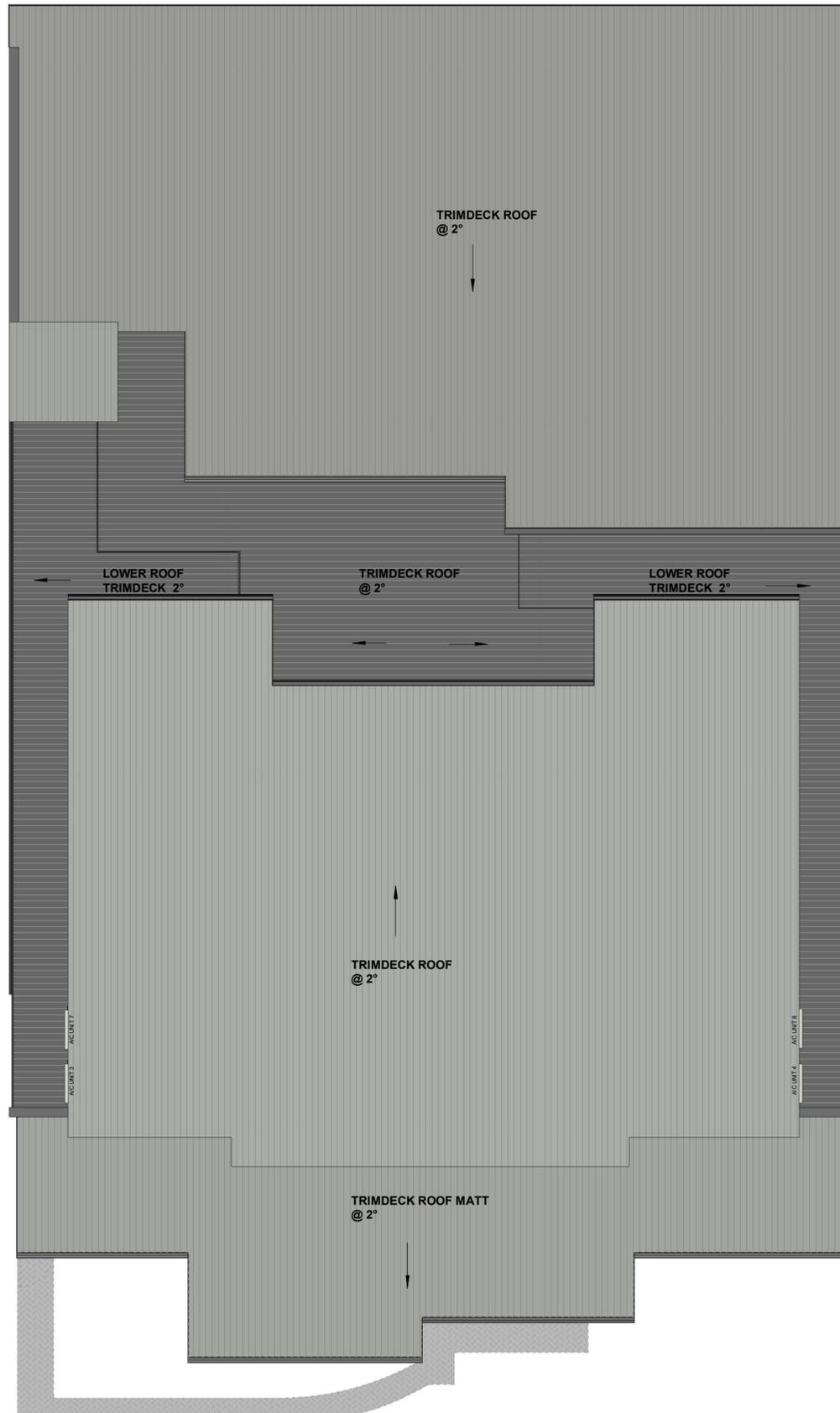
Drawn by Author

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05

Scale 1 : 100

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**LUCIEN
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62 BANKS AVENUE HILLARYS

ROOF

Project number	P2017029
Date	NOVEMBER 2019
Drawn by	Author
Checked by	Checker
06	
Scale	1 : 100

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ELEVATION 3



ELEVATION 1

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62 BANKS AVENUE HILLARYS

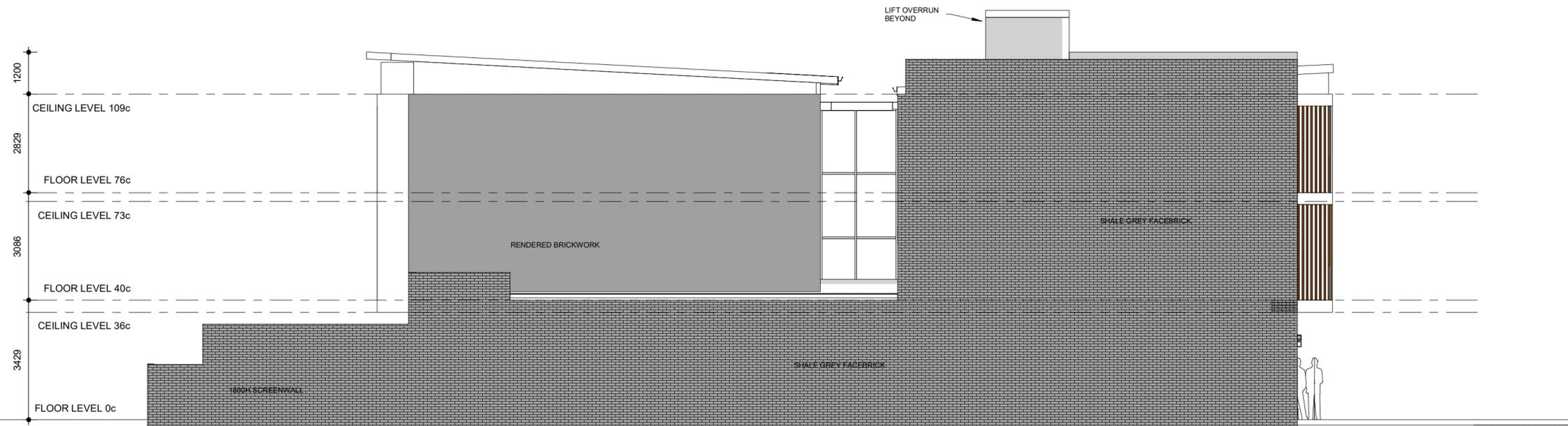
ELEVATIONS 2

Project number	P2017029
Date	NOVEMBER 2019
Drawn by	Author
Checked by	Checker

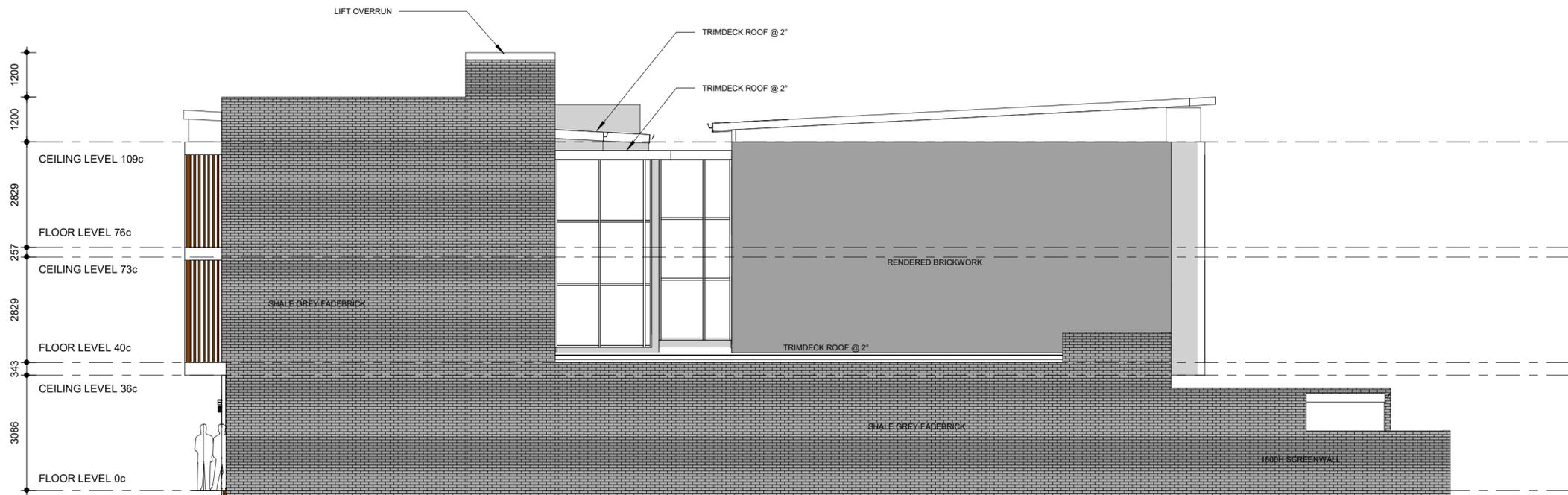
08

Scale 1 : 100

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ELEVATION 4
SCALE 1:100



ELEVATION 2
SCALE 1:100

**LUCIEN
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DEVELOPERS**

62 BANKS AVENUE HILLARYS

ELEVATIONS 1

Project number	P2017029
Date	NOVEMBER 2019
Drawn by	Author
Checked by	Checker

07

Scale 1 : 100

**RESIDENTIAL**

UNIT	AREA	BALCONY	TYOLOGY
1	55.94m ²	12.47m ²	1 BED/ 1 BATH
2	122.24m ²	14.69m ²	3 BED/ 2 BATH
3	83.16m ²	12.34m ²	2 BED/ 2 BATH
4	83.16m ²	12.34m ²	2 BED/ 2 BATH
5	55.94m ²	12.47m ²	1 BED/ 1 BATH
6	122.24m ²	14.69m ²	3 BED/ 2 BATH
7	83.16m ²	12.34m ²	2 BED/ 2 BATH
8	83.16m ²	12.34m ²	2 BED/ 2 BATH

