City of Joondalup

A Global City: Bold | Creative | Prosperous

Date: 18 July 2016
Enquiries: Tim Thornton
9400 4270

Your Ref:
Our Ref: DA15/1248
89563

Mrs Y Tan

Dear Sir/Madam,

Reference Number:
Development Description: DA15/1248
Location of Development: MULTIPLE DWELLINGS (eight new dwellings)
Owner(s) Details: 13 Tottenham Road JOONDALUP WA 6027
Mrs Yenny Tan

I refer to your application for development approval, received by the City of Joondalup on 4 November 2015.

You are advised that approval has now been **granted** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Metropolitan Region Scheme.*

Please find attached your notice of determination.

You may be required to obtain a permit from the City in accordance with the requirements of the *Building Act 2011*.

This approval does not remove the need for approvals, licences and/or permits that may be required under other legislation. The subject lot may also be affected by caveats, covenants or other private restrictions. It is recommended that you make your own enquiries in this regard.

Yours sincerely

TIM REED
Senior Urban Planner
Planning Services

City of Joondalup | Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919 | T: 9400 4000 | F: 9300 1383
National Relay Service | TTY/voice calls: 13 36 77 | Speak and Listen: 1300 555 727 | Translating and Interpreting Service: 13 14 50
joondalup.wa.gov.au

18 July 2016

Planning and Development Act 2005

City of Joondalup

Notice of determination on application for development approval

Location :	13 Tottenham Road JOONDALUP WA 6027		
Legal Description :	Lot 502 DP 40003 Vol 2562 Fol 382		
Application Date :	4 November 2015	Received On :	4 November 2015

Description of proposed development:	MULTIPLE DWELLINGS (eight new dwellings)

The application for development approval is:

☒ Approved subject to the following conditions

☐ Refused for the following reasons

Conditions:

1. **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 and approved by the City prior to the commencement of development.**

2. **A Construction Management Plan being submitted to and approved by the City prior to the commencement of development. The management plan shall detail how it is proposed to manage:**

   (a) all forward works for the site;

   (b) the delivery of materials and equipment to the site;

   (c) the storage of materials and equipment on the site;

   (d) the parking arrangements for the contractors and subcontractors;

   (e) the management of dust during the construction process;

   (f) other matters likely to impact on the surrounding properties.

3. **A full schedule of colours and materials for all exterior parts to the building is to be submitted to and approved by the City 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 to the satisfaction of the City.**

4. **The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.**

5. **Boundary walls shall be of a clean finish and made good to the satisfaction of the City.**

6. **The external surface of the dwellings, 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.**

7. **All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.**

8. **A notification, pursuant to section 70A of the *Transfer of Land Act 1893*, is to be placed on the certificate(s) of title of the proposed lot. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:**

   'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services'.

9. **Unless indicated on the approved plans, any front fencing more than 0.75 metres above natural ground level, shall be visually permeable (as defined in the Residential Design Codes).**

10. **The access easement across lot 502 (13) and lot 503 (11) Tottenham Road shall be maintained free of development.**

11. **A refuse management plan indicating the method of rubbish collection is to be submitted to the City prior to the commencement of development, and approved by the City prior to the development first being occupied.**

12. **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.**

13. **This approval relates to the proposed eight multiple dwellings only, as indicated on the approved plans. It does not relate to any other development on the lot.**

14. **A suitably screened bin wash area shall be provided as indicated on the approved plans. Such an area shall be constructed with a 100mm thick concrete floor graded to a commercial floor waste connected to sewer and then provided with a hose cock to the satisfaction of the City.**

Advice Notes:

1. **Further to condition (9), 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.***

2. **The existing footpath 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 be damaged during the construction of the development, the footpath shall be reinstated to the satisfaction of the City.**

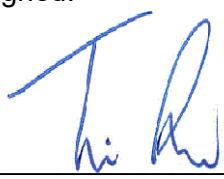
Date of determination: 18 July 2016

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the date of determination.

Signed: Dated:



19/07/2016

Senior Urban Planner

for and on behalf of the City of Joondalup.

SCALE 1:200

0 2 4 6 8 10 12 14 16 18 20

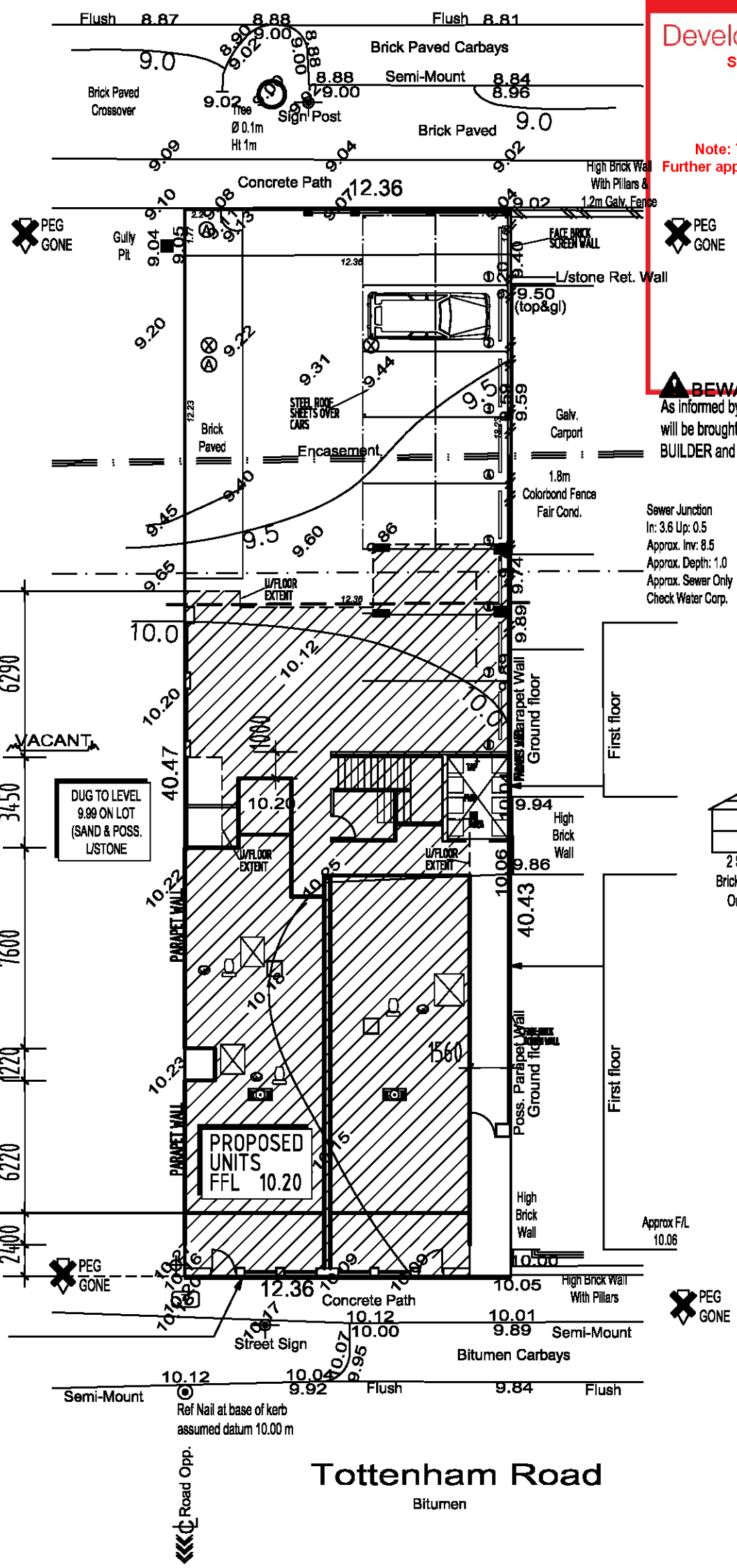
N

S Z

E

McLarty Avenue

Bitumen



Tottenham Road

Bitumen

City of Joondalup

Development Application Approved

Subject to compliance with conditions of approval

APPLICATION NUMBER: DA15/1248
DATE APPROVED: 18/7/16

Note: This approval constitutes development approval only
Further approvals may be required prior to commencing development

BEWARE:
As informed by Water Corp sewer junction will be brought to within 1m of surface.
BUILDER and PLUMBER check GRADE.

NOTE:
RESTRICTIVE COVENANT. REFER TO SEC 129BA SEE DOCUMENT I859734 (NO VEHICULAR ACCESS TO TOTTENHAM ROAD AND KYLE COURT)

PARAPET WALL TERMITE TREATMENT
= PHYSICAL BARRIER AS PER A.S. 3600 AND BCA REQUIREMENTS.
HOMEGUARD BLUE (0.3mm) WILL BE INSTALLED OR SIMILAR

NOTE:

TERMITE MANAGEMENT SYSTEM AS PER BCA 3.1.3

INC.
(1) CONC. SLAB AND FOOTINGS TO AS 2870.

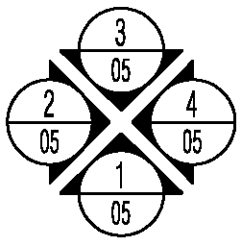
(2) CHEMICAL BARRIER SPRAY TO AS 3660. 1
(BI - FLEX PRE-CONSTRUCTION (OR SIMILAR))

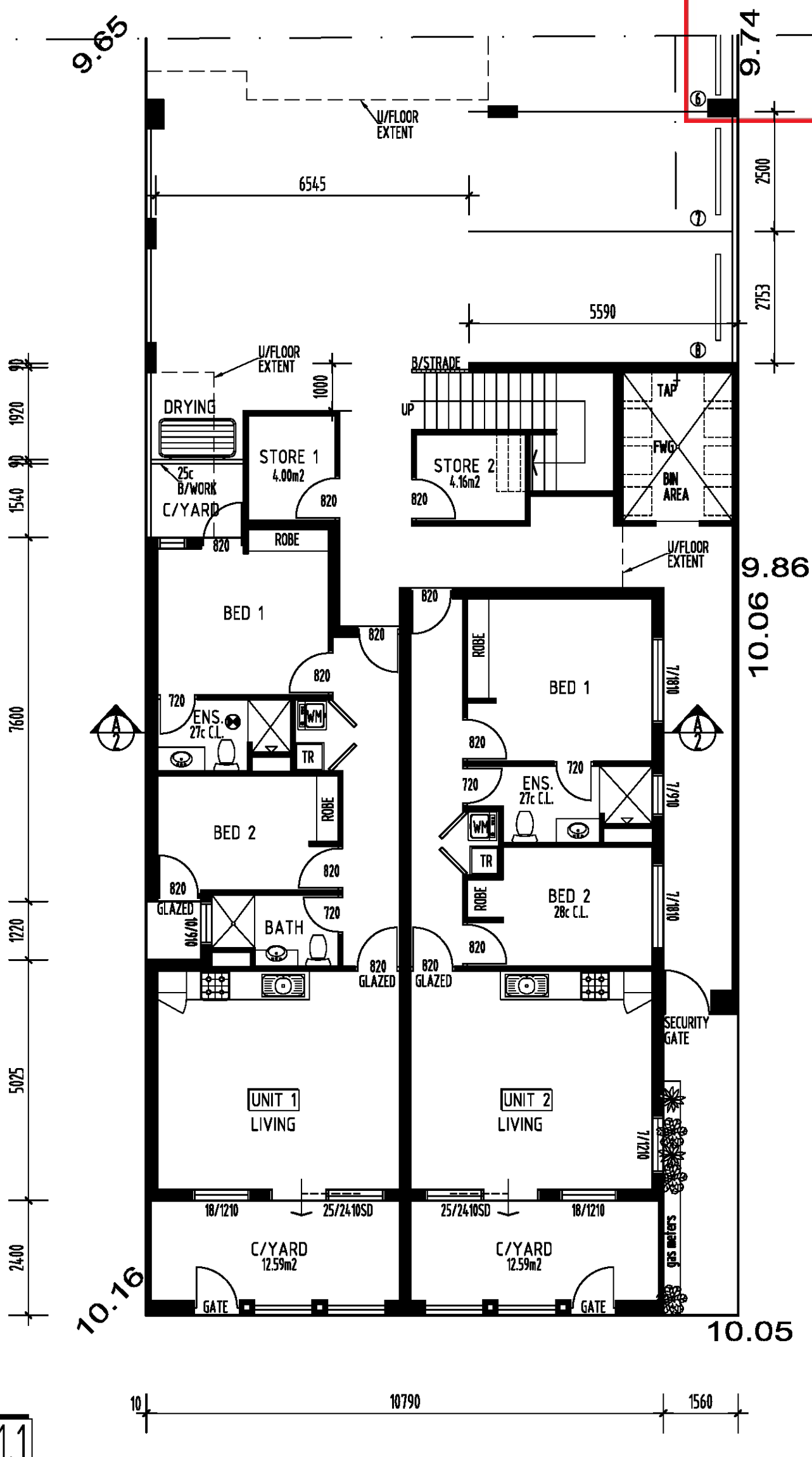
(3) DURABLE NOTICE IN PROMINENT POSITION WITH FULL DETAILS AS PER BCA 3.1.3(b).