TOTAL 689m²

PLOT RATIO 1:1.01

PARKING

RESIDENTIAL PARKING:	12 PARKING BAYS ON SITE
VISITORS PARKING:	2 PARKING BAYS ON SITE

BICYCLE BAYS

RESIDENTIAL BAYS:	4
VISITORS BAYS:	1

- 01 COVER SHEET
- 02 SITE
- 03 GROUND FLOOR
- 04 FIRST FLOOR
- 05 SECOND FLOOR
- 06 ROOF
- 07 ELEVATIONS
- 08 ELEVATIONS
- 09 SECTION
- 10 LANDSCAPING
- 11 PERSPECTIVE



16.18

16.21



LANDSCAPING NOTES

1. PLANTED AREAS TO BE MULCHED TO A MINIMUM OF 50MM
2. ALL PLANTING TO BE IRRIGATED FROM MAINS WATER, PROGRAMMED TO SET WATERING DAYS TO COUNCIL GUIDELINES.
3. ALL SHRUBS TO BE IRRIGATED VIA DRIP LINES AND TREES VIA BUBBLERS.
4. INDOOR PLANTERS TO BE PROVIDED WITH INDOOR PLANTS

LANDSCAPING LEGEND



Eremophila - Blue Horizon
25cm High
Spacing 1000cm



Grevilla - Sea Spray
60cm High
Spacing 700cm

LOW SHRUBS & STRAPPY/GRASS (Random - centrally to flowerbeds, rooftop)



Callistemon - Little John
90 High
Spacing 800cm



Anigozanthos - Kangaroo Paws
1000cm High
Spacing 750cm

TREES (Back of building - 3 off)

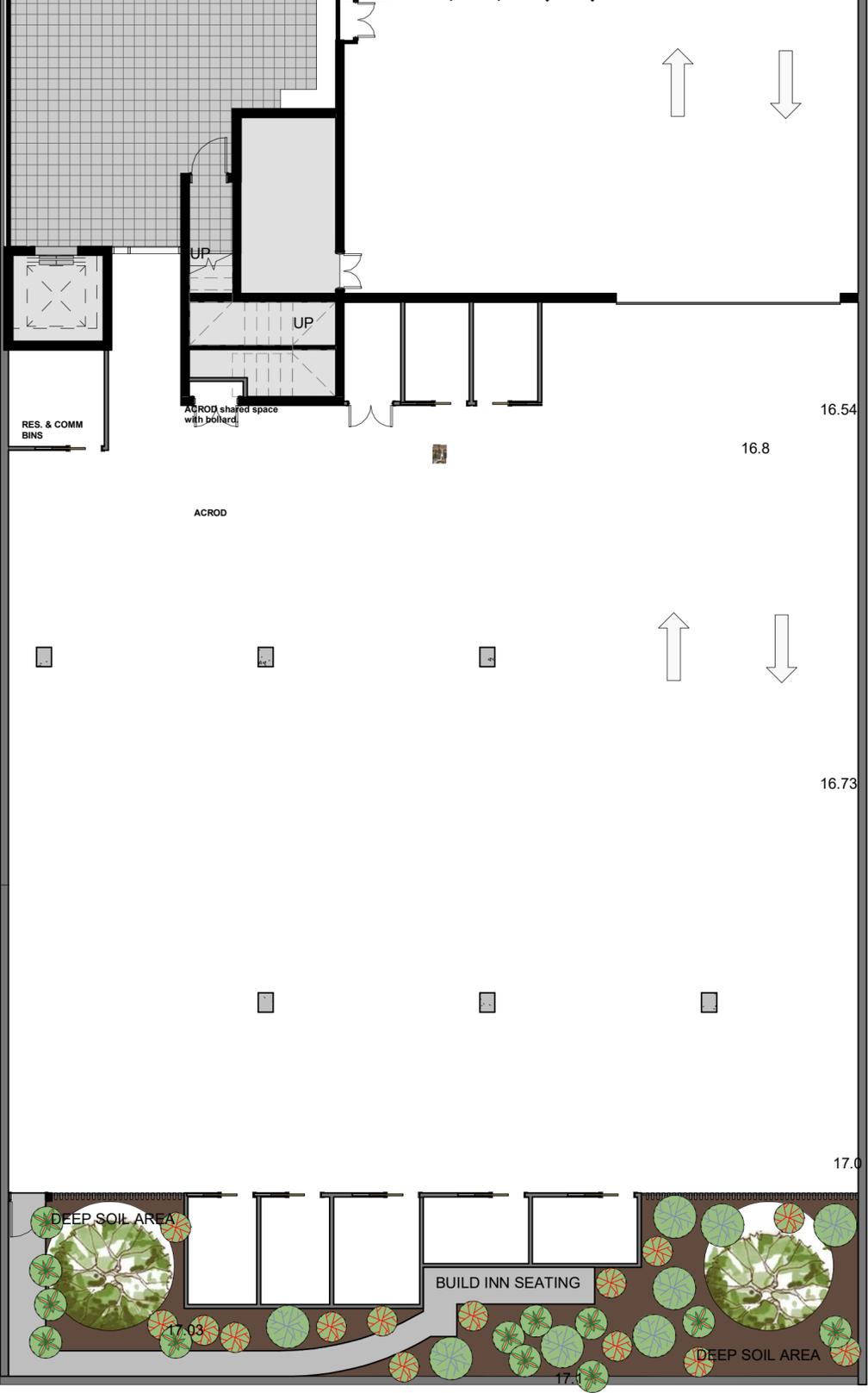


Cupaniopsis Anacardioides - Tuckeroo Tree

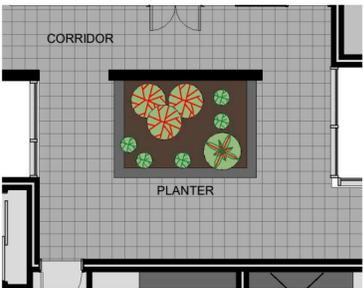
LOT 280

LOT278

LOT 282



GROUND FLOOR



FIRST & SECOND FLOOR
PLANTER

LUCIEN
CURRIE
DEVELOPERS

62 BANKS AVENUE
HILLARYS

Project number P2017029

Date NOVEMBER 2019

Drawn by Checker

LANDSCAPING

Jacques
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Received
30/07/2020

ATTACHMENT 5

WASTE MANAGEMENT PLAN

62 BANKS AVENUE HILLARYS

Jacques DESIGN STUDIO

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1 INTRODUCTION

2 WASTE PROVISIONS

3 WASTE MANAGEMENT

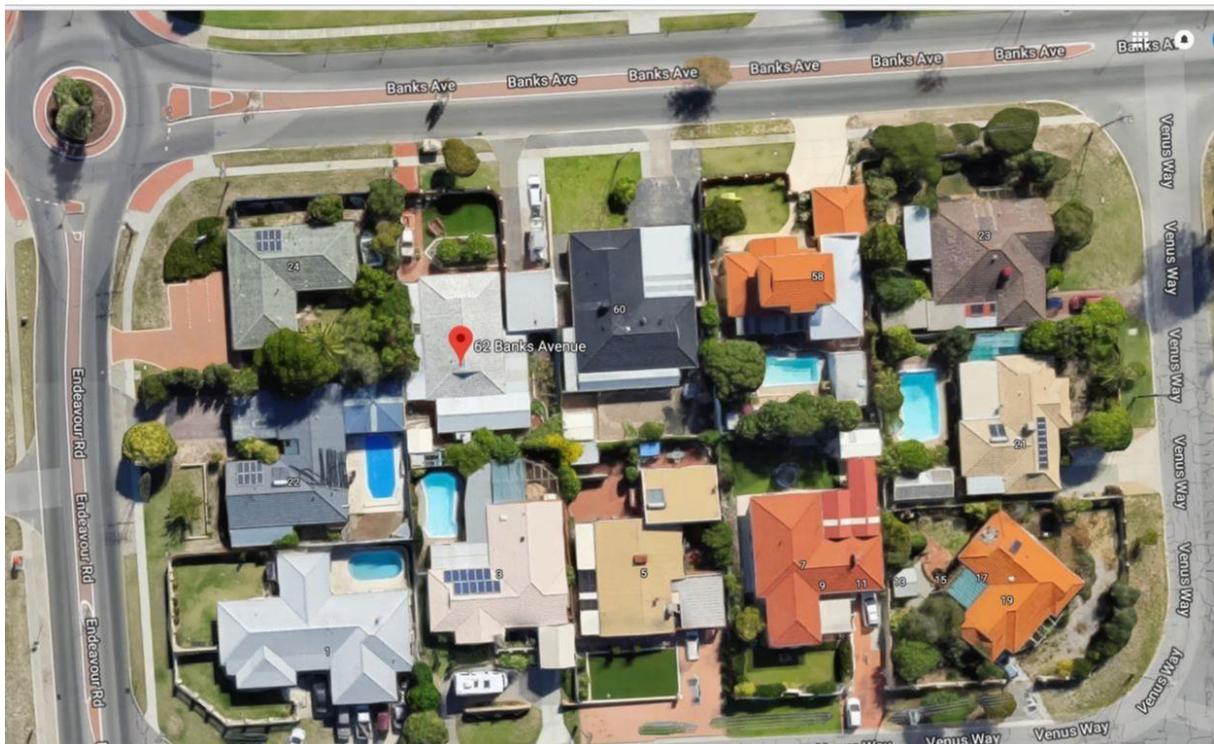
4 BIN STORAGE MANAGEMENT

1 INTRODUCTION

The City of Joondalup requires the submission of a Waste Management Plan as a condition for the development application at 281 Banks Avenue Hillarys. The development consists of eight Residential units.

The typology of the Residential units is as follows:

- 2 - 3 Bedroom with 2 Bathrooms
- 4 - 2 Bedrooms with 2 Bathrooms
- 2 – 1 Bedroom with 1 Bathroom



Location Map

2. WASTE PROVISIONS

The following waste is generated according to WALGA Multiple Dwelling Waste Management Plan Guidelines.

TYOLOGY	No. OF APARTMENTS	WASTE GENERATION RATE (L/week)	TOTAL WASTE (L/week)
GENERAL WASTE			
ONE BEDROOM	2	80	160
TWO BEDROOMS	4	110	440
THREE BEDROOMS	2	140	280
		TOTAL	880
RECYCLED WASTE			
ONE BEDROOM	2	40	80
TWO BEDROOMS	4	80	320
THREE BEDROOMS	2	240	480
		TOTAL	880

It is recommended to use 3x240L and 1x140L bins for the weekly waste collection and 2x360L and 1x240L bins for the fortnightly recycle collection.

3. WASTE MANAGEMENT

The general and recycled waste collection will be undertaken by the City of Joondalup.

General waste will be collected weekly and recycled waste fortnightly

The collection vehicle will collect the bins from the verge on Banks avenue. The strata manager will cart the bins to the verge collection point from the bin area.

4. BIN STORAGE MANAGEMENT

The Bin storage will be in the car parking area. The Bin store will provide easy access to the residential tenants via the lift.

The materials and finishes to the Bin store will be concrete floors. A Tap will be provided for wash down purposes.

It is expected that the Bin store will generate the minimum noise transfer to the tenants and adjoining properties.

The following will be implemented to minimise odours:

- Screening of the bin storage area.
- Natural ventilation.
- Solid construction
- Regular washing of bins and storage area.

DEVELOPMENT APPLICATION

62 BANKS AVENUE, HILLARYS

CONTENTS

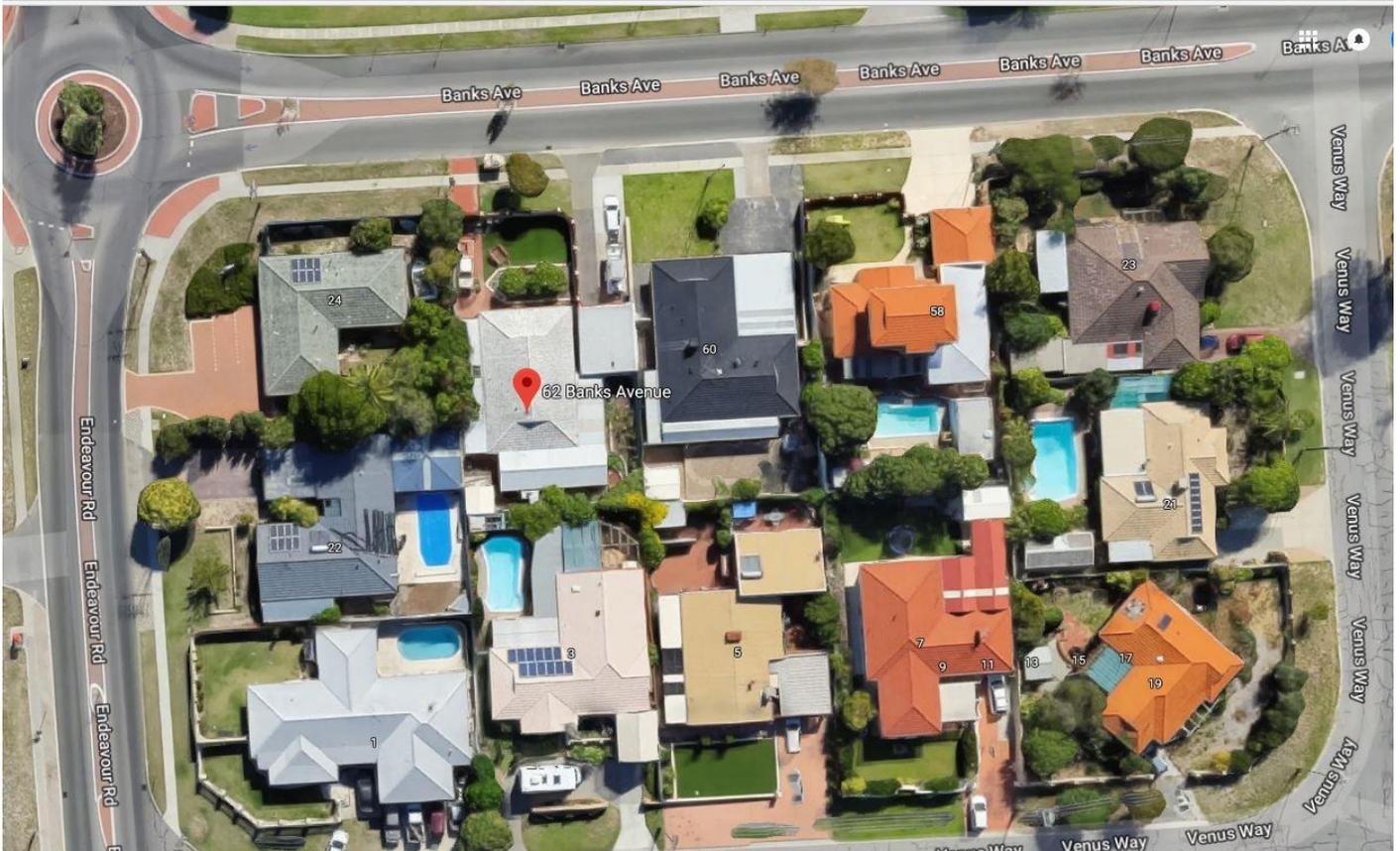
- 1. INTRODUCTION**
- 2. SITE ANALYSIS**
- 3. STATUTORY PLANNING FRAMEWORKS**
 - 3.1 STATE PLANNING POLICY NO. 7.3 – VOLUME 2 APARTMENTS
 - 3.2 STATE PLANNING POLICY NO. 7.0 – DESIGN OF THE BUILD ENVIRONMENT
- 4. LIVABLE HOUSING DESIGN**
- 5. PLANNING ASSESMENT**

1. INTRODUCTION

JacquesDesignStudio acts as the applicant and on behalf of Lucian Currie Developments Pty Ltd for the proposed development at 62 Banks Ave, Hillarys. The development consists of eight residential apartments. The existing residential dwelling will be demolished to path the way for this new three storey development. We believe that this application will provide an outcome consistent to local demand and comply to the outcomes as set out in the statutory planning frameworks.

2. SITE ANALYSIS

The subject site is located in the City of Joondalup with an area of 684m² with no conflicting encumbrances. The proposed development form part of the Whitfords Activity Centre – Banks Avenue precinct. The site is situated between similar development sites and opposite the Whitfords Shopping Centre. The topography is level and classified as a Class A sand site. Refer to Appendix 1 for a copy of the Certificate of Title.



Site location



Front elevation of existing dwelling



Western view down Banks Avenue



Eastern view down Banks Avenue

3. STATUTORY PLANNING FRAMEWORK

3.1. STATE PLANNING POLICY No. 7.3 – VOLUME 2 APARTMENTS

State Planning Policy 7.3 Residential Design Codes Volume 2 Apartments (R-Codes Volume 2) is made under Section 26 of the Planning and development Act 2005. The purpose of this code is to provide guidance and control for the development of multiple dwellings in areas coded R40 and above

2.0 PRIMARY CONTROLS

2.1 PRIMARY CONTROLS

Please refer below for the assessment of the primary controls as set out in Table 2.1.