(4) REGULAR MAINTENANCE.

(5) PHYSICAL BARRIER TO PARAPET WALLS

DRAWING TITLE: SITEPLAN			PROPOSED UNITS FOR ANNE TAN ON LOT 502 (#13) TOTTENHAM ROAD JOONDALUP	AMENDMENTS:	
DRAWN: MG	JOB No:	A3		A	PLANNING APPLIC 25/10/15
SCALE: 1:200	DATE: 1/10/2015			DWG. A01	TOTAL DWG. 06





UNIT 1
P.R. AREA 70.38m2
INT. AREA 63.82m2
FFL 10.20

UNIT 2
P.R. AREA 69.03m2
INT. AREA 62.29m2
FFL 10.20

PLOT RATIO 1.1

DIMENSIONS ARE FOR BRICK ONLY NO WALL FINISHES ALLOWED FOR

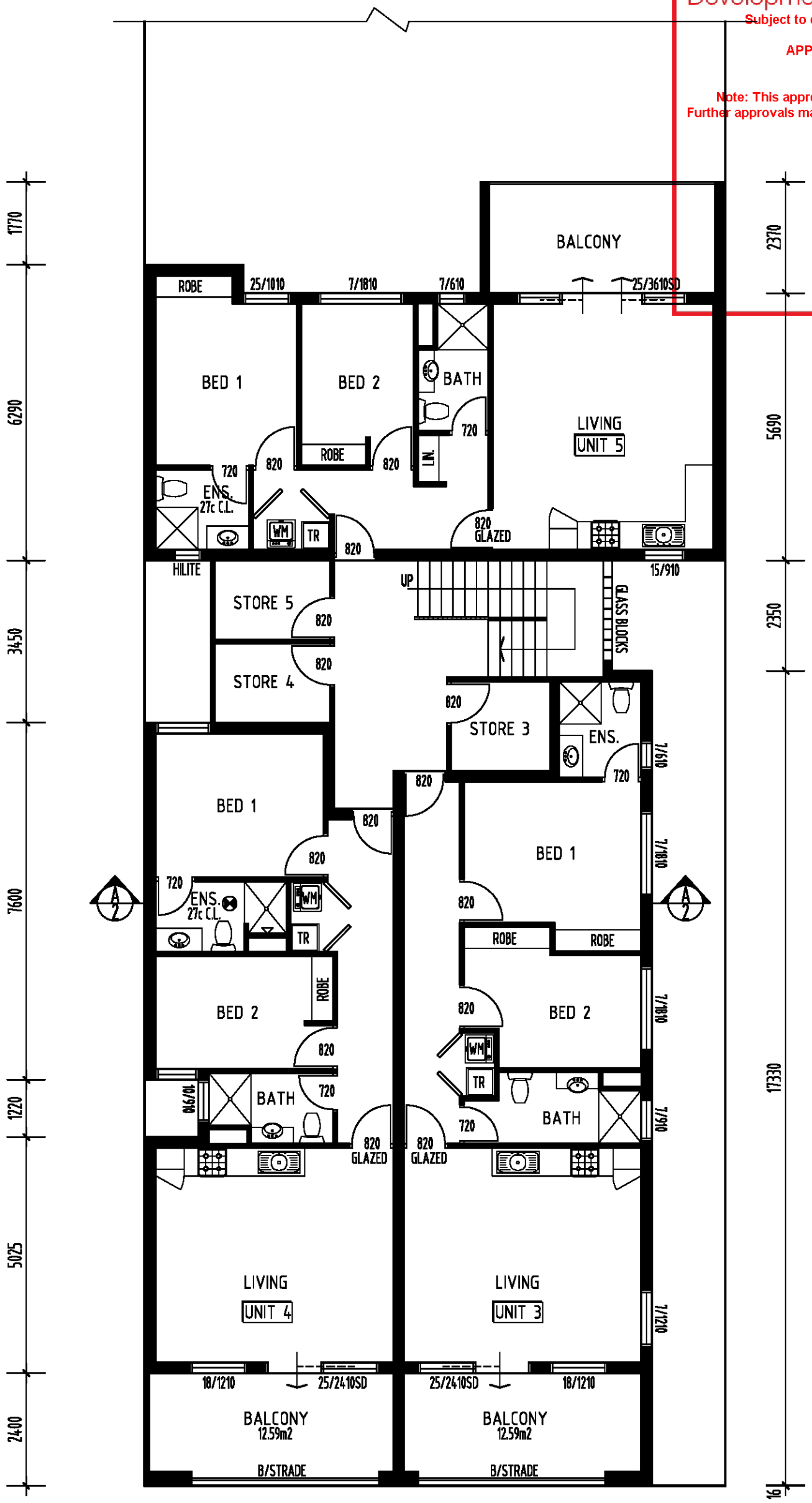
DO NOT SCALE FROM THESE DRAWINGS

DRAWING TITLE: GROUND FLOOR PLAN	PROPOSED UNITS FOR ANNE TAN ON LOT 502 (#13) TOTTENHAM ROAD JOONDALUP	AMENDMENTS:	AREA:
DRAWN: MG / JOB No: / A3			LOT AREA: 500m²
SCALE: 1:100 / DATE: 1/10/2015		A PLANNING APPLIC 25/10/15	PLOT RATIO AREA: 140.01m²
		DWG. A02 / TOTAL DWG. 06	

NOTES:

- TILED SKIRTING TO WET AREAS AS PER BCA 3.8
- FLOOR WASTE GULLEYS TO WET AREAS AS PER BCA 3.8
- HARDWIRED SMOKE DETECTORSTO AS 3786-1993. SD
- RWP'S AND SPREADER POSITION INDICATIVE ONLY FINAL POSITION BY ROOF PLUMBER TO A.S.
- ROOF TIEDOWN IN ACCORDANCE WITH A.S. 1684.2-2010 AMNDT 1-2012
- MAX. DISTANCE BETWEEN ATTACHED PIERS 1650mm UON
- VENTILATION IN ACCORDANCE WITH SEWERAGE (LIGHTING VENTILATION & CONSTRUCTION REGULATIONS 1971& AS1688)
- CHECK ALL DIMENSIONS DETAILS AND LEVELS ON SITE PRIOR TO STARTING. NOTIFY DESIGNER IF ANY DISCREPANCIES ARE ENCOUNTERED.
- DRAFT PROOFING TO ALL EXTERNAL DOORS
- UNLESS OTHERWISE NOTED. 230mm CAVITY BRICK/WORK ALL EXT. B/WORK 90mm. ALL INT. B/WORK 90mm.
- SEALED EXHAUST FAN.
- TILED FLOORS.

3 05 | 2 05 | 4 05 | 1 05



UNIT 5
P.R. AREA 69.66m2
INT. AREA 63.03m2
FFL 13.20

UNIT 4
P.R. AREA 70.41m2
INT. AREA 62.98m2
FFL 13.20

UNIT 3
P.R. AREA 73.39m2
INT. AREA 66.10m2
FFL 13.20

PLOT RATIO 1.1

DIMENSIONS ARE FOR BRICK ONLY NO WALL FINISHES ALLOWED FOR

DO NOT SCALE FROM THESE DRAWINGS

DRAWING TITLE: FIRST FLOOR PLAN
DRAWN: MG | JOB No: | A3
SCALE: 1:100 | DATE: 1/10/2015

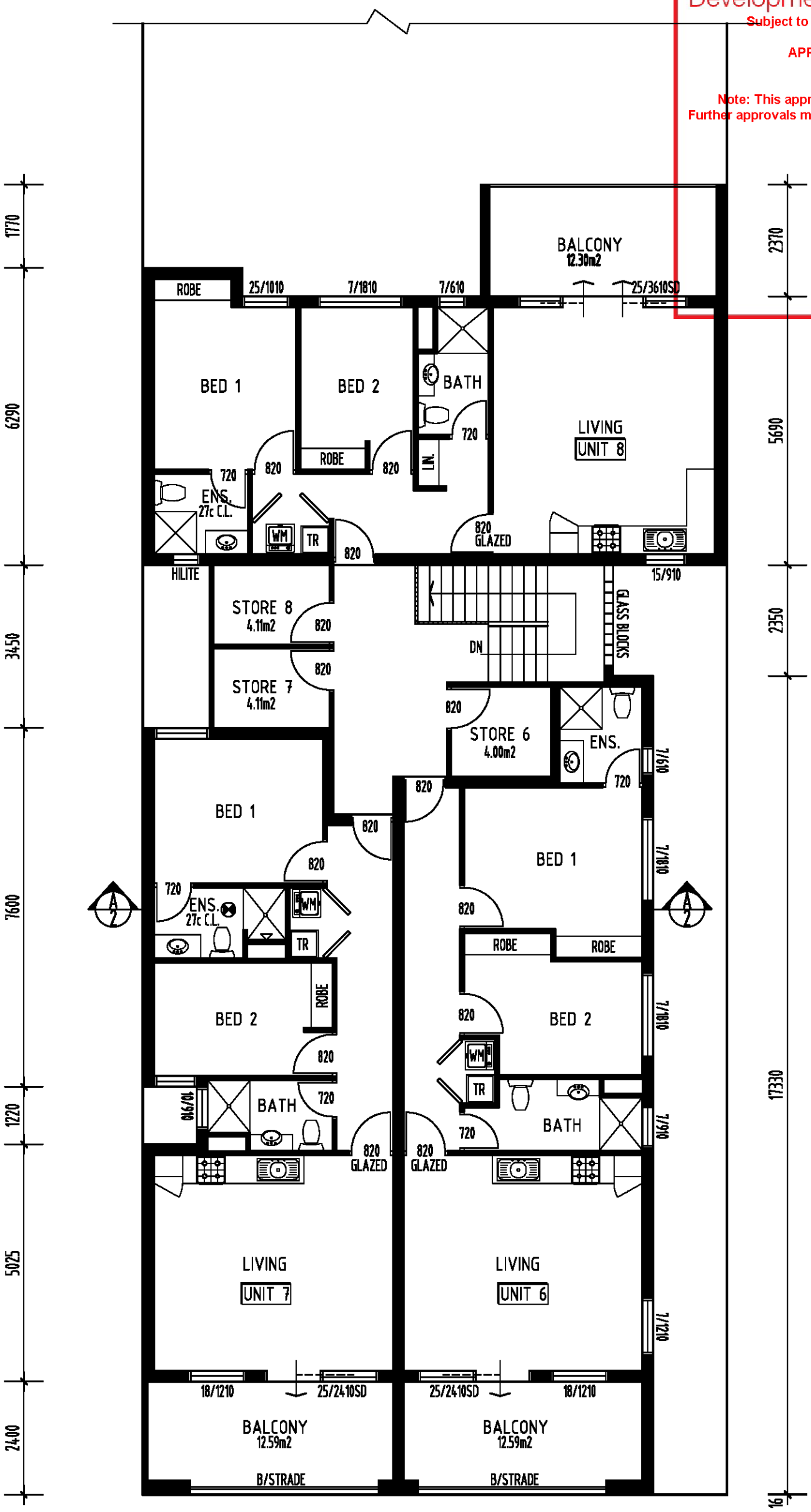
PROPOSED UNITS FOR ANNE TAN
ON LOT 502 (#13) TOTTENHAM ROAD JOONDALUP

AMENDMENTS:
A PLANNING APPLIC 25/10/15
DWG. A03 | TOTAL DWG. 06

AREA:
LOT AREA: 500m²
PLOT RATIO AREA: 214.36m²

NOTES:
- TILED SKIRTING TO WET AREAS AS PER BCA 3.8
- FLOOR WASTE GULLEYS TO WET AREAS AS PER BCA 3.8
- HARDWIRED SMOKE DETECTORSTO AS 3786-1993. SD
- RWP'S AND SPREADER POSITION INDICATIVE ONLY FINAL POSITION BY ROOF PLUMBER TO A.S.
- ROOF TIEDOWN IN ACCORDANCE WITH A.S. 1684.2-2010 AMNDT 1-2012
- MAX. DISTANCE BETWEEN ATTACHED PIERS 1650mm UON
- VENTILATION IN ACCORDANCE WITH SEWERAGE (LIGHTING VENTILATION & CONSTRUCTION REGULATIONS 1971& AS1688)
- CHECK ALL DIMENSIONS DETAILS AND LEVELS ON SITE PRIOR TO STARTING. NOTIFY DESIGNER IF ANY DISCREPANCIES ARE ENCOUNTERED.
- DRAFT PROOFING TO ALL EXTERNAL DOORS
- UNLESS OTHERWISE NOTED. 230mm CAVITY BRICK/WORK ALL EXT. B/WORK 90mm. ALL INT. B/WORK 90mm.
- SEALED EXHAUST FAN.
- TILED FLOORS.