2.2 BUILDING HEIGHT

<p>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.</p> <p>O 2.2.2 The height of buildings within a development responds to changes in topography.</p> <p>O 2.2.3 Development incorporates articulated roof design and/or roof top communal open space where appropriate.</p> <p>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</p>	<p>The development height satisfies the requirements of the Whitfords Activity centre structure plan.</p>
--	---

2.3 STREET SETBACK

<p>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</p> <p>O 2.3.2 The street setback provides a clear transition between the public and private realm.</p> <p>O 2.3.3 The street setback assists in achieving visual privacy to apartments from the street.</p> <p>O 2.3.4 The setback of the development enables passive surveillance and outlook to the street.</p>	<p>The development setbacks satisfy the requirements of the Whitfords Activity centre structure plan.</p>
---	---

2.4 SIDE AND REAR SETBACKS

<p>O 2.4.1 Building boundary setbacks provide for adequate separation between neighbouring properties.</p> <p>O 2.4.2 Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.</p> <p>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.</p> <p>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</p>	<p>The development setbacks satisfy the requirements of the Whitfords Activity centre structure plan.</p>
--	---

2.5 PLOT RATIO

<p>O 2.5.1 The overall bulk and scale of development is appropriate for the existing or planned character of the area</p>	<p>The plot ratio of the development is 1:1.01 with an encroachment of 5m²</p>
--	---

2.6 BUILDING DEPTH

<p>O 2.6.1 Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation</p> <p>O 2.6.2 Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.</p> <p>O 2.6.3 Room depths and/or ceiling heights optimise daylight and solar access and natural ventilation</p>	<p>All the apartments are facing either north or south with an average of 8500-9000mm depth supporting the required outcome of a narrower north - south orientation to limit the amount of south facing apartments with direct sunlight.</p> <p>The ratio of room depths to ceiling heights supports the requirements for optimised solar access and natural ventilation.</p>
--	---

2.7 BUILDING SEPERATION

<p>O 2.7.1 New development supports the desired future streetscape character with spaces between buildings.</p> <p>O 2.7.2 Building separation is in proportion to building height.</p> <p>O 2.7.3 Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.</p> <p>O 2.7.4 Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings.</p>	<p>This is a single building development and thus building separation is not applicable.</p>
---	--

3.0 SITING THE DEVELOPMENT

3.1 SITE ANALYSIS AND DESIGN RESPONSE

Refer to site analysis

3.2 ORIENTATION

<p>O 3.2.1 Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.</p> <p>O 3.2.2 Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during midwinter</p>	<p>The streetscape of the development has been designed to incorporate the required District Objective of the Whitfords Activity Centre (Banks Precinct) structure plan.</p> <p>The layout of the apartments is such to optimise passive design parameters (Solar, daylight access and natural ventilation) but also to prevent overshadowing of the neighbouring properties.</p>
--	---

3.3 TREE CANOPY AND DEEP SOIL AREAS

<p>O 3.3.1 Site planning maximises retention of existing healthy and appropriate trees and protects the viability of adjoining trees.</p> <p>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.</p>	<p>The existing tree on the verge will be retained. Additional 2 medium trees are proposed to be planted in the deep soil zone situated at the back of the parking area to provide a natural shading canopy for the parking bays not situated under the building.</p>
---	---

<p>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.</p>	
--	--

3.4 COMMUNIAL OPEN SPACE

<p>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.</p> <p>O 3.4.2 Communal open space is safe, universally accessible and provides a high level of amenity for residents.</p> <p>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.</p>	<p>Communal open space is provided at the ground floor next to the entrance. Informal seating is provided with raised planters for landscaping. This area is well lit and ventilated and strategically positioned to provide easy access.</p>
--	---

4.5 VISUAL PRIVACY

<p>O 3.5.1 The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.</p>	<p>The placement of windows and balconies are governed by the minimum requirements of Table 3.5. No screening to the balconies is provided as the design of the balconies utilises depth setbacks to provide solar screening.</p>
---	---

3.6 PUBLIC DOMAIN INTERFACE

<p>O 3.6.1 The transition between the private and public domain enhances the privacy and safety of residents.</p> <p>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</p>	<p>The entry to the building is via a secured access door to the lobby. This localised entry provides safety and security to both the private and public realm.</p> <p>Parking and bin zones are located behind the main façade.</p> <p>Upper floor balconies offer surveillance to the public realm with balustrade configuration to offer privacy.</p>
--	--

3.7 PEDESTRIAN ACCESS AND ENTRIES

<p>O 3.7.1 Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.</p> <p>O 3.7.2 Entries to the development connect to and address the public domain with an attractive street presence.</p>	<p>Universally access is provided via a walkway to the Entry and Lobby. Entry is weather protected and located in such a way that it identifies the main pedestrian entry to the building without over accentuation this element in relation to the main elevation.</p>
--	---

3.8 VEHICLE ACCESS

<p>O 3.8.1 Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.</p>	<p>Single access crossover is provided on Banks Avenue to parking bays for all the residential tenants and visitors. Sightlines is adequate to provide save circulation.</p>
--	--

O 3.8.2 Vehicle access points are designed and located to reduce visual impact on the streetscape.	The vehicle access point provides the minimal impact to the streetscape of the front elevation.
---	---

3.9 CAR AND BICYCLE PARKING

<p>O 3.9.1 Parking and facilities are provided for cyclists and other modes of transport</p> <p>O 3.9.2 Carparking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres</p> <p>O 3.9.3 Car parking is designed to be safe and accessible</p> <p>O 3.9.4 The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape</p>	<p>Undercover bicycle parking is provided on the ground floor in accordance with Table 3.9</p> <p>Parking provision provided in accordance with Table 3.9</p> <p>The parking facility is designed in accordance to AS2890.1. Access to the parking is provided by a 6m wide crossover with all the residential parking behind a secured sliding gate.</p> <p>The car parking is provided behind the building with a single crossover to minimise the impact on the streetscape.</p>
---	---

4.0 DESIGN THE BUILDING

4.1 SOLAR AND DAYLIGHT ACCESS

<p>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.</p> <p>O 4.1.2 Windows are designed and positioned to optimise daylight access for habitable rooms.</p> <p>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.</p>	<p>The development is located in Climate zone 5 with 6 of the units (75%) north facing and in the optimum orientation zone.</p> <p>The depths of the balconies are designed to provide direct winter sunlight to the habitable space. Shading and glare control are provided to the north facing units with covered balconies and colour selection.</p>
--	---

4.2 NATURAL VENTILATION

<p>O 4.2.1 Development maximises the number of apartments with natural ventilation.</p> <p>O 4.2.2 Individual dwellings are designed to optimise natural ventilation of habitable rooms</p> <p>O 4.2.3 Single aspect apartments are designed to maximise and benefit from natural ventilation</p>	<p>All units are dual aspect with good natural ventilation.</p> <p>The design incorporates the “Fremantle doctor “or the summer afternoon southwestern wind to cool the units.</p> <p>N/A</p>
--	---

4.3 SIZE AND LAYOUT OF DWELLINGS

<p>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.</p>	<p>The size of the apartments and dimensions of the habitable rooms exceeds the minimum requirements of Table 4.3a & Table 4.3b. The functionality of the units is a result of the effective utilization of space.</p>
---	--

<p>O 4.3.2 Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.</p>	<p>The floor to ceiling heights are 2.743m for the habitable spaces and 2.4m for non-habitable spaces according to A4.3.3</p> <p>All units have cross ventilation and sufficient solar access.</p>
--	---

4.4 PRIVATE OPEN SPACE AND BALCONIES

<p>O 4.4.1 Dwellings have good access to appropriately sized private open space that enhances residential amenity</p> <p>O 4.4.2 Private open space is sited, oriented and designed to enhance liveability for residents.</p> <p>O 4.4.3 Private open space and balconies are integrated into the overall architectural form and detail of the building.</p>	<p>All the apartments have private open space directly accessible from a habitable room with dimensions in excess of the minimum requirements of Table 4.4</p> <p>Private open spaces are screened from the adjoining units.</p> <p>The balconies are designed to enhance the aesthetics of the overall façade elevation.</p>
---	---

4.5 CIRCULATION AND COMMON SPACE

<p>O 4.5.1 Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.</p> <p>O 4.5.2 Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.</p>	<p>The main entrance to the apartments via the Entry and Lobby is 1.5m wide and complies to the required outcome.</p> <p>The remaining circulation from the lift to the apartments also provide for a 1.5m wide circulating path. All the corridors are covered and well lit.</p>
--	---

4.6 STORAGE

<p>O 4.6.1 Well-designed, functional and conveniently located storage is provided for each dwelling.</p>	<p>Storage units according to Table 4.6 is located on the ground floor located adjacent to the car parking.</p>
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4.7 MANAGING THE IMPACT OF NOISE

<p>O 4.7.1 The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.</p> <p>O 4.7.2 Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.</p>	<p>The design and selection of materials including glass is considered to minimise noise impact.</p> <p>The consideration of the mass-law effect to reduce sound transmission for party and corridor walls.</p> <p>Direct noise (Aircon units) is positioned away from units.</p>
---	---

4.8 DWELLING MIX

<p>O 4.8.1 A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.</p>	<p>The development typology consists of one, two- and three-bedroom units to provide for a diversified demand. The overall floor areas of the units are above the marked average to provide for the selective investor.</p>
--	---

4.9 UNIVERSAL DESIGN

<p>O 4.9.1 Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.</p>	<p>The universal design philosophy of the development is to provide for occupants that want to downsize but still reside in the same neighbourhood.</p>
--	---

4.10 FAÇADE DESIGN

<p>O 4.10.1 Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.</p> <p>O 4.10.2 Building façades express internal functions and provide visual interest when viewed from the public realm.</p>	<p>The finishing to the facades is proposed to be texture coated, with white “picture frames” and darker shades to the setbacks to created further depth.</p> <p>The balconies to the residential units indicate habitable space.</p>
--	---