3 05 | 2 05 | 4 05 | 1 05



UNIT 8
P.R. AREA 69.66m2
INT. AREA 63.03m2
FFL 16.20

UNIT 7
P.R. AREA 70.41m2
INT. AREA 62.98m2
FFL 16.20

UNIT 6
P.R. AREA 73.39m2
INT. AREA 66.10m2
FFL 16.20

PLOT RATIO 1.1

DIMENSIONS ARE FOR BRICK ONLY NO WALL FINISHES ALLOWED FOR

DO NOT SCALE FROM THESE DRAWINGS

DRAWING TITLE: TOP FLOOR PLAN
DRAWN: MG | JOB No: | A3
SCALE: 1:100 | DATE: 1/10/2015

PROPOSED UNITS FOR ANNE TAN
ON LOT 502 (#13) TOTTENHAM ROAD JOONDALUP

AMENDMENTS:
A PLANNING APPLIC 25/10/15
DWG. A04 | TOTAL DWG. 06

AREA:
LOT AREA: 500m²
PLOT RATIO AREA: 214.36m²

NOTES:
- TILED SKIRTING TO WET AREAS AS PER BCA 3.8
- FLOOR WASTE GULLEYS TO WET AREAS AS PER BCA 3.8
- HARDWIRED SMOKE DETECTORSTO AS 3786-1993. SD
- RWP'S AND SPREADER POSITION INDICATIVE ONLY FINAL POSITION BY ROOF PLUMBER TO A.S.
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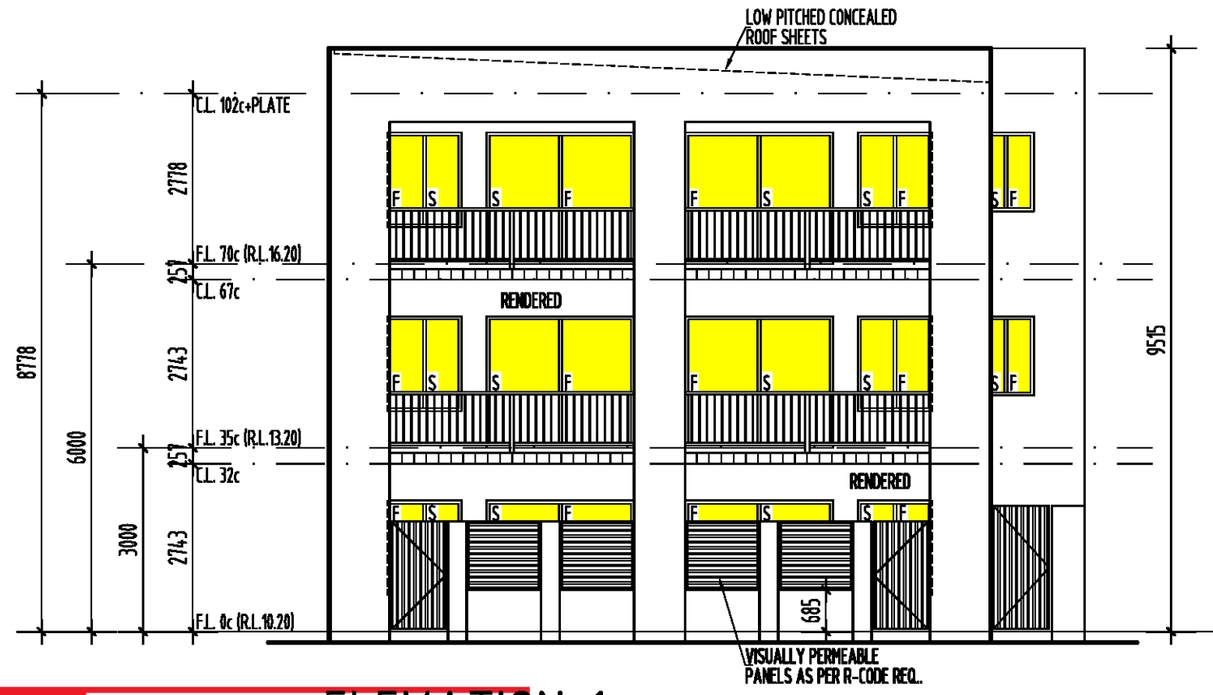
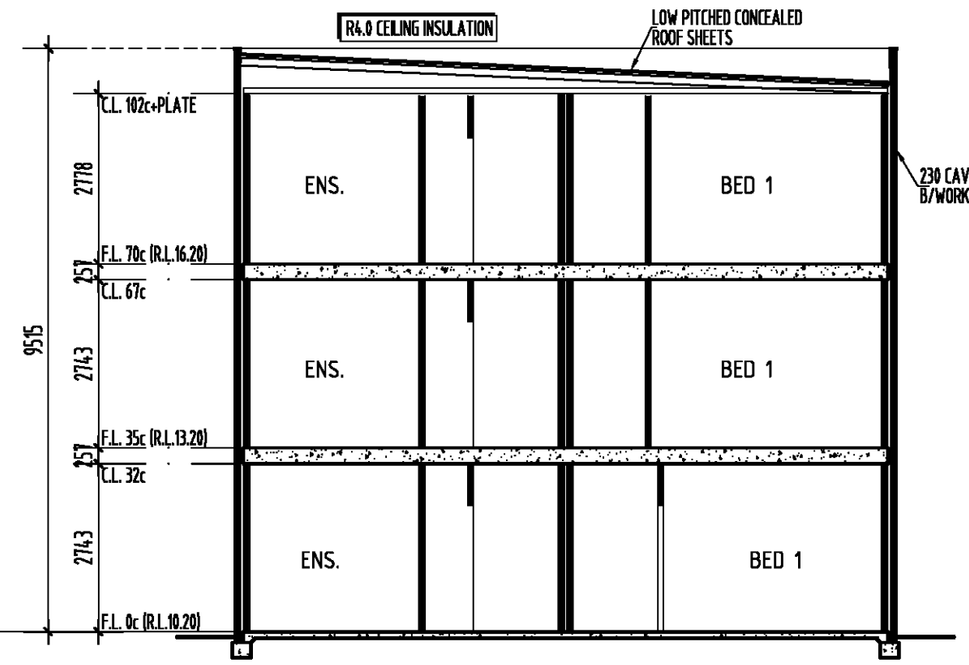
- UNLESS OTHERWISE NOTED. 230mm CAVITY BRICK/WORK ALL EXT. B/WORK 90mm. ALL INT. B/WORK 90mm.
- SEALED EXHAUST FAN.
- TILED FLOORS.



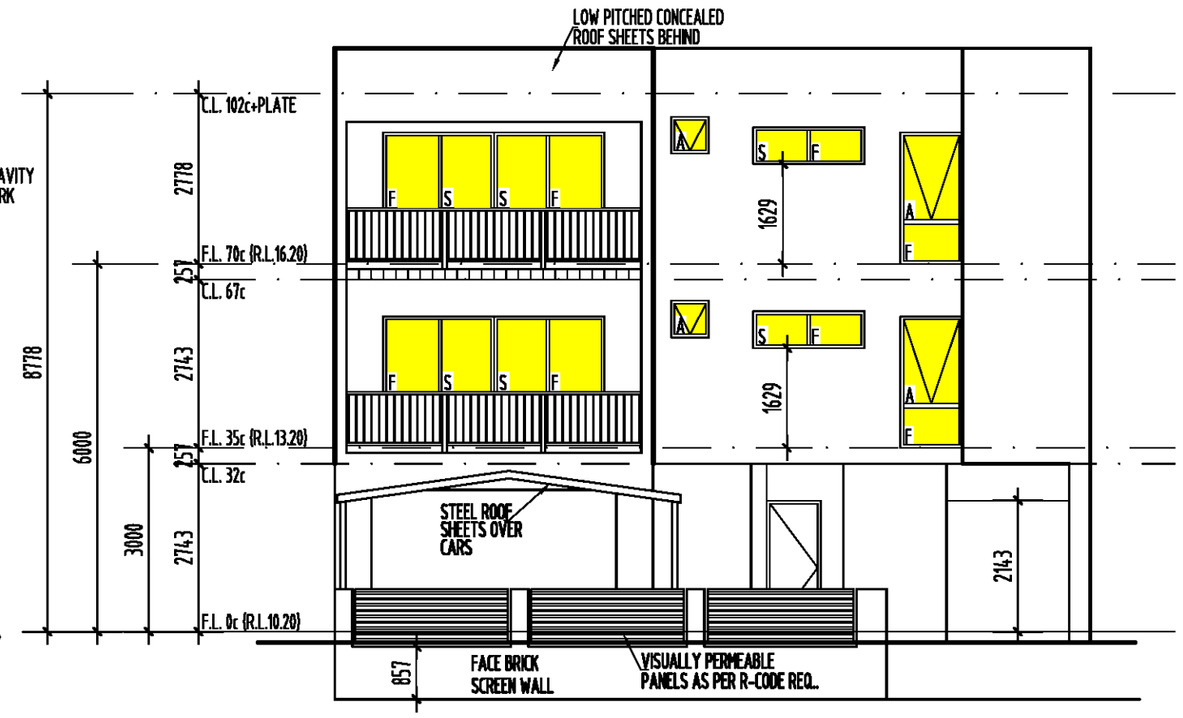
ELEVATION 1

SCALE 1:100



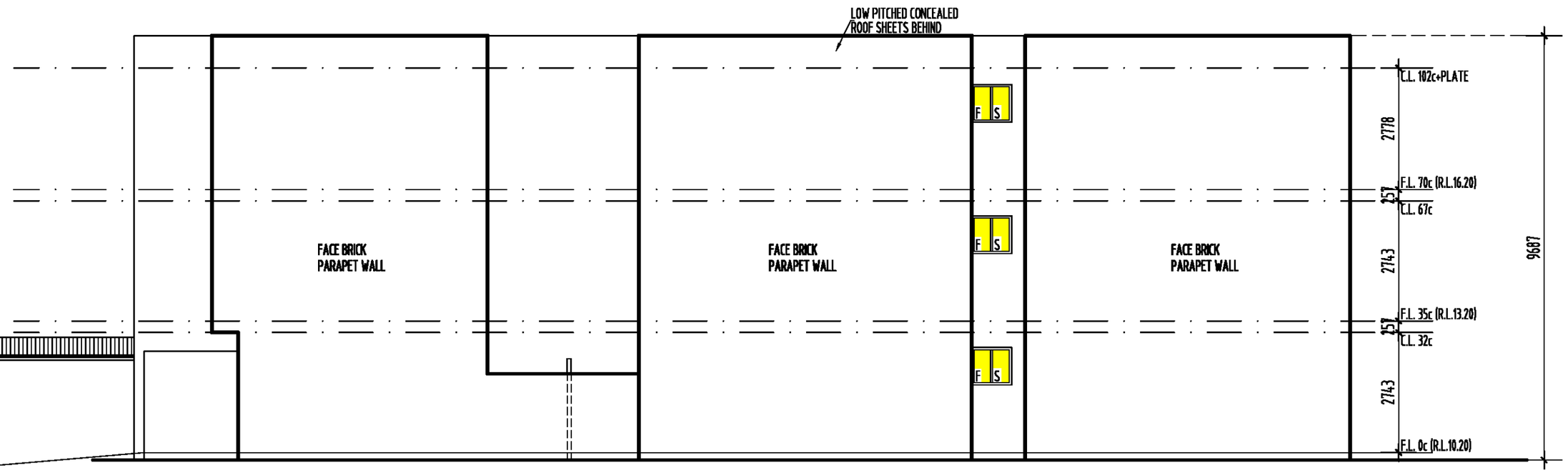
SECTION A-A

SCALE 1:100



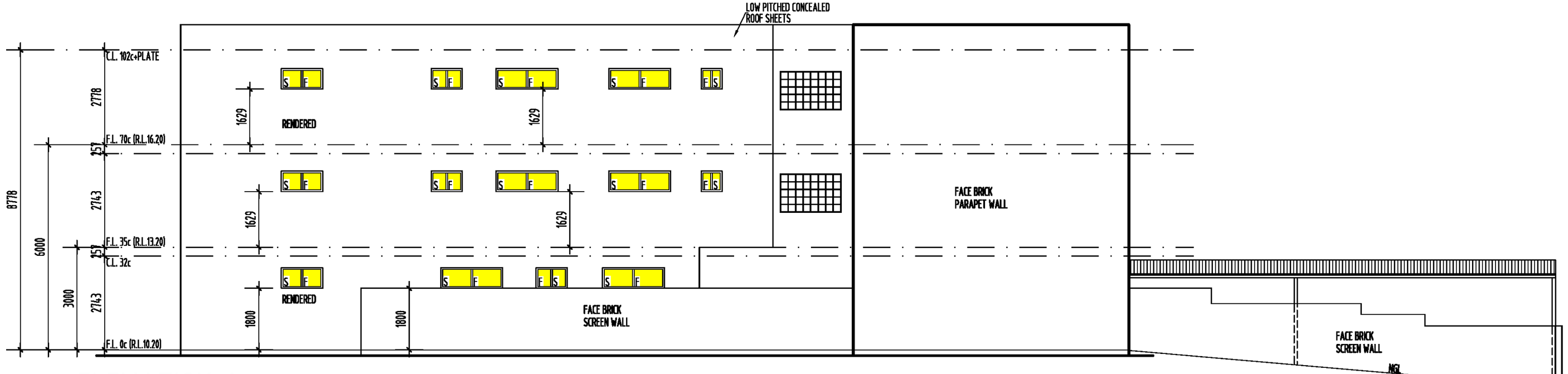
ELEVATION 3

SCALE 1:100



ELEVATION 2

SCALE 1:100



ELEVATION 4

SCALE 1:100

DRAWING TITLE:		PROPOSED UNITS FOR ANNE TAN ON LOT 502 (#13) TOTTENHAM ROAD JOONDALUP	AMENDMENTS:	
ELEVATIONS				
DRAWN: MG	JOB No: A2		A	PLANNING APPLIC 25/10/15
SCALE: 1:100	DATE: 1/10/2015		DWG. A05	TOTAL DWG. 06

COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors ©

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
380044	14 Sep 15	1:200	B. Saliba

BUILDER :
CLIENT : Tan
LOT 502 #13 Tottenham Road, Joondalup
Latitude: 31°44'18"6S Longitude 115°46'06"4E D.Plan40003

OLD AREA

LEGEND:
- SEC Dome
- Power Pole
- Phone
- Conc. Path
- Conc. slabs

⚠ DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

⚠ DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

⚠ DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

⚠ DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

⚠ NOTE:
NOTIFICATION.
REFER TO SEC 70A T.L.A.
SEE DOCUMENT I859732
(UNIFORM FENCING)

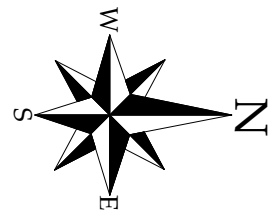
LOT MISCLOSE
0.001 m

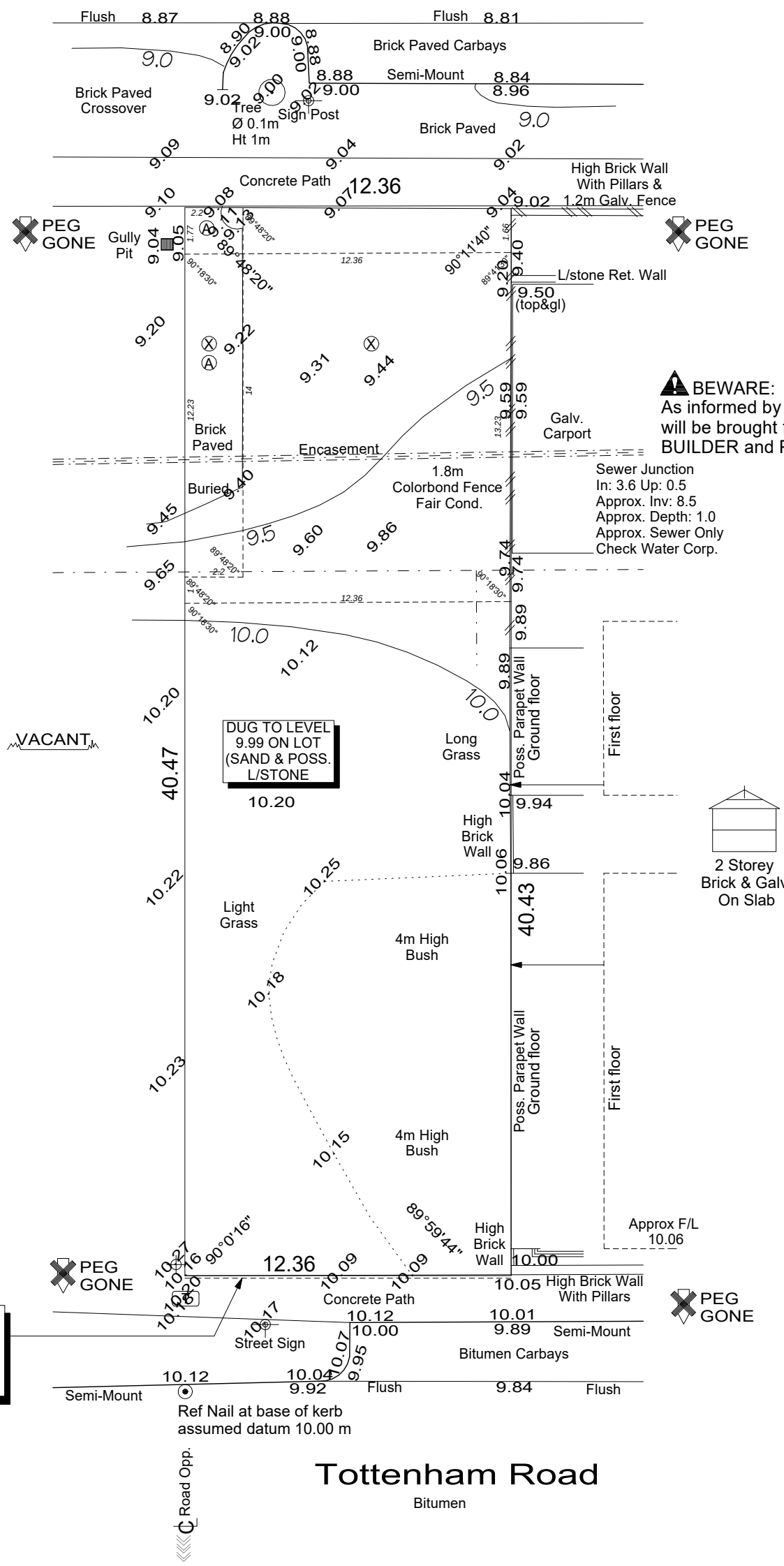
SOIL DESCRIPTION
Sand / L/Stone(Poss)
Long Grass Cover

Ⓧ EASEMENT
SEE DOC G746662

Ⓐ RIGHT OF CARRIAGE WAY EASEMENT

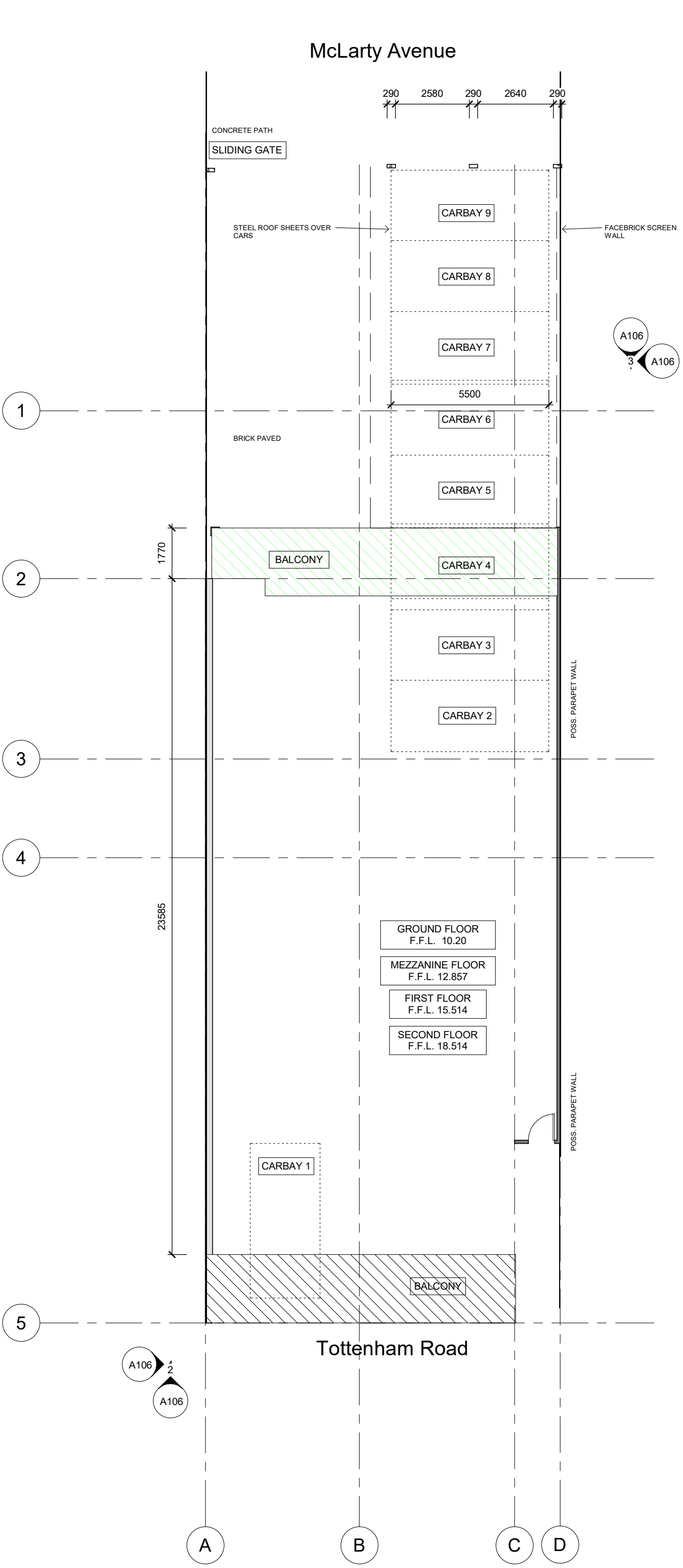
⚠ NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.



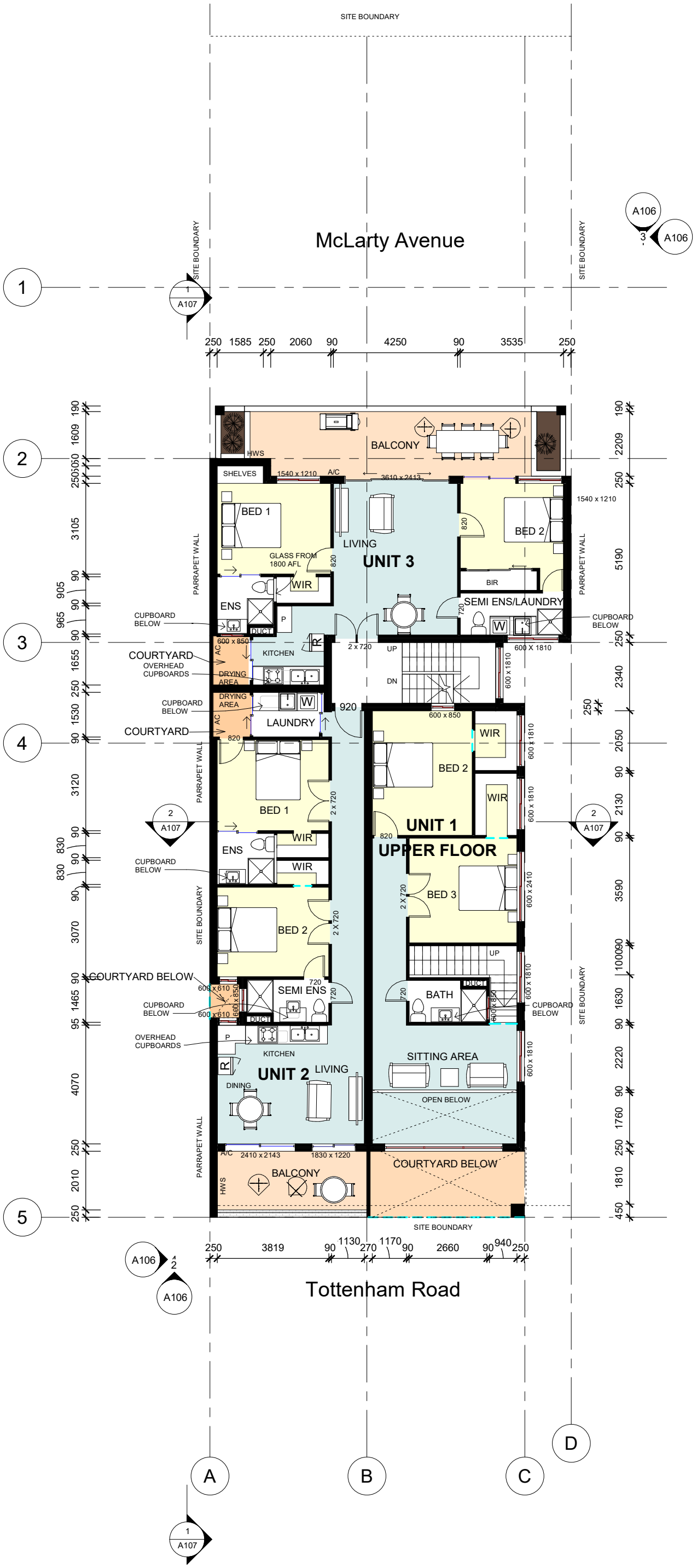


NOTE:
RESTRICTIVE COVENANT.
REFER TO SEC 129BA
SEE DOCUMENT I859734
(NO VEHICULAR ACCESS TO TOTTENHAM ROAD AND KYLE COURT)