4.11 ROOF DESIGN

<p>O 4.11.1 Roof forms are well integrated into the building design and respond positively to the street.</p> <p>O 4.11.2 Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.</p>	<p>The roof form is not visible from Banks avenue to conform to the contemporary design of the building.</p>
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4.12 LANDSCAPE DESIGN

<p>O 4.12.1 Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.</p> <p>O 4.12.2 Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.</p> <p>O 4.12.3 Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.</p> <p>O.4.12.4 Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.</p>	<p>Refer to Landscape plan.</p> <p>Landscaping to the front and rear setback will provide a “softening “of the development by providing a visual appeal to the development.</p> <p>The landscaping plan indicated the species and spacing. Selection of the plants is in accordance with their characteristics.</p> <p>The irrigation system is installed by implementing the Australian Waterwise Program.</p> <p>The landscaping design is fully integrated in the overall design philosophy of the development.</p>
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4.13 ADAPTIVE REUSE

<p>O 4.13.1 New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.</p>	<p>The existing residence will be demolished.</p>
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<p>O 4.13.2 Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.</p>	<p>New development.</p>
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4.14 MIXED USE

<p>O 4.14.1 Mixed use development enhances the streetscape and activates the street.</p> <p>O 4.14.2 A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.</p>	<p>N/A</p>
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4.15 ENERGY EFFICIENCY

<p>O 4.15.1 Reduce energy consumption and greenhouse gas emissions from the development.</p>	<p>Majority of the apartments is north facing to optimise the effect of passive heating and solar radiation.</p> <p>All the apartments are dual aspect to provide maximum ventilation.</p> <p>No glazing to the east and west elevations</p>
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4.16 WASTE MANAGEMENT AND CONSERVATION

<p>O 4.16.1 Minimise potable water consumption throughout the development.</p> <p>O 4.16.2 Stormwater runoff from small rainfall events is managed on-site, wherever practical.</p> <p>O 4.16.3 Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.</p>	<p>Water consumption will be managed to be minimal through the use of efficient appliances and irrigation implementing the Australian Waterwise Program</p> <p>Pavement fall to landscaped areas and soak wells.</p>
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4.17 WASTE MANAGEMENT

<p>O 4.17.1 Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.</p> <p>O 4.17.2 Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.</p>	<p>Waste storage facilities is located in the basement behind screen walls.</p> <p>Refer to waste management plan</p>
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4.18 UTILITIES

<p>O 4.18.1 The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit</p>	<p>All the required services are available and provided by the local suppliers.</p>
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for purpose and meet current performance and access requirements of service providers.

O 4.18.2 All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians

O 4.18.3 Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.

O 4.18.4 Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies

All utilities are accessible.

Supply and distribution boxes are integrated into design to be accessible yet aesthetic pleasing.

Aircon is located on the first floor roof and thus have no noise or air quality impact on habitable rooms or balconies.

3.2 STATE PLANNING POLICY No. 7 – DESIGN OF THE BUILT ENVIRONMENT

State Planning Policy No.7 – Design of the Built Environment (SPP7) is made under Part 3 of the Planning and Development Act 2005.

This policy addresses design quality and built form outcomes in Western Australia. It seeks to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes across the State.

1. CONTEXT AND CHARACTER

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	The proposed development responds to this in context and character.
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2. LANDSCAPE QUALITY

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	The landscaped areas in this proposed development are used to provide increased privacy, improved outlook and spatial enclosure. The subject site proposes landscaping to create greater amenity for pedestrians and residents. The landscaped areas are provided to the front of the proposed development facing Banks Avenue, at the back to provide additional shading to the outside parking and to the roof terrace.
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3. BUILD FORM AND SCALE

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	Designing the build form, we recognised both the immediate built context and the future context along Banks Avenue. The zero side setbacks encourage an Attached Urban Character with the bulk of the development presented along the depth of the site. The articulation to both sides of the building reduce the overall bulk to the side elevations and promotes access to natural light and ventilation to the residential apartments
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4. FUNCTIONALITY AND BUILD QUALITY

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.	The access to and location of the communal space facilitates provide for good interaction and functionality. Material inspiration derived from the natural resources available in Perth with emphases on low maintenance and future sustainability.
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5. SUSTAINABILITY

<p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</p>	<p>We adopted a holistic approach to achieve a sustainable design by integrating basic principles at the schematic design stage. Where possible apartments are orientated to provide north light access to the living spaces and cross ventilation to all the apartments. Refer to the ESD checklist</p>
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6. AMENITY

<p>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</p>	<p>High level amenities are provided to this mixed-use development to optimise the living and working environment for occupants and neighbours. Some of the contributing features include:</p> <ul style="list-style-type: none">- Interesting articulated facades to facilitate natural ventilation and light penetration to all the apartments.- Universal lift access to all the floors.- Secure residential parking.- Covered balconies to all the apartments to ensure added functionality.- Dedicated pedestrian entrance.- Spacious layouts to all apartments.
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7. LEGIBILITY

<p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</p>	<p>The main vantage point to this proposed development provides clearly defined elements to indicate navigation. Pedestrian movement is given priority over vehicular movement. Internal movement is simplified through single entry and paths to the apartments.</p>
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8. SAFETY

<p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<p>Safety and security are achieved by the implementation of passive and active surveillance. Pedestrian and vehicular entry points is secured by providing controlled access and well positioned lights. The balconies provide an opportunity for passive surveillance to the public realm.</p>
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9. COMMUNITY

<p>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</p>	<p>The diversity of one, two and three-bedroom apartments will provide opportunities for single, couple, family and down sizers. The development will provide a social and economic benefit to the community through diversity and increased density to the Banks Precinct.</p>
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10. AESTHETICS

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

The facades aim to provide a high-quality streetscape in response to the Banks District Precinct desired character and objectives. The combination of well-defined elements and carefully selected materials will provide an aesthetically pleasing experience for the passer-by.

4.0 LIVABLE HOUSING DESIGN

Liveable housing design includes key features to meet the changing needs of occupants across their lifetime. This includes people with disabilities, ageing people, and families with children.

The residential design code under clause 4.9 Universal design requires 20% of the units to achieve Silver level and 5% Platinum level.

Two units will be accessed for the Silver level namely Unit 3 & Unit 7

One unit will be considered for the Platinum level namely Unit 4

PERFORMANCE STATEMENT	SILVER LEVEL – UNIT 3 & 7	PLATINUM LEVEL – UNIT 4
1 DWELLING ACCESS There is a safe, continuous, step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level.	Comply to commonwealth Disability Standards 2010 for a safe and continuous pathway from the main entrance and parking to the first floor	Comply to commonwealth Disability Standards 2010 for a safe and continuous pathway from the main entrance and parking to the first floor
2 DWELLING ENTRANCE There is at least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.	Min clear opening width – 820mm with a ramped threshold. The entrance is sheltered from the weather with a 1500x1500 landing area.	Min clear opening width – 920mm with a ramped threshold. The entrance is sheltered from the weather with a 1500x1500 landing area.
3 CAR PARKING Where the parking space is part of the dwelling access it should allow a person to open their car doors fully and easily move around the vehicle.	The carparking does not form part of the dwelling access.	The carparking does not form part of the dwelling access.
4 INTERNAL DOORS AND CORRIDORS Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.	All internal doors are 820 wide and all passageways are min 1000mm wide	All internal doors are 900 wide and all passageways are min 1200mm wide
5 TOILET The ground (or entry) level has a toilet to support easy access for home occupants and visitors.	The toilet is located in a corner with 1200 clear circulation space forward of the toilet pan.	The toilet is located in a corner with 1200 clear circulation space forward of the toilet pan. Toilet pan @ 450mm from nearest wall, 600mm min clearance from front of cistern to front of toilet pan and the height of the pan will be 460mm above finished floor level
6 SHOWER The bathroom and shower is designed for easy and independent access for all home occupants.	The shower is hobbles with slip resistant recess and located in the corner for the installation of future grabrails.	The shower is hobbles with slip resistant recess and located in the corner for the installation of future grabrails. The shower is 1160mm width x 1100 in length with a 1400 width x 1600 length Clear space.

<p>7 REINFORCEMENT OF BATHROOM AND TOILET WALLS The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.</p>	<p>Walls are constructed of solid masonry and does not require additional reinforcing.</p>	<p>Walls are constructed of solid masonry and does not require additional reinforcing</p>
<p>8 INTERNAL STAIRWAYS Where installed, stairways are designed to reduce the likelihood of injury and also enable future adaptation.</p>	<p>There are no internal stairways installed</p>	<p>There are no internal stairways installed</p>
<p>9 KITCHEN SPACE The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.</p>	<p>No Requirements.</p>	<p>A clearance of 1550mm is provided in front of the fixed benches. The flooring will be slip resistant and task lights installed over workspaces.</p>
<p>10 LAUNDRY SPACE The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation.</p>	<p>No Requirements.</p>	<p>A clearance of 1550mm is provided in front of the fixed benches. The flooring will be slip resistant and task lights installed over workspaces.</p>
<p>11 ENTRY LEVEL BEDROOM SPACE There is a space on the ground (or entry) level that can be used as a bedroom.</p>	<p>No Requirements.</p>	<p>Provision is made for a 1540mm width x 2070mm length on the side of the bed that is closest to the approaching door with a min 1000mm to the remaining side of the bed.</p>
<p>12 SWITCHES AND POWERPOINTS Light switches and powerpoints are located at heights that are easy to reach for all home occupants.</p>	<p>No Requirements.</p>	<p>Light and powerpoint switches to be toggle action with min width of 35mm</p>
<p>13 DOOR AND TAP HARDWARE Home occupants are able to easily and independently open and close doors and safely use tap hardware.</p>	<p>No Requirements.</p>	<p>The hardware for the doorways is to be D-style installed at 900mm. Basins, sinks and tubs will feature capstan style hardware.</p>
<p>14 FAMILY/LIVING SPACE The family/living room features clear space to enable the home occupant to move in and around the room with ease.</p>	<p>No Requirements.</p>	<p>Provide for a 2250mm diameter clear space.</p>
<p>15 WINDOW SILLS Windows sills are installed at a height that enables home occupants to view the outdoor space from either a seated or standing position.</p>	<p>No Requirements.</p>	<p>There a sliding doors installed in the living/dining area to provide for view to the outdoor space.</p>
<p>16 FLOORING</p>	<p>No Requirements.</p>	<p>Flooring will be firm and even with a min. of 5mm transition between abutting surfaces</p>

Floor coverings are slip resistant to reduce the likelihood of slips, trips and falls in the home.		
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SUBMISSIONS AGAINST THE PROPOSAL			
Design element	Issue raised	Applicant response	City comment
2.2 Building height	No specific comments received.		
2.3 Street setbacks	No specific comments received.		
2.4 Side and rear setbacks	<ul style="list-style-type: none"> Rear boundary setbacks are to provide a transition between sites with different intensity development. Table 2.1 shows a minimum rear setback for R80 zoning of 3m. The development application ground floor layout shows storerooms encroaching into this setback. 	<ul style="list-style-type: none"> The fundamentals of the setbacks are to maintain the amenity of the adjacent sites. The storeroom overall height is 2.3m and the screen wall on the boundary 1.8m. There are no encroachment in relation to visual privacy or overshadowing. 	<ul style="list-style-type: none"> The <i>Whitford's Activity Centre Plan (WACP)</i> requirements prevail over the R-Codes (Table 2.1), which allows covered parking bays to be located within the rear setback area. The storerooms are single storey in nature and protect privacy and separation between the subject site and the adjoining properties. Vegetation to the southern boundary will assist in reducing the bulk of the building as viewed from the adjoining properties.
2.5 Plot ratio	No specific comments received.		
2.6 Building depth	No specific comments received.		

2.7 Building separation	No specific comments received.		
3.2 Orientation	No specific comments received.		
3.3 Tree canopy and deep soil areas	No specific comments received.		
3.4 Communal open space	No specific comments received.		
3.5 Visual privacy	<ul style="list-style-type: none"> • Overlooking from first floor balconies into the outdoor living area and living room windows of adjoining dwellings. • Overlooking from second floor balconies into outdoor living areas of adjoining dwellings. • We respectfully request that the clear glass balustrades be replaced with obscure glass balustrades. Although this does not prevent people from looking over the balustrade it will provide a measure of privacy contributes towards the objective O3.5.1. 	<ul style="list-style-type: none"> • The clear glass will be replaced with obscure glass 	<ul style="list-style-type: none"> • The applicant has stated that obscured glazing will be provided to balustrading to <u>the</u> southern elevation. This will be a condition of approval should the application be supported. • The setback and height of the parking area roof and storerooms, and the associated setback of the adjoining properties reduces the viewing angle from the rear balconies, resulting in overlooking of a small portion of the outdoor area only. • The roof of the alfresco areas of the adjoining properties will <u>ensure not minimise any potential</u> overlooking to the living room windows.

3.6 Public domain interface	No specific comments received.		
3.7 Pedestrian access and entries	No specific comments received.		
3.8 Vehicle access	No specific comments received.		
3.9 Car and bicycle parking	No specific comments received.		
4.1 Solar and daylight access	<ul style="list-style-type: none"> • Can it be demonstrated that the following outcome is achievable? A4.1.1 Acceptable outcomes for dwellings with a northern aspect are that private open space obtains at least 2 hours direct sunlight between 9am and 3pm on the 21st June. • Current sunlight is threatened to be blocked by the apartment building and proposed trees shown on the development application landscaping plan. • The proposed development will block midday sunlight with the only sunlight to reach this area being that between 8.30 am and 10.30 am. This sunlight comes from the north east passing 	<ul style="list-style-type: none"> • The proposal for the trees will remain as per drawings 	<ul style="list-style-type: none"> • Part 4.1 of the R-Codes is in relation to solar and daylight access to the subject site, not adjoining sites. The proposal meets the element objectives in relation to this clause. • The proposal meets the acceptable outcomes and element objectives of Clause 3.2.3 in relation to shadow to adjoining properties. • It is considered that the proposed trees are considered essential to the overall green space of the development and should not be reduced in size. The proposed trees will assist in providing privacy and reducing the overall bulk of the development as

	<p>behind the proposed apartment building. As can be appreciated, this small bit of morning winter sun is very important to us.</p> <ul style="list-style-type: none"> • Sunlight threatened by proposed trees to rear boundary. Consequently, to satisfy item A4.1.1 we request that the trees be replaced with smaller shrubs that don't exceed a height of 4m. 		viewed from the adjoining properties.
<p>4.2 Natural ventilation</p>	No specific comments received.		
<p>4.3 Size and layout of dwellings</p>	No specific comments received.		
<p>4.4 Private open space and balconies</p>	No specific comments received.		
<p>4.5 Circulation and common spaces</p>	No specific comments received.		
<p>4.6 Storage</p>	No specific comments received.		
<p>4.7 Managing the impact of noise</p>	No specific comments received.		

4.8 Dwelling mix	No specific comments received.
4.9 Universal design	No specific comments received.
4.10 Façade design	No specific comments received.
4.11 Roof design	No specific comments received.
4.12 Landscape design	No specific comments received.
4.13 Adaptive reuse	No specific comments received.
4.14 Mixed use	No specific comments received.
4.15 Energy efficiency	No specific comments received.
4.16 Water management and conservation	No specific comments received.
4.17 Waste management	No specific comments received.

4.18
Utilities

No specific comments received.

City of Joondalup

Notes:

1. The detail highlighted in red has been identified as not meeting the suggested Acceptable Outcome.
2. GF = Ground Floor
3. UF = Upper Floor
4. Min. = minimum
5. Avg. = average

Whitford Activity Centre Plan Assessment Summary

Item	Required	Proposed	Comment
A1 – Land Use Permissibility	Land Use Permissibility within each of the Districts shall be in accordance with Schedule 10 of the Scheme.	Zoned 'Centre' under LPS3 Multiple Dwelling: "D"	
A2 – Heights and Setbacks	13.5 metres	11.68 metres (3 storeys)	The proposed height is below the maximum permissible height.
	Ground level floor to floor height minimum 4.5 metres	3.429 metres	The proposal does not meet the minimum floor to floor heights. This is discussed in the body of the report.
	Car parking shall be screened from public roads	All parking located in garage screened from view of the public road	
A3 – Pedestrian Access	NA – Subject site is not considered a 'Prominent Pedestrian Entrance' as shown in Figure 1 of the WACP.		
A4 – Vehicle Parking and Access	Car parking bays	In accordance with the Residential Design Codes. See SPP7.3 assessment below	
	Bicycle Parking bays	In accordance with the Residential Design Codes. See SPP7.3 assessment below	
A5 – Landmark sites and community focal points	NA - Subject site has not been identified as a landmark site or one with community focal points.		
A6 – Street and public realm interface	Interface treatments with the street are to be consistent with the Street Interface Plan (Figure 2). Interface treatments are to be interpreted as minimums, i.e. an identified passive or attractive frontage is permitted to be built as an active frontage if so desired by applicants, in accordance with the standards of that district.	The subject site is identified as needing a 'passive frontage'. Major openings to lobby/communal space and units 1, 2, 5 and 6.	The proposed frontage enhances surveillance of the public realm with major openings to the street on all levels.
	The subject site is required to provide: <ul style="list-style-type: none"> • Pedestrian Shelter to building entrances 	<ul style="list-style-type: none"> • Balcony above provides shelter to walkway and lobby entrance. 	The proposed front façade provides shelter to the pedestrian approach and a clearly identifiable entrance to the lobby. The car park is screened from