Scale 1:200
0 2 4 6 8


McLarty Avenue
290
2580
290
2640
290
CONCRETE PATH
SLIDING GATE
CARBAY 9
STEEL ROOF SHEETS OVER CARS
FACEBRICK SCREEN WALL
CARBAY 8
CARBAY 7
A106
3
A106
5500
1
CARBAY 6
BRICK PAVED
CARBAY 5
1770
BALCONY
CARBAY 4
2
CARBAY 3
CARBAY 2
POSS. PARAPET WALL
3
4
23585
GROUND FLOOR
F.F.L. 10.20
MEZZANINE FLOOR
F.F.L. 12.857
FIRST FLOOR
F.F.L. 15.514
SECOND FLOOR
F.F.L. 18.514
POSS. PARAPET WALL
CARBAY 1
BALCONY
5
Tottenham Road
A106
2
A106
A
B
C
D


McLarty Avenue
12369
CARBAY 9
CARBAY 8
CARBAY 7
PARKING
CARBAY 6
CARBAY 5
CARBAY 4
CARBAY 3
CARBAY 2
CARBAY 1
DRIVEWAY
SLAB EDGE ABOVE
existing Colorbond fence
PARRAPET WALL
CLEANERS 3 m²
STORE 9 4 m²
STORE 8 4 m²
STORE 7 4 m²
STORE 6 4 m²
STORE 5 4 m²
STORE 4 4 m²
STORE 3 4 m²
STORE 2 4 m²
STORE 1 6 m²
COURTYARD
UP
BIN AREA
PASSAGEWAY
2x720
BED 1
WIR
ENS
LAUNDRY
DUCT
bench top w/shelves
PANTRY UNDER STAIRS
CUPBOARD BELOW
KITCHEN
OVERHEAD CUPBOARDS
LIVING
UNIT 1
DINING
FOOTPATH
1830 x 1220
2410 x 2143
A/C
HWS
COURTYARD
Tottenham Road
A106
A107
Ground Level


SITE BOUNDARY
McLarty Avenue
SITE BOUNDARY
SITE BOUNDARY
A106
3
A106
1
2
A107
250 1585 250 2060 90 4250 90 3535 250
190 1609 50 50 3105 90 905 90 965 90 1655 250 1530 90 3120 90 830 90 830 90 3070 90 1465 95 4070 250 2010 250
190 2209 250 5190 250 2340 250 2050 90 2130 90 3590 100090 1630 90 2220 90 1760 250 1810 450
BALCONY
HWS
SHELVES
1540 x 1210
A/C
3610 x 2413
BED 1
LIVING
UNIT 3
GLASS FROM 1800 AFL
820
BED 2
1540 x 1210
PARRAPET WALL
WIR
BIR
ENS
P
DUCT
SEMI ENS/LAUNDRY
720
W
CUPBOARD BELOW
600 x 850
AC
KITCHEN
R
2 x 720
UP
DN
600 X 1810
600 x 1810
COURTYARD
OVERHEAD CUPBOARDS
DRYING AREA
CUPBOARD BELOW
LAUNDRY
920
600 x 850
COURTYARD
820
BED 1
BED 2
WIR
UNIT 1
UPPER FLOOR
ENS
WIR
CUPBOARD BELOW
SITE BOUNDARY
BED 2
BED 3
600 x 2410
UP
COURTYARD BELOW
600 x 610
SEMI ENS
BATH
DUCT
CUPBOARD BELOW
OVERHEAD CUPBOARDS
KITCHEN
SITTING AREA
UNIT 2
LIVING
DINING
OPEN BELOW
PARRAPET WALL
A/C
2410 x 2143
1830 x 1220
BALCONY
COURTYARD BELOW
HWS
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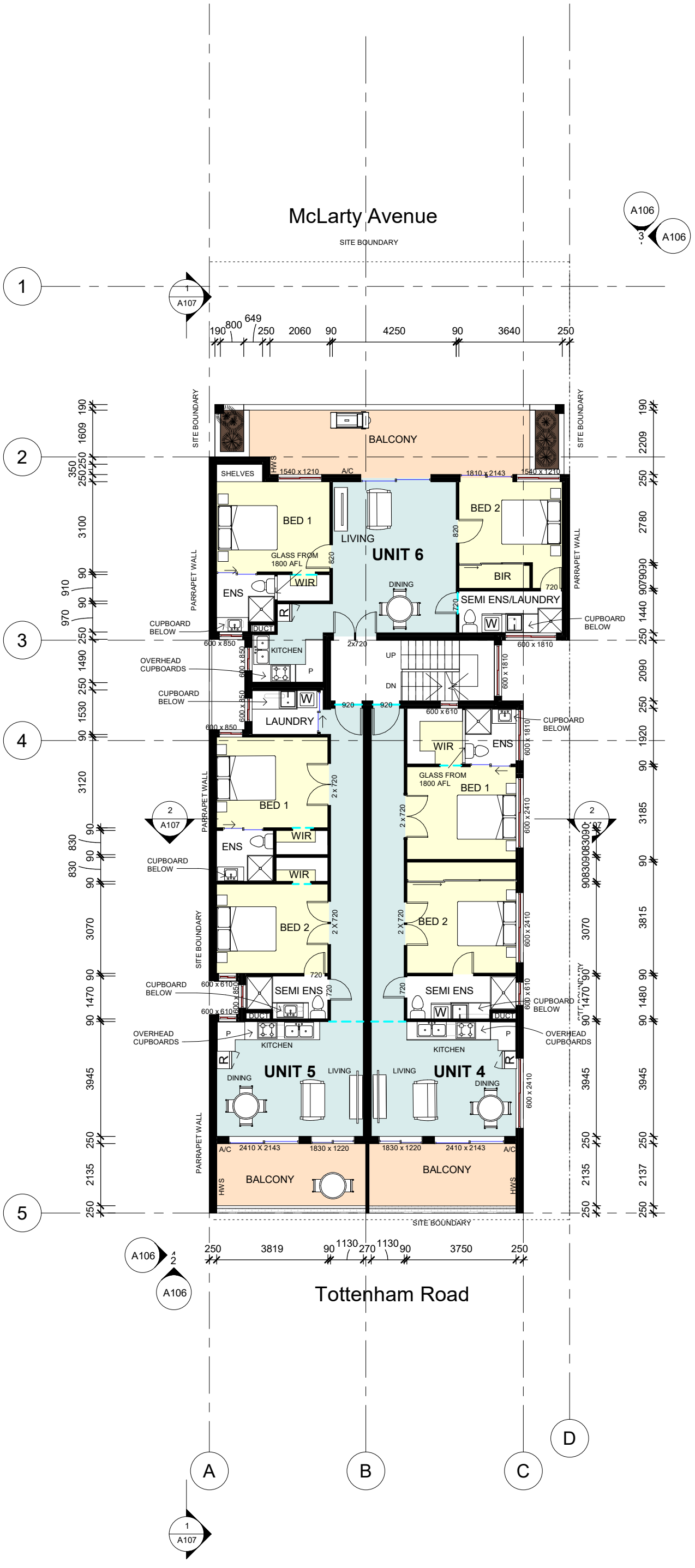
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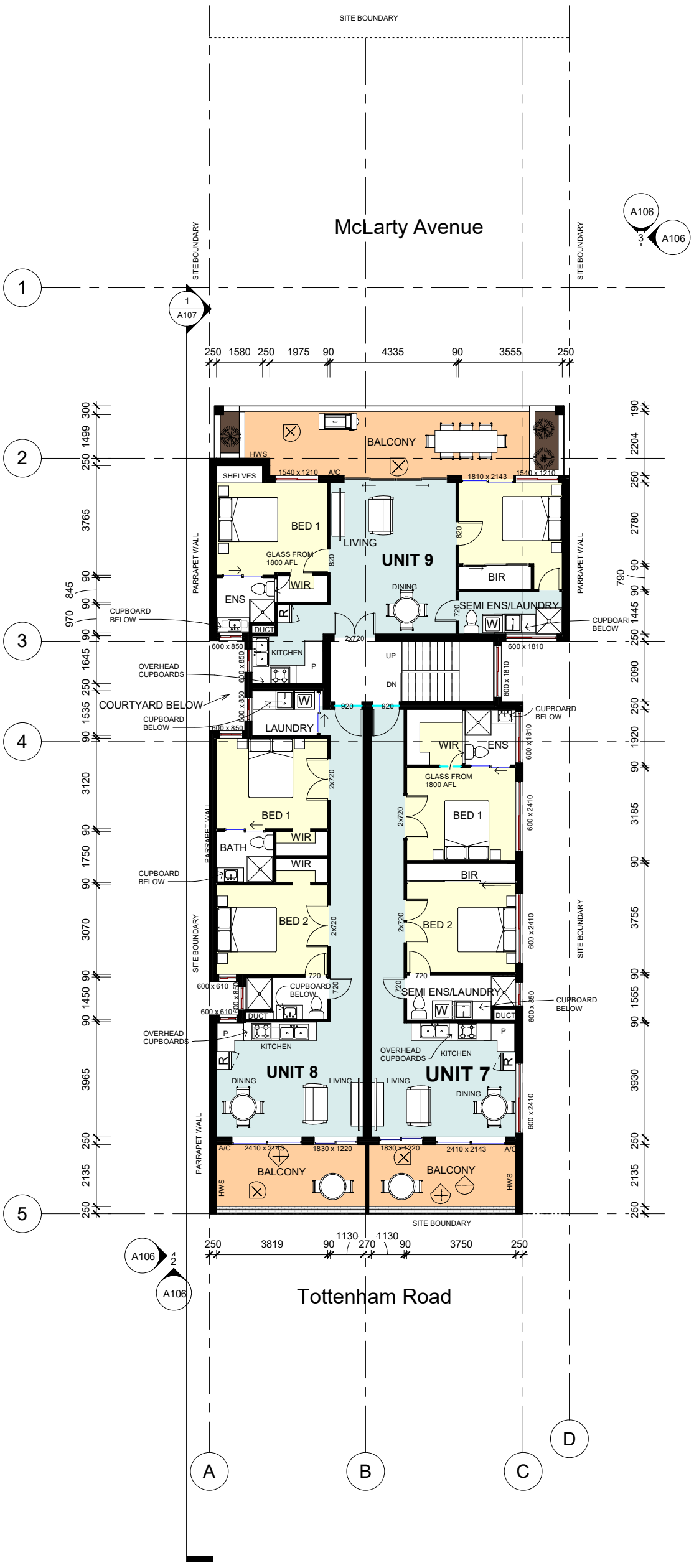
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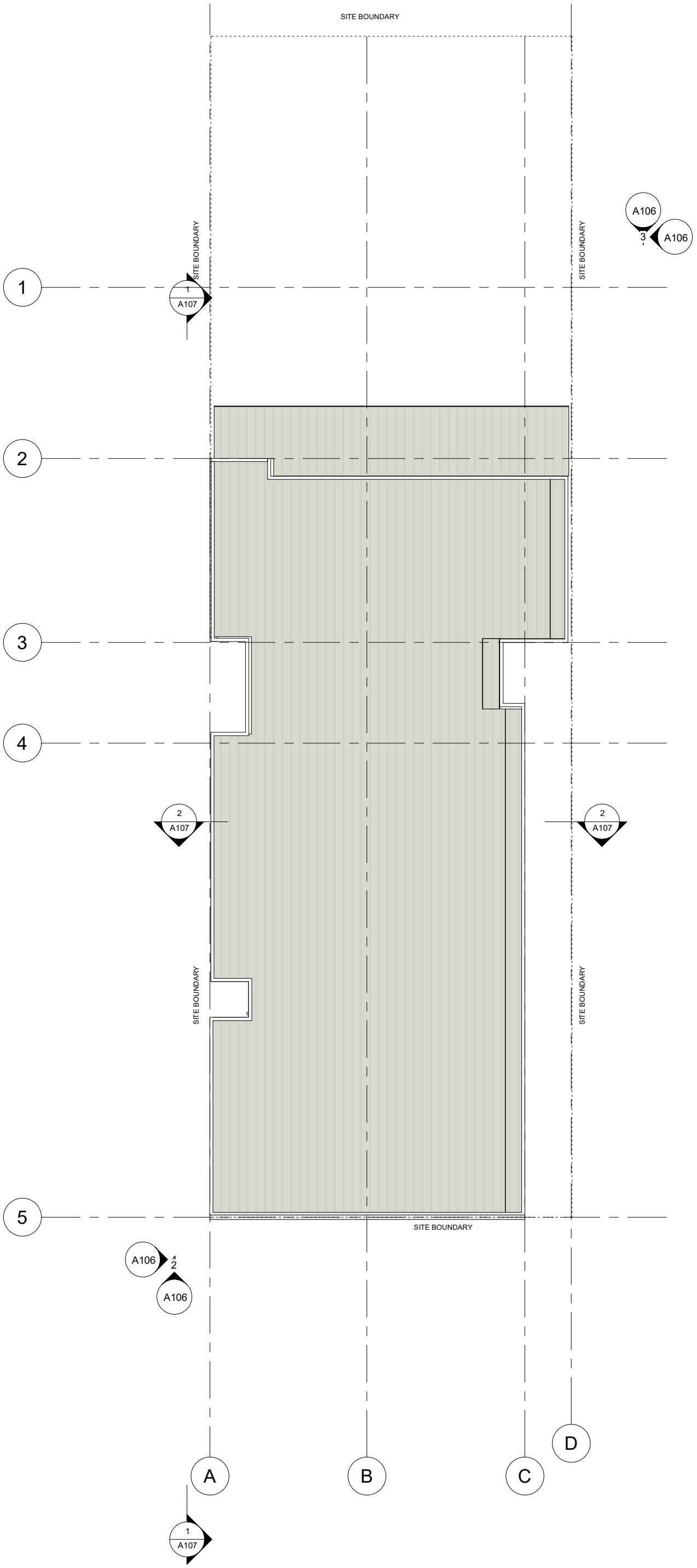
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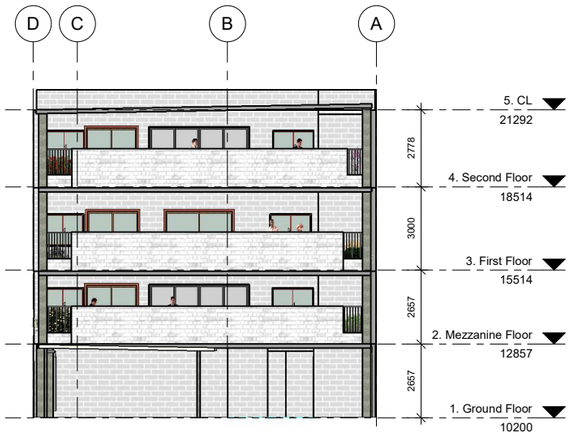
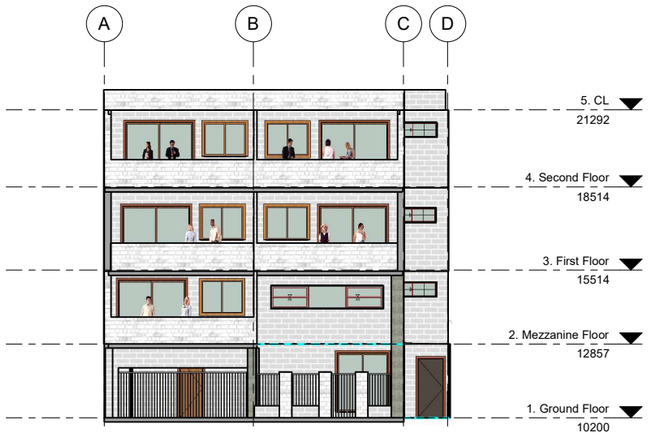