	<ul style="list-style-type: none"> • Main building entrances shall be directly onto the building frontage • Any fencing to public road may be solid to a maximum height of 1.2m and then visually permeable there after. • Car parking areas shall be screened from public roads however this shall not prevail over the requirement for a maximum height of fencing 1m. 	<ul style="list-style-type: none"> • Main entrance to the building faces the street • No fencing proposed • Car park is screened from public roads and the public realm 	the street, with timber screening, glazing, contrast render and cladding providing visual interest as viewed from the street.
	<p>Facades Fronting the Street or Public Realm</p> <ul style="list-style-type: none"> • Buildings are to be designed with a consistent approach to all facades. Architectural character and visual interest is to be provided to all sides of buildings that are viewed from the public realm. This can be achieved with articulation, colour and/or materials (including glazing). • Corner buildings are to be designed to address both streets with equal importance. 	<ul style="list-style-type: none"> • Glazing consistent across the building, with timber screening and glass balustrade adding visual interest. • N/A 	
	<p>Building Entrances</p> <p>Main building entrances shall be directly onto the building frontage.</p>	Main building entrance faces the street, with clear glazed doors.	
	<p>Passive Surveillance</p> <p>Crime Prevention Through Environmental Design (CPTED) principles are to apply in the design of street and public realm interface.</p>	Clear glazing to the entrance doors and lobby/communal area ensure clear surveillance to and from the building.	
	<p>Signage, Advertising and Public Art</p> <ul style="list-style-type: none"> • Signage shall be in accordance with the standards applicable to the Commercial Zone under the City of Joondalup Signs Policy. • Public art is to be provided as part of the design of landmark sites, where appropriate, at the discretion of the City. 	<ul style="list-style-type: none"> • Signage to the front façade which clearly identifies building and/or street address. • N/A 	

A7 – Landscape and private open space	Landscape Provision <ul style="list-style-type: none"> Landscaping within and to private development is to be designed to suit the intense urban environment of the activity centre. Where fronting the street, landscaped areas are to be integrated with the streetscape to include the use of consistent materials and planting. 	The refuse and recycling areas are located at the rear of the lot adjacent to the car parking areas.	The proposal meets the minimum requirements for landscaping and private open space. This, along with incorporation of objectives from SPP7.3 are discussed in the body of the report.
	Balconies and Roof Gardens <ul style="list-style-type: none"> Balconies to private residences or commercial spaces shall face the street or be designed to avoid overlooking private space. 		
A8 - Roofscape	<ul style="list-style-type: none"> Roof mounted plant and equipment is to be screened from view from all sides. Screening shall be consistent with the design and character of the building. 	No roof mounted equipment shown on plans Screening to the wall mounted air-conditioning units is consistent with the rendered boundary wall.	The services associated with the development are not considered to have any adverse impact on the street. The air conditioning units are screened from the primary street and have been provided on the first floor and second floor to the eastern and western elevations, screened by an extension of the parapet wall. These are considered to blend in with design of the building.
A9 – Service areas and ancillary buildings	Location <ul style="list-style-type: none"> Service areas and refuse disposal systems shall be located away from public areas and residential development. Screening <ul style="list-style-type: none"> Service and refuse areas are to be screened from view. <p>Screening and ancillary buildings shall be constructed of materials and be of design compatible with adjacent buildings.</p>	Bin storage area located within car park, not visible from the street, and away from the residential dwellings. Enclosure with double doors screens bin storage from view. Consistent with construction materials of storerooms.	A condition is recommended should the development be approved for full details on screening of services and utilities for provided.
1.14.3 – Development Standards			

A1 – Building Setbacks	Primary Street – 1m min. Balcony - nil	1.0 metre Nil to balconies on first and second floor	The proposed setbacks do not meet the minimum requirements. This is discussed in the body of the report.
	Secondary Street – Nil.	NA	
	Rear – 7.5 metres Covered parking bays can be located within the 7.5m setback area	Building: 7.5m Balconies: 6.6m Stores: 1.8m – 2.75m Covered parking located within rear setback area.	
	Side setbacks – Nil.	GF: Nil 1 st Floor: Nil – 1.6m 2 nd Floor: Nil – 1.6m	
A2 – Vehicle parking and access	No vehicle parking within the primary street setback area is permitted	None proposed	The proposed parking is screened from view from the primary street.
A3 – Landscaping	Landscaping is to be in accordance with an approved Landscape Plan. A landscape Plan is to be submitted with any development application within the district.	Landscaping plan submitted. It will be a condition should the application be approved that a landscaping plan be submitted and approved prior to construction.	Landscaping meets the minimum requirements of the WACP.

SPP 7.3 assessment summary

Element	Objectives	Acceptable Outcome	Proposed	Design guidance
2.2 Building height	N/A – Replaced by WACP as discussed in the body of the report.			
2.3 Street setbacks	N/A – Replaced by WACP as discussed in the body of the report.			
2.4 Side and rear setbacks	N/A – Replaced by WACP as discussed in the body of the report.			
2.5 Plot ratio	Achieved	1.0 (683m ²).	1.0 (681.1m ²).	No design guidance provided in SPP7.3
2.6 Building depth	Achieved	20m for single aspect apartments (A2.6.1).	Maximum 8.6m depth to units 1 and 5.	No design guidance provided in SPP7.3
		Other proposals assessed on merits having regard to solar and daylight access, and natural ventilation.	Solar and daylight access, and natural ventilation achieves element objectives.	
2.7 Building separation	Achieved	Meets acceptable outcomes and element objectives for side and rear setbacks and visual privacy.	Side and rear setbacks provided in accordance with WACP, visual privacy meets acceptable outcomes and element objectives.	No design guidance provided in SPP7.3
3.2 Orientation	Achieved	Buildings on street orientated to face public realm and incorporate direct access from the street.	The communal space/lobby and units 1, 2, 5 and 6 all face and orientate towards the public realm. Major	Satisfied

Element	Objectives	Acceptable Outcome	Proposed	Design guidance
			<p>openings, extensive glazing and balconies ensure maximum surveillance.</p> <p>Access to the building is clearly identifiable with a footpath leading to the entrance.</p>	
		Shadow cast at midday on 21 st June onto any adjoining property does not exceed 50% (southern boundary). No requirements to remaining adjoining properties. (A3.2.3)	R60: 3A Venus Way – 21%(72.49m ² / 342m ²) R60: 3B Venus Way – 14% (48.38m ² / 342m ²).	
		Buildings orientated to maintain 4 hours per day for existing solar collectors on neighbouring site.	N/A – no solar collectors on adjoining site.	
3.3 Tree canopy and deep soil areas	N/A – Replaced by WACP as discussed in the body of the report.			
3.4 Communal open space	N/A – Replaced by WACP as discussed in the body of the report.			
3.5 Visual privacy	Achieved	Visual privacy setbacks (A3.5.1).	Setbacks in accordance with Table 3.5 are provided	Satisfied
		Balconies unscreened at least 25%.	All balconies have at least 25% unscreened.	
		Living rooms have external outlook.	All living rooms have major opening with external outlook.	
		Windows and balconies restrict direct overlooking, without reliance on high sill windows or permanent screening. (A3.5.4).	Highlight windows are provided to units 2 and 6 to prevent direct overlooking to bedroom 2 of units 4 and 8.	
3.6 Public domain interface	Achieved	Ground floor dwellings direct access from street	NA – no ground floor dwellings.	Satisfied
		Car-parking not located within primary street setback area (A3.6.2).	No parking located in the street setback area.	
		Balconies and/or windows overlook public domain.	The upper floor balconies to levels 1 and 2 overlook the street and public domain areas.	
		Balustrading provides privacy for residents and surveillance of adjoining public domain.	Clear glass balustrading to the northern balconies, however major openings set back to ensure privacy from the public domain.	
		Level changes to the street: 1m average 1.2m maximum	No level change to the street due to access configuration.	

Element	Objectives	Acceptable Outcome	Proposed	Design guidance
		Front fencing visually permeable above 1.2m as per RDLPP.	No fencing within street setback area provided.	
		Elements on frontage eliminate opportunities for concealment.	No areas of concealment available. Clear glazing to lobby/communal area and entrance.	
		Bins not located within primary street setback area.	Bins located behind primary street setback area within carpark area.	
		Services and utilities located within primary street setback area integrated into the development.	Gas and water meters located behind wall, screened from view of the street.	
3.7 Pedestrian access and entries	N/A – Replaced by WACP as discussed in the body of the report.			
3.8 Vehicle access	Achieved	Vehicle access - one opening per 20m.	One vehicle access point (restricted by existing lot shape).	Satisfied
		Vehicle entries identifiable from the street, integrated with façade and/or located behind primary building line.	Vehicle entry is identifiable and suitably integrated with the overall façade.	
		Vehicle entries have adequate separation from street intersection.	Adequate separation provided .	
		Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.	NA – No ground floor apartments.	
		Driveway width minimum for functionality.	6m driveway width provided for two-way access.	
		Driveway designed for two-way access.	Minimum 6m driveway and crossover allows for two-way access.	
		Replaced by City's RDLPP clause 6.2.3. - Pillars/structures in truncation area to be no greater than 350mm in dimension and solid walls no greater than 750mm in truncation area.	Portion of blade wall to the eastern boundary located within sightline truncation area.	
3.9 Car and bicycle parking	Achieved	5 secure, undercover bicycle parking spaces and accessed via a continuous path of travel from the entry.	Five available within ground floor carpark, adjacent to the storerooms.	Satisfied
		10 resident car parking bays; and 2 visitor car-parking bays (A3.9.2).	12 resident bays; and 2 visitor parking bays.	

Element	Objectives	Acceptable Outcome	Proposed	Design guidance
		Maximum parking provision does not exceed double the minimum (16).	Less than double the minimum.	
		Car parking areas and vehicle circulation areas designed in accordance with AS2890.1	Car parking and circulation as per AS2890.1	
		Carparking areas not located within street setback and not visually prominent from the street (A3.9.5).	All parking behind the street setback line.	
		Car parking designed, landscaped or screened to mitigate visual impacts when viewed from the dwellings and private outdoor spaces (A3.9.6).	Vertical screens and articulated walls mitigate visual impact of visitor parking when viewed from the street. Parking areas are not visible from the dwellings.	
		Visitor parking clearly visible from driveway, signed and accessible.	Visitor parking is visible from the street and available at all times. No gate/door restricts parking to visitor bays.	
4.1 Solar and daylight access	Achieved	Minimum 70% dwellings having living rooms and private open space obtaining at least 2 hours direct sunlight; and maximum 15% receiving no direct sunlight (A4.1.1)	<p>Dwellings 1, 2, 5 and 6 (50%) maximise access to the northern sun, with living rooms and balconies having at least 2 hours of direct sunlight between 9am and 3pm. Highlight windows have been provided to unit 7 and 8 kitchen areas to increase winter sunlight to the living areas.</p> <p>Dwellings 3 and 7 get at least two hours of direct winter sun in the afternoon through the bedroom 2 windows.</p> <p>Dwellings 4 and 8 get approximately 2 hours of winter sunlight in the morning through bedroom 2 window.</p> <p>No apartments receive no direct sunlight between 9am and 3pm.</p>	Satisfied
		Habitable rooms - one window in external wall, visible from all parts of room, glazed area not less than 10% of floor area and minimum 50% clear glazing	Windows provided >10% of floor area with minimum 50% clear glazing.	

Element	Objectives	Acceptable Outcome	Proposed	Design guidance
		Light wells and/or skylights not primary source of daylight to any habitable room.	No light wells proposed.	
		Building orientated and incorporates external shading devices.	No external shading devices proposed; however balconies provide protection from sun to dwellings. Boundary walls to eastern and western and eastern boundaries.	
4.2 Natural ventilation	Achieved	Habitable rooms have openings on at least two walls with straight line distance 2.1m.	Each dwelling provides a minimum distance of 2.1m between two openings.	Satisfied
		Minimum 60% of dwellings are naturally cross ventilated; and single aspect apartments included must have ventilation openings oriented to prevailing cooling winds; and room depth no greater than 3*ceiling height.	Units 2, 3, 4, 6, 7 and 8 (75%) are capable of cross ventilation (due to internal openings to bedrooms 2 and 3). Units 1 and 5 only have openings along the northern elevation. Openings at 90° to prevailing cooling wind direction. Units 1 and 5 depth: 6.21 metres (2.15x the ceiling height – 2.89m).	
		Depth of cross-over and cross-through apartments with openings either side not exceed 20m	<20m.	
		No habitable room relies on light wells.	All have external windows/balconies and do not rely on light wells.	
4.3 Size and layout of dwellings	Achieved	Dwellings internal floor areas as per Table 4.3a.	Adequate internal floor spaces provided.	Satisfied
		Habitable room floor areas as per Table 4.3b.	Minimum room floor dimensions provided Overall size of dwellings provides for functional furniture layouts.	
		Floor to ceiling height 2.7m for habitable rooms, 2.4m for non-habitable rooms, and other as per National Construction Code.	Ceiling height 2.7 minimum.	
		Maximum length of single aspect open plan living area 9m (A4.3.4).	Units 1 and 5 – ceiling height 2.7 metres. Length 6.21 metres, therefore 2.3x ceiling height.	
4.4	Achieved	Private open space to each dwelling as per Table 4.4	Unit 2 and 6 balconies – minimum dimension of 1 metre.	Satisfied

Element	Objectives	Acceptable Outcome	Proposed	Design guidance
Private open space and balconies		Entire open space not screened, and screening does not obscure outlook	Open style screening to increase privacy and screen air-conditioning units.	
		Design detailing, materiality and landscaping of the private open space integrate with/compliments building. Services and fixtures located within private open space not visible from street/integrated into building design	Vertical timber screens that match ground floor screening located on northern elevations of balconies, which complements the building. Drying area not located on balconies. Air-condition units of dwellings 1, 2, 5 and 6 facing public realm but are considered of a small nature and located behind vertical timber screen. therefore integrated into building design.	
4.5 Circulation and common spaces	Achieved	Circulation corridor 1.5m minimum	1.3m minimum to 1st and 2nd floor corridors (around planter) and 1.12 metres to stairwell. A minimum 1.5m wide corridor is provided to all ground floor corridors.	Satisfied.
		Circulation and common space capable of passive surveillance	Passive surveillance of the circulation corridors is provided from parking area, lobby and entrances to units.	
		Circulation and common spaces lit without light spill to habitable rooms.	Development permits opportunities to provide lighting on walls at entrances which would not create light spill. A condition is recommended should the development be approved for a lighting plan to be submitted and approved by the City.	
4.6 Storage	Achieved	Store sizes as per Table 4.6.	Store sizes acceptable.	Satisfied
		Stores conveniently located, safe, well-lit, secure and subject to passive surveillance	Located in the car park which will provide passive surveillance.	
		Stores provided separately from dwellings or within or adjacent to private open spaces (A4.6.3)	Storage areas not visible from the public realm.	
4.7 Managing the impact of noise	Achieved	Exceed National Construction Code requirements	Noise sources screened from external walls to habitable rooms. Units 1,	Satisfied

Element	Objectives	Acceptable Outcome	Proposed	Design guidance
			<p>2, 5 and 6 have air conditioning units located adjacent to major opening of bedrooms.</p> <p>Major openings located away from, bin stores and parking area.</p>	
		Potential noise sources not adjacent external wall habitable room or within 3m of bedroom (A4.7.2)	Major openings located away from bin stores and parking area.	
		Major openings oriented away/shielded from external noise sources.	Major openings located away from bin stores and parking area.	
4.8 Dwelling mix	Achieved	Acceptable Outcome is not applicable as less than 10 dwellings are proposed.	2 x one-bedroom dwellings; 4 x two-bedroom dwellings; and 2 x three-bedroom dwellings.	Satisfied
4.9 Universal design	Achieved	20% of dwellings achieve Silver Level requirements as defined in the <i>Liveable Housing Design Guidelines</i> , or 5% achieve Gold Level requirements	Two dwellings (Units 3 and 7) or 25% are designed to Silver Level requirements. One dwelling *unit 4) designed to platinum level requirements (additional to what is required).	Satisfied
4.10 Façade design	Achieved	Façade design includes scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm. The façade design provides rhythm and interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.	Building design and finishes include render, with feature brickwork and cladding.	Satisfied
		Façade includes elements that relate to key datum lines of adjacent buildings.	The scale of development is consistent with other two storey dwellings within the area.	

Element	Objectives	Acceptable Outcome	Proposed	Design guidance
		Building services fixtures integrated in design and not visually intrusive from public realm.	The building services are integrated into the development and are not intrusive to the public realm.	
4.11 Roof design	N/A – Replaced by WACP as discussed in the body of the report.			
4.12 Landscape design	N/A – Replaced by WACP as discussed in the body of the report.			
4.13 Adaptive reuse	N/A	Not applicable as development not heritage.	N/A	N/A
4.14 Mixed use	N/A	Not applicable as development not mixed use.	N/A	N/A
4.15 Energy efficiency	Achieved	Incorporate at least one significant energy efficiency initiative; or all dwellings exceed minimum NATHERS requirements for apartments by 0.5 stars.	Use of thermal mass in building materials for storing heat and use of insulation and draft sealing among other items included within the Environmentally Sustainable Design Checklist.	Satisfied
4.16 Water management and conservation	Achieved	Dwellings are individually metered for water usage.	Each dwelling has a separate meter.	Satisfied
		Storm water runoff is managed on-site.	All stormwater will be contained on-site.	
4.17 Waste management	Achieved	Waste storage facilities provided in accordance with WALGA waste management guidelines.	Waste management plan provided that satisfactorily addresses requirements.	Satisfied
		Sufficient area for storage of green waste, recycling and general waste (separate).	Sufficient area provided for bin storage that is screened from street and dwellings.	
		Communal waste storage sited and designed to be screened from view from the street, open space and private dwellings.	Waste storage provided within a communal bin store integrated with the building design and screened from view.	
4.18 Utilities	Achieved	Utilities located within front setback or on visible parts of rooms are integrated into design.	Utilities appropriately located and screened.	Satisfied
		Hot water units, AC condenser units and clotheslines not visually obtrusive.	Dryers located within the laundry. Air conditioning units screened by timber vertical screens and will not be visually obtrusive.	
		Laundries are designed and located to be convenient, weather protected and well	Laundries provided within each dwelling.	

Element	Objectives	Acceptable Outcome	Proposed	Design guidance
		ventilated and size appropriate.	No clothes lines proposed, with condenser dryers provided within the dwellings.	

Please note that the acceptable outcomes stated above is a summary only and when considering compliance with these requirements, please refer to the full requirement as detailed in *State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments*.

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, and *Energy Smart Homes* at: 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
- natural landforms and topography

Does your development include:

- northerly orientation of daytime living/working areas with large windows, and minimal windows to the east and west
- 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

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:

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:

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

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: JACQUES VAN WOYEN Contact Number: 0417 561 714

Applicant's Signature:  Date Submitted: 11/02/2020

Accepting Officer's Signature: _____

Checklist Issued: March 2011