1 REAR ELEVATION
1 : 100



2 FRONT ELEVATION
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3 RIGHT ELEVATION
1 : 100

4 LEFT ELEVATION
1 : 100

No.	Description	Date

Lot 502 #11 Tottenham Road, Joodalup

ELEVATIONS

Project number 0001

Date 16/01/2020

Drawn by ANNE TAN

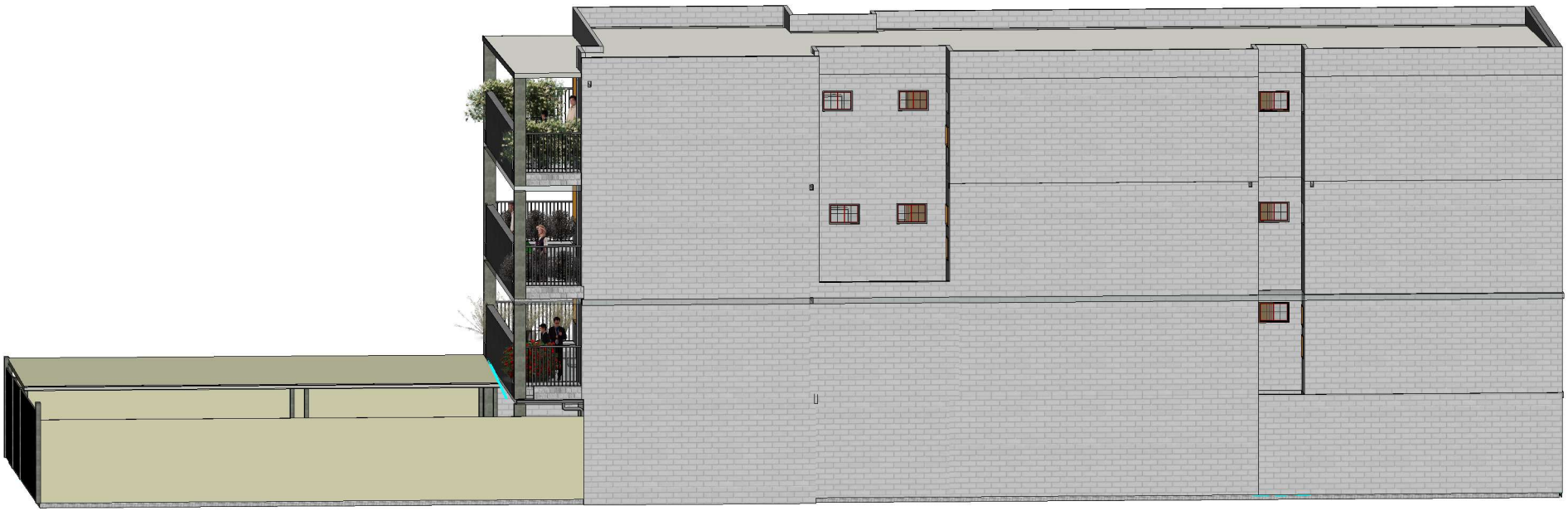
Checked by ANNE TAN

A106

Scale 1 : 100

Tottenhan Road

McLarty Ave



Location Plan

City of Joondalup
90 Boas Ave, Joondalup WA 6027
PO Box 21, Joondalup WA 6919
Ph: 08 9400 4000
Fax: 08 9300 1383
info@joondalup.wa.gov.au
www.joondalup.wa.gov.au

Planning Outcomes WA
town planning, urban design, landscaping + appeals

Your Ref: DA18/0591
Our Ref: 11Tottenham-DA1

18 December 2019

Planning Services
City of Joondalup
Locked Bag 21
JOONDALUP WA 6027
Via E-Mail: TIm.Thornton@joondalup.wa.gov.au

Attn: Tim

Dear Sir,

NO. 11 (LOT 502) TOTTENHAM ROAD, JOONDALUP
9 MULTIPLE DWELLINGS IN A FOUR-STOREY BUILDING

In response to your request for further information, please find attached and below supporting documents in accordance with the Apartment Guidelines, in order to proceed to the Joondalup Design Reference Panel.

SPP 7.0 Schedule 1 – Design Principles Statement

1. Context & Character

- *Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*

The streetscape currently has buildings of 1-3 storeys whereas the proposal is for 4 storeys, which provides variety to the streetscape pattern.

In terms of sense of place, design elements have been identified submitted drawings (Att.3.1 - 3.2) and analysed in 'Att.3.3 Design Response Perspectives'.

2. Landscape Quality

- *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*

The urban design context in this locality is medium density development with very small setbacks and parapet walls resulting in landscaping constraints, however limited deepsoil areas have been

identified on the front yard, rear yards and abutting verges. Further consideration should be given to increasing the front setback of the building on upper floors to permit tall growth (trees), and linking canopies with verge trees (see Att. 3.2), which is lacking in the streetscape.

Also, the scale of the proposed development does not realistically allow for landscaped communal open space.

3. Built Form & Scale

- *Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*

See attached drawings and analysis in Att.3.1 - 3.3.

4. Functionality & 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.*

Further thought should be had on materials, textures and colours.

5. Sustainability

- *Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*

Prevailing winds and natural ventilation have been considered, and the rear balcony has been opened-up on the sides.

6. Amenity

- *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.*

Whilst varied activities through varied land-uses would enhance this streetscape that has little of that to offer, the commercial influence of the nearby Regional Shopping Centre and closer mixed-use main streets presents considerable business competition challenges, to a street with average permeability and resultant vehicular and pedestrian through-traffic.

7. Legibility

- *Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*

The site is not large and the building is not a complex, so the front pedestrian entrance is able to be found in short order. The rear of the building is only for private vehicular access.

The land-use of the building is clearly legible as residential apartments through conventional building form of the Subject Site and all of the other properties in the street.

8. Safety

- *Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*

Gates, fences and elevated buildings provides adequate physical security; whilst numerous windows and balconies at small-to-modest boundary setbacks provide passive surveillance.

Divisions between the public and private realms are clearly delineated.

The main access point at the rear feeds off the larger (23m) and permeable through road, with a minimal amount of traffic via the front road, which is narrower (15m) and less permeable.

Further attention should also be had to address visual truncations where driveways meet street boundaries, in order to protect pedestrians using public footpaths.

9. Community

- *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.*

The proposal is for 2-bed and 3-bed apartments which provide some diversity in housing value, and landowner stage-of-life.

Further thought could be had to opening-up the front yard on the ground floor (fencing in the semi-public realm), with tinted glass behind for internal privacy (private realm). Social interaction with pedestrians and locals would then be achievable, in a streetscape that is noticeably lacking such.

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 building is articulated in several locations, providing relief to the building bulk, noting that neighbouring buildings are (or will be) built to the boundary in several locations.

Further thought should be had on materials, textures and colours.

If you have any queries, or wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely

Matt Stuart
Principal Urban Planning Consultant
BA (URP) Hons | Grad Cert (UD) | MLGPA
0408 000 477 | matt@townplanningadvice.com.au

Att.
1. Floor Plans
2. Elevations
3. Perspectives
4. Plot Ratio & Parking

City of Joondalup

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 vacant site
- ☐ natural landforms and topography ~level lot after subdivision

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 BP phase
- ☐ floor plan zoning based on water and heating needs and the supply of hot water; and/or
- ☐ advanced glazing solutions BP phase

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:

- [X] 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
- [X] 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) BP phase

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
- [X] 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:

To be considered by landowner at BP phase.

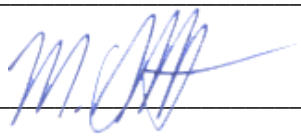
Materials Efficiency - does not suit this type and style of development.

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: Matt Stuart **Contact Number:** 0408 000 477

Applicant's Signature:  **Date Submitted:** 16 Jan 2020

Accepting Officer's Signature:

Checklist Issued: March 2011

A3 Site analysis and design response guidance

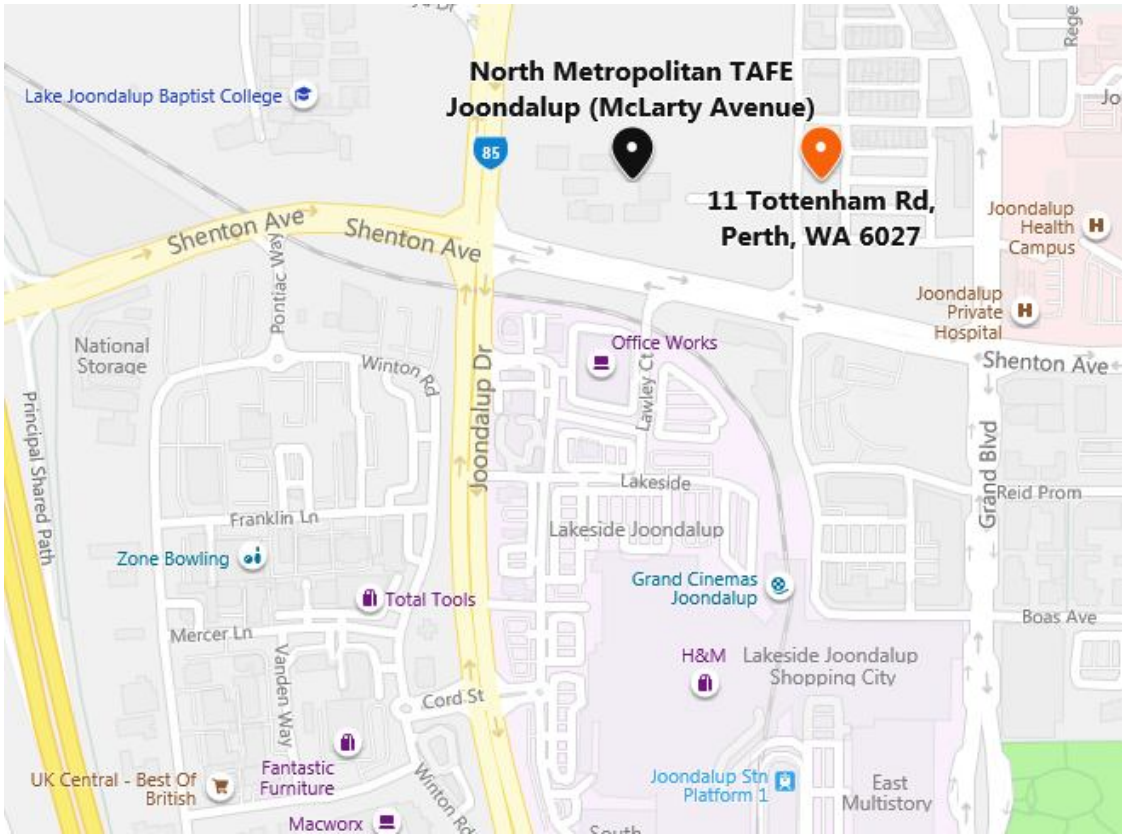
Site Location

The property address is Lot 502/11 Tottenham Road, Joondalup situated within the Climate Zone 5 that has a warm temperate climate. The property comprises a rectagular shaped parcel of land with an area on 500m² and has frontage to Tottenham Road and McLarty Avenue. The land is cleared and slopes up from the McLarty Avenue and level towards the middle of the site.

The site is zoned Centre under the City of Joondalup's Town Planning Scheme No2. The subject property is within the Joondalup City Centre Structure Plan where the land is identified as being zoned residential R60/Mixed Use. Under the Metropolitan Region Scheme the land is zoned Central City Area.

The property is within close proximity to the North Metropolitan Tafe Joondalup Campus, Joondalup Health Campus and Lakeside Joondalup Shopping Centre. The subject property has all normal suburban services.

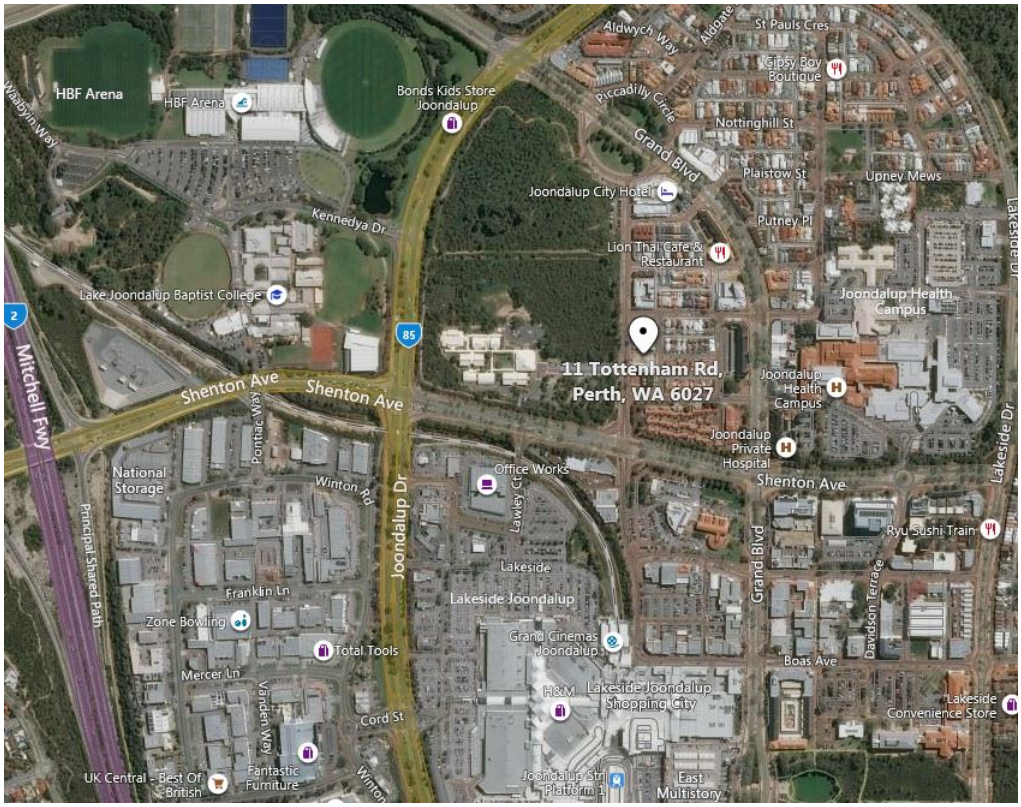
The site lies between two roads. Tottenham Road lies east of the site and McLarty Avenue lies west of the site. Two townhouses/small park on the north. A vacant lot and multi-storey apartment block on the south of site.



The site is within close proximity to major community facilities and public transport.

West of the site on McLarty Avenue, directly opposite is the North Metropolitan TAFE (Health & Wellness Training Campus) at 63 McLarty Avenue, Joondalup. This road moving southwards to the Joondalup Shopping Centre, train/bus station, within 5-10 minutes walk.

Local context plan



Aerial view of the site and its surround.

The different coloured shapes on the site were geotechnical investigation areas.

Viewing East from McLarty Avenue (site is behind the big tree - townshouse on the north of site and a vacant lot/multi storey apartment block on the south of site)

Viewing West from Tottenham Road (vacant lot and multi storey apartment block on the south of site and townhouse on the north of site.

Viewing South-East from Tottenham Road

Viewing West from Tottenham Road

Site context and survey plan
See attached survey plan.

Streetscape elevations and sections
See amended plans.

A6 Objectives Summary

Building height
The overall height of the proposed building has increased by floor to floor at ground level to allow for mixed use application in the future. The benefit of this amendment was to facilitate the repositioning of the storerooms to the ground floor. Unit 1 has internal access stair leading from ground floor to the mezzanine floor.

Street setbacks
All existing properties on McLarty Avenue have similar setbacks. There are a number of 1.8 boundary fences with covered carport parking before the main building bulk. The proposed building is in line with the existing streetscape for this portion of the road.

Side and rear setbacks
The site is only 12.36m wide. Setback is prohibitive to any meaningful design working on the site. Further, the proposed building do not have major openings that would pose any visual privacy issues. Adjacent/nearby properties have boundary walls to both boundaries including a three storeys apartment complex.

Plot ratio

Building depth
The proposed building was designed to maximise performance for a long time. Having lived in an apartment for 15 years, I am aware that poor design will have ongoing problems such as poor ventilation, not enough natural lights, plumbing issues and limited storage space.

There is openable window in every bedrooms and most ensuites, bathrooms and laundry. Two air wells on the northern side of the proposed building, that will allow natural light through the openable window and provide good ventilation that would prevent mould build-up.

Repositioning the store rooms to the ground floor, has provided more storage space in the units.

The additional car bay next to Unit 1 on Tottenham Road, is large and wheel chair friendly or two small car bays. The sliding gate on Tottenham Road will screen the car bay from the street.

Building separation
The site is only 12.36m wide and is too narrow for building separation.

Prepared by Anne Tan
08 August 2019

Assessment summary

Joondalup Activity Centre Plan

Item	Required	Proposed	Comment
Building Height	Minimum 13.5m Maximum 20.5m	12 metres	The proposed height does not meet the minimum height required under the JACP. This is discussed in the body of the report.
Street Interface	Where an active or semi-active frontage is not required the following applies: • Passive frontage provided to GF office and residential uses. • Attractive frontage provided to improve visual appearance. • Multi-storey parking decks treated aesthetically.	Subject site not considered active or semi-active frontage. Residential use at the ground floor is articulated with glazing and sliding doors for Unit 1.	The development's ground floor facade achieves activation and surveillance over the public realm.
Screening of Equipment	All equipment shall be screened from view and located to minimise any visual and noise impact to adjoining developments and public spaces.	The proposal has not indicated the positioning of air conditioning units or services.	The proposal has not indicated any positioning of air conditioning units or external plant material and therefore the City is unable to consider that the development meets the above development standards or objectives of the JACP.
Service Areas	Waste storage area must be provided. Facilities for loading/unloading of service/delivery vehicles	Bin store located to the rear of the building at the end of the pedestrian entrance off Tottenham Road.	The bin store is located such that bin collection would be possible from Tottenham Road.
Adaptable Building	Buildings to have minimum floor to floor height of 4.5m at ground floor.	The ground floor has a minimum floor to floor height of 2.657m.	The proposal does not meet the minimum floor to floor heights. This is discussed in the body of the report.
Street Setbacks	Street frontage - Minimum: nil - Maximum: 3m Side and rear setbacks	Street frontage Tottenham Road: Between 0m and 2.295m Unit 1 store: 6.49m Side and rear setbacks:	The proposed setback to Tottenham Road exceeds the maximum setback permitted which is discussed in the body of the report.

	- No openings or balconies: nil. - Openings or balconies: 4.0 metres	North: 1.535m to walls with openings and 1.2m to balconies. South: 1.1m to walls with openings and 1.2m to balconies. McLarty Avenue: 0m to carport, 20.7m to ground floor, 12.7m to balconies and 15m to dwellings on upper levels.	The reduced side setbacks contribute to a reliance on highlight windows for visual privacy reasons which is not considered to meet the element objectives of Element 3.5 Visual privacy, and therefore the reduced side setbacks are also not supported as set out below.
	The applicant submitted justification that with the site being 12.36 metres in width, the required side setbacks are prohibitive to any meaningful design working and highlights that no major openings are proposed that present any privacy issues to adjoining developments. Given the JACP encourages boundary wall development, it is acknowledged that setback reductions are unlikely to present a building bulk impact to adjoining properties, however the reduced setbacks have resulted in habitable rooms incorporating smaller windows to meet privacy requirements. As set out below under the SPP7.3 Planning assessment, the 1.535 metre setback from walls with openings to the northern boundary has necessitated a reliance on highlight windows for visual privacy reasons which is not considered to meet the element objectives of Element 3.5 Visual privacy, and therefore the reduced side setbacks are also not supported.		
Street Interface	Building entrances must be clearly visible, directly accessible from the street and provide pedestrian shelter.	Gated accessway on the northern side of the building is clearly visible from Tottenham Road.	The street fencing proposed exceeds the height requirements of the JACP and it therefore not supported. This is discussed in the body of the report.
	Any fencing to a public road shall be a maximum height of 1.2m and shall be visually permeable.	2.4m high visually permeable fence facing McLarty Avenue. 1.6m high visually permeable fence facing Tottenham Road.	
Car Parking and Access	Number of bays as per SPP7.3		See SPP7.3 assessment below.
	At-grade car parking is set back a minimum of 3m from the street frontage with landscaping and/or screening	Car parking is proposed up to the street boundaries on both Tottenham Road and McLarty Avenue.	The proposed car parking bays do not include the required landscape buffer under the JACP. This is discussed in the body of the report.

State Planning Policy 7.3 (SPP7.3)

Element	Objectives	Acceptable Outcome	Proposed

2.2 **Building height**	N/A – Replaced by JACP as discussed in the body of the report.		
2.3 **Street setbacks**	N/A – Replaced by JACP as discussed in the body of the report.		
2.4 **Side and rear setbacks**	N/A – Replaced by JACP as discussed in the body of the report.		
2.5 **Plot ratio**	Not applicable.	RAC-0 Plot ratio restricted by setback, parking and building height requirements.	Not applicable
2.6 **Building depth**	Achieved.	20m for single aspect apartments (A2.6.1)	Unit 1: 15.2m Unit 2: 18.3m Unit 3: 9.4m Unit 4: 17.6m Unit 5: 18.3m Unit 6: 9.6m Unit 7: 17.6m Unit 8: 18.3m Unit 9: 9.6m
	Building depth is considered to meet the acceptable outcomes and element objectives.		
2.7 **Building separation**	Not achieved as set out below.	Separation distance of 4.5m between habitable and non-habitable rooms.	Unit 5 Bed 1 to Unit 6 ensuite: 3m Unit 8 Bed 1 to Unit 9 ensuite: 3m
	The bedrooms mentioned are not considered to meet the element objectives, as the size of windows and separation distance between dwellings provides a poor amenity outcome with insufficient access to natural sunlight and ventilation and a poor outlook from habitable rooms.		
3.2 **Orientation**	Achieved.	Buildings on street orientated to face public realm and incorporate direct access from the street. No overshadowing requirement.	Unit 1 has direct frontage to McLarty Avenue and has gated access into a courtyard. All units have an outlook to either Tottenham Road or McLarty Avenue. The site is coded R-AC0. There is no limit to overshadowing for development coded higher than R80.

		Buildings orientated to maintain 4 hours per day for existing solar collectors on neighbouring site.	No solar collectors on adjoining site.
	The orientation of the development is considered to meet the acceptable outcomes and element objectives.		
3.3 **Tree canopy and deep soil areas**	Not achieved as discussed in the body of the report.	Requires 50m^2 deep soil area and 1 medium tree.	No trees indicated/ proposed on-site.
	The development does not propose deep soil areas or tree canopy and therefore does not achieve the element objectives as set out in the body of the report.		
3.4 **Communal open space**	N/A – No formal requirement apply to developments under 10 dwellings.		
3.5 **Visual privacy**	Not achieved as set out below.	Balcony: 6.0 metres from adjoining lot boundary Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.	Balconies set back 1.2m to both side boundaries. Excessive reliance on high sill levels proposed for windows on the northern elevation.
	With regard to the potential for overlooking, the proposed rear west-facing balconies are set back 1.2 metres from the northern and southern boundaries and do not include any screening. The proposed development is adjacent an existing two storey grouped dwelling development to the north and a vacant lot to the south which has a valid approval for a five storey multiple dwelling development. The City's planning assessment indicates that proposed balconies are 0.8 metres closer to McLarty Avenue than the existing building to the north, primarily overlooking that development's car parking area, and (if constructed) would be 2.3 metres forward of the building to the south. Given that balconies' side planter boxes would provide some visual screening of adjoining properties, it is considered that the absence of a privacy screen on the southern side of the balconies is appropriate. The proposal relies on high sill levels for all windows on the northern elevation to ensure visual privacy is maintained, which is a result of the development's setback of 1.61 metres to the northern boundary. As discussed further below, the size of bedroom windows for each of the development's north-facing dwellings are deficient, which is in part due to a reliance on high sill windows for privacy reasons. In light of the above, while the absence of side screening on the balconies may be appropriate, an overreliance on high sill levels, particularly across the northern elevation, has contributed to a deficiency in daylight access and outlook for a number of habitable rooms and therefore is not considered to meet the element objectives.		
3.6	Not achieved as discussed	Balustrading includes a mix of visually opaque and	Balustrading to balconies is solid.

Public domain interface	in the body of the report.	visually permeable materials.	
	The development includes brick balustrades to all balconies to a height of 1.4 metres above floor level which, while allowing casual surveillance of the street, contribute to a design that was ultimately not supported by the JDRP. A change in the balustrade materiality would partially address the concerns raised by the JDRP, however as currently proposed the balconies contribute to street facades that do not enhance the amenity of the adjoining public spaces, and therefore are not considered to meet the element objectives.		
3.7 **Pedestrian access and entries**	Not achieved as set out in the JACP *Street interface* section of the report.	Pedestrian entries connected Pedestrian entries protected from weather. Pedestrian entries well-lit, visible from public domain and enable casual surveillance. Bins not located at primary pedestrian entry.	Pedestrian entries are connected. No shelter is provided along the northern access way. Limited casual surveillance is possible over the northern access way, and no casual surveillance is provided to the rear passageway. The primary entry directs visitors/ residents past the bin area.
	The pedestrian access and entry point does not facilitate an attractive or safe access to the development, increasing the opportunity for concealment and entrapment, and therefore are not considered to meet the element objectives.		
3.8 **Vehicle access**	Not achieved as set out below.	Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties. Driveway width minimum for functionality. Driveway designed for two-way access. Walls, fences or other structures restricted to 0.75m in height within 1.5m of vehicle access points.	Vehicle circulation areas appropriate. No openings at ground level face the car park; therefore no headlight glare. Driveway provided allows two-way access. Solid side fencing within 1.5m of truncation point
	While it can't be considered because of a reciprocal access easement over the car parking area, the proposed solid side fencing up to the McLarty Avenue street boundary would directly abuts the footpath, impeding the visibility of oncoming pedestrians and cyclists and therefore does not meet the element objectives.		
3.9 **Car and bicycle parking**	Not achieved as discussed in the body of the report.	Bicycle parking: - 5 secure, undercover resident bicycle parking and 1 visitor bicycle parking bay accessed via a continuous path of travel from the entry.	No provision for bicycle parking indicated.

		Resident Parking - 9 bays Visitor Parking - 3 bays Car parking areas and vehicle circulation areas designed in accordance with AS2890.1. Visitor parking clearly visible from driveway, signed and accessible.	8 workable resident bays 0 visitor bays Car parking and circulation as per AS2890.1. No visitor parking proposed.
	A reduction in visitor bays could be appropriate accounting for the available on-street parking, however a reduction in resident bays is not appropriate as outlined in the body of the report.		
4.1 **Solar and daylight access**	Not achieved as discussed in the body of the report.	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). 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. Light wells and/or skylights not primary source of daylight to any habitable room.	100% of dwellings have at least two hours of direct sunlight. Unit 1: • Bed 1: 8.5% • Bed 2: 3.6% • Bed 3: 11.1% • Sitting: 9.7% Unit 2: • Bed 1: 13.8% • Bed 2: 3.2% Unit 4: • Bed 1: 12.35% • Bed 2: 10.25% Unit 5: • Bed 1: 4.43% • Bed 2: 3.2% Unit 7: • Bed 1: 12.35% • Bed 2: 10.25% Unit 8: • Bed 1: 4.43% • Bed 2: 3.2% Not applicable: No lightwells proposed.

		Building orientated and incorporates external shading devices.	No external shading devices to openings on the northern elevation.
	Design of windows does not optimise light in winter months or include shading for summer months and therefore does not meet the element objectives as outlined in the body of the report.		
4.2 **Natural ventilation**	Not achieved as outlined in the body of the report.	Habitable rooms have openings on at least two walls with straight line distance 2.1m	Minimum distance of 2.1m between internal doors and external openings.
		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 times the ceiling height.	All units have multiple aspect which permits cross ventilation, however fixed windows likely required to achieve fire separation will prevent ventilation to particular units.
		No habitable room relies on light wells.	No reliance solely on lightwells.
	While some apartments are capable of cross ventilation, the development does not meet the element objectives as individual dwellings are not designed to optimise natural ventilation of habitable rooms as outlined in the body of the report.		
4.3 **Size and layout of dwellings**	Not achieved as outlined below.	Dwellings internal floor areas as per Table 4.3a.	Unit 3: 69.1m^2 (70m^2 required) Unit 6: 66.5m^2 (72m^2 required) Unit 9: 66.5m^2 (72m^2 required)
		Habitable room floor areas as per Table 4.3b.	Units 1, 4, 5, 7 & 8 Living rooms: 3.9m (4m required)
		Floor to ceiling height 2.7m for habitable rooms, 2.4m for non-habitable rooms, and other as per National Construction Code.	Ceiling height 2.657 minimum.
		Maximum length of single aspect open plan living area 9m (A4.3.4)	All units meet maximum lengths.
	The layout of the development results in a number of bedrooms receiving reduced daylight and causes ventilation issues where rooms adjoin the communal stairway. Coupled with issues relating to natural daylight and ventilation, it is considered that while the floor areas, room dimensions and ceiling heights don't substantially deviate from the acceptable outcomes, the proposed dwelling layouts contribute to these issues, with certain bedrooms receiving reduced daylight, other rooms relying on openings facing into the communal stairway for ventilation and smaller		

	highlight windows being used in preference to larger windows in order to meet visual privacy requirements. The development is therefore not considered to meet the element objectives associated with size and layout of dwellings.		
4.4 Private open space and balconies	Achieved as demonstrated through furniture placement on the plans.	Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4. Minimum dimension of 2.4m required. Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.	Unit 1: 11.4m^2 (12m^2 required) Unit 2: 2m Unit 3: 2.2m Unit 4: 2.1m Unit 5: 2.1m Unit 6: 2.2m Unit 7: 2.1m Unit 8: 2.1m Unit 9: 2.2m Landscaping that is proposed within private open space, complements the overall building design.
	While not achieving the acceptable outcomes, it is considered that the private open spaces proposed are appropriately sized, having sufficient space for outdoor furniture settings as demonstrated through furniture layouts on the plans and maximising their functionality through adjoining primary indoor living areas. The private open spaces and balconies are therefore considered to meet the element objectives.		
4.5 Circulation and common spaces	Not achieved as outlined below.	Circulation corridor 1.5m min. Circulation and common space capable of passive surveillance. 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.	Northern access point is 1.5m width with a 1.2m pinch point at the bin area. No passive surveillance possible for circulation spaces and rear passageway. Unit 1 bed 1 and Unit 4 WIR windows open directly onto the common stairway.
	The JDRP raised concerns with the amenity of the access corridor, as the design of the passageway and entry do not include any provision for casual surveillance. It is considered this increases the opportunity for concealment and entrapment resulting in the development not meeting the element objectives of element 3.7 Pedestrian access and entries Additionally, the development includes a bedroom window (Unit 1, bed 2) opening onto the central stairwell which will act as a fire escape. Given this, in order to meet Building Code of Australia fire separation requirements, it is likely this window would need to be removed or modified to a fixed window. While generally, the removal of an openable window from a stairwell would be a welcome change, in this instance,		

	this is the room's only window, and if removed would be a poor outcome in relation to light and ventilation. Given the impracticality of windows directly opening onto the central stairway and the lack of surveillance within common spaces creating opportunities for concealment and entrapment (particularly within the rear passageway) the proposal is not considered to meet the element objectives.		
4.6 **Storage**	Not achieved as set out below.	Store sizes as per Table 4.6. Stores conveniently located, safe, well-lit, secure and subject to passive surveillance. Stores provided separately from dwellings or within or adjacent to private open spaces (A4.6.3).	Store sizes acceptable with exception of the Unit 1 storeroom which has a width of 1.47m. No passive surveillance provided to storerooms. Storerooms located at ground level separately from dwellings.
	While conveniently located and able to be lit and secured, as discussed under Element 4.5 Circulation and common spaces above, there is no provision for surveillance to the storerooms or adjacent passageway and therefore it is considered that the layout of the development is not appropriate and does not meet the element objectives.		
4.7 **Managing the impact of noise**	Achieved as set out below.	Exceed National Construction Code requirements. Potential noise sources not adjacent external wall habitable room or within 3m of bedroom (A4.7.2). Major openings oriented away/shielded from external noise sources.	The development manages to separate noise sources from bedroom windows. Balconies provide a barrier between bedroom windows and the rear car park..
	No windows to habitable spaces are in close proximity/impacted by the car parking area and therefore the development is considered to achieve the element objectives.		
4.8 **Dwelling mix**	Achieved.	Acceptable Outcome is not applicable as less than 10 dwellings are proposed.	All units feature between two and three bedrooms.
4.9 **Universal design**	Not achieved as set out below.	20% of dwellings achieve Silver Level requirements as defined in the *Liveable Housing Design Guidelines,* or 5% achieve Gold Level requirements.	Information has not been provided regarding level of compliance with Silver Level requirements. Only one dwelling is accessible being Unit 1 which would comprise 11% of the development.

	The proposal, largely due to the absence of a lift and the internal stairwell to Unit 1, does not contain any dwellings providing universal design features. It is therefore considered that the development does not meet the element objectives in relation to universal design.			
4.10 **Façade design**	Not achieved as discussed in the body of the report.	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 services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.	Lack of change in colours and materials between levels. Location of services not indicated. .	
	The lack of variation in materiality and colour, and minimal articulation incorporated into the street facades, does not create adequate visual interest when viewed from the public realm, and therefore is not considered to meet the element objectives as set out in the body of the report.			
4.11 **Roof design**	Achieved.	Roof form or top of building complements façade design and desired streetscape character. Building services located on roof not visually obtrusive from street. (A4.11.3 N/A)	The roof form complements the building. Building services location unspecified.	Satisfied.
4.12 **Landscape design**	Not achieved as set out below.	Landscaping plan required to be prepared by competent landscape designer demonstrating plant species and irrigation plan demonstrating achievement of Waterwise design principles. Planting on building structures meets the requirements of Table 4.12.	No landscaping plan provided with the application. No requirement for the shrub planting proposed. Plans don't indicate species so unable to assess the landscaping proposed within the balconies. Location of services unspecified.	

		Building services integrated with landscaping and not visually obtrusive.		
	The applicant has not provided justification for the lack of landscaped areas, nor was a landscaping plan provided with the application. As stated above, element 3.3 Tree canopy and deep soil areas suggests that the subject site should include landscaping of 50m2 deep soil area and one medium tree. The development includes planter boxes within the three west facing upper level balconies, however does not include landscaping at the ground level within the carparking area facing McLarty Avenue or the Unit 1 courtyard facing Tottenham Road, nor do the east facing balconies include planter boxes. In this respect, the development does not achieve a landscaped outlook for six of the nine dwellings proposed, the size of the planter boxes proposed are incapable of accommodating shade producing trees, nor does the landscape design contribute to an enhanced streetscape on McLarty Avenue or Tottenham Road. The development is therefore not considered to meet the element objectives in relation to landscape design.			
4.13 **Adaptive reuse**	N/A	Not applicable as development not heritage.	N/A	N/A
4.14 **Mixed use**	Replaced by JACP as discussed in the body of the report.			
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.	Applicant intends to incorporate renewable energy (as shown on the submitted ESD checklist). Doesn't specify which type.	
4.16 **Water management and conservation**	Achieved.	Dwellings are individually metered for water usage. Storm water runoff is managed on-site. Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.	All units are individually metered. All stormwater will be contained on-site. Overland path via driveway.	
4.17 **Waste management**	Not achieved as discussed below.	Waste storage facilities. Waste Management Plan. Sufficient area for storage of green waste, recycling and general waste (separate). Communal waste storage sited and designed to be screened form view from	No waste management plan has been provided to demonstrate that the proposed bins area and associated accessway can accommodate the number of, and movement of bins.	

		the street, open space and private dwellings.	
	The application has not included a waste management plan to indicate the size of bins that will be needed, the amount of waste likely to be generated and the resultant bin store size needed to accommodate waste from the proposed nine dwellings. The City is therefore unable to consider that development meets the above element objectives in relation to waste management.		
4.18 **Utilities**	Not achieved as set out below.	Utilities located within front setback or on visible parts of rooms are integrated into design. Hot water units, AC condenser units and clotheslines not visually obtrusive. Developments fibre-to-premises ready. Laundries are designed and located to be convenient, weather protected and well ventilated and size appropriate.	Location of utilities and services unspecified. Development includes fibre-to-premises connections. Some laundries are combined with ensuites – all are vented with non-major openings. Drying areas provided for Units 2 and 3.
	As the proposal has not indicated any positioning of air conditioning units or external plant material and therefore the City is unable to consider that the development meets the element objectives.		

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.*