

GUIDELINE	COMPLIANCE	COMMENT
Local Context		
Relating to Local Context Undertake a local context analysis.	Yes	Site analysis provided in Section 3 of the Environmental Assessment Report
Residential Flat Building Types Building type is a result of specific site configuration and / or adjoining context responses.	Yes	Proposed residential flat building is a Tower Apartment Building, which is appropriate in the City Centre location.
Building Envelopes Establish the allowable bulk, height and location of a development on a site.	Yes	Proposed building envelope based upon parameters outlined in City Centre Plan.
Building Height Relate height controls to heritage buildings or existing datum lines, such as eaves and/or parapets.	Yes	Heights dictated by City Centre Plan
Building Depth - Maximum internal depth of 18m. - Freestanding buildings may exceed 18m, subject to satisfactory daylight and natural ventilation.	N/A	Building depth requirement provided in City Centre Plan considered to take precedent.
Building Separation 18m and 24m between habitable rooms / balconies. 13m between habitable rooms / balconies and non-habitable rooms. 9m between non-habitable rooms.	N/A	Separation distances provided in City Centre Plan considered to take precedent.
Street Setbacks - Up to 10m, to match existing development, step back from special buildings or retain trees. - Minimise overshadowing of street and buildings. - Consider secondary upper level setbacks to reinforce desired scale of buildings on the street.	N/A	Street setbacks provided in City Centre Plan considered to take precedent.
Side and Rear Setbacks - Consider building separation, open space and deep soil zone controls. - Relate setbacks to existing streetscape pattern.	N/A	Setback controls provided in City Centre Plan considered to take precedent.

Residential Flat Code Assessment

GUIDELINE	COMPLIANCE	COMMENT
Floor Space Ratio Height, setbacks and FSR are to be consistent.	N/A	Controls provided in City Centre Plan considered to take precedent.
Site Design		
Site Analysis		
Site analysis to include plans and sections of the existing features of the site, with appropriate written material.	Yes	A site analysis plan, survey plan, existing development plans and written descriptions are provided.
Site Configuration		
Deep Soil Zones - Optimise provision of deep soil zones. - Support a rich variety of vegetation type and size. - Increase permeability of paved areas. 25% of open space to be deep soil zone.	Yes	Refer to Landscape Report at Appendix G.
Fences and Walls - Respond to character of street and area. - Delineate private and public domain without compromising safety and security. - Contribute to amenity, beauty and useability of private and communal open spaces. - Retain and enhance amenity of public domain by avoiding continuous lengths of blank walls and using planting to soften the edges and reduce their scale. - Select durable materials which are easily cleaned and graffiti resistant.	Yes	All street facades to be active with minimal blank walls. Appropriate finishes for City environment.

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Landscape Design ■ Improve amenity of open space with landscape design, including shade and screening. ■ Contribute to streetscape and public domain. ■ Improve energy efficiency and solar efficiency of dwellings and microclimate of private open spaces. ■ Design landscape with regard to site characteristics. ■ Contribute to water and stormwater efficiency.	Yes	Site to be landscaped at podium level and public domain, with significant planting to: ■ Complement and enhance the existing landscape character. ■ Contribute to the streetscape and public domain. ■ Improve energy efficiency and solar access. ■ Contribute to water and stormwater efficiency.
Landscape Design (continued) ■ Provide sufficient depth of soil above pavers ■ Minimise maintenance by robust landscape elements.	Yes	■ Provide sufficient depth of soil. ■ Minimise maintenance by using robust landscape elements. Refer to landscape plan and report at Appendix G.
Open Space ■ Provide communal open space which is appropriate and relevant to the context and building setting. ■ Facilitate the use of communal open space by solar access, site features, facilitating intended use and minimising overshadowing. ■ Provide private open space for each apartment. ■ Locate open space to increase residential amenity. ■ Provide environmental benefits including habitat, microclimate, rainwater percolation and outdoor drying area. ■ Communal open space should be 25-30% of site area – large sites may have potential for more. ■ Minimum private open space for each ground level apartment is 25m², with minimum dimension of 4m.	Yes	The communal and private open space areas address all relevant requirements of the Code, with significant landscape treatment of communal open space, private terraces and private balconies. Refer to detail of Landscape Plan at Appendix G. Further details will be developed in the context of the future Project Application for Stage 3.
Orientation ■ Orient buildings to maximise north facing walls and provide adequate building separation. ■ Respond to streetscape and optimise solar access. ■ Courtyards and setbacks to northern boundaries. ■ Optimise solar access to living spaces and private open space by orienting them to the north. ■ Building elements to maximise sun in winter and shade in summer.	Yes	The building has been oriented to maximize solar access and overlook Crown and Corrimall Street. The communal open space has a high level of solar access in the afternoon.

Residential Flat Code Assessment

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Planting on Structures ■ Design for optimum plant growth by appropriate soil and drainage conditions. ■ Design planters to support soil depth and plant selection.	Yes	Appropriate planting will be provided over the site in planters to a satisfactory depth.
Stormwater Management ■ Retain stormwater on site. ■ Protect stormwater quality. ■ Control erosion. ■ Consider using grey water for site irrigation.	Yes	On-site stormwater retention can be provided and will be used for irrigation and flushing, refer to ESD report at Appendix H.
Site Amenity		
Safety ■ Delineate private and public space. ■ Optimise visibility, functionality and safety of building entrances. ■ Improve opportunities for casual surveillance. ■ Minimise opportunities for concealment. ■ Control access to the development.	Yes	Crime prevention through environmental design has been addressed through: ■ Casual surveillance of the street and communal open space. ■ Separation to delineate private and public areas and control access. ■ Security entry to the car park and pedestrian entry. Refer to CPTED assessment at Appendix AH.
Visual Privacy ■ Maximise visual privacy adjoining buildings by separation, setbacks and site layout. ■ Design layouts to minimise direct overlooking of rooms and private open spaces. ■ Use site and building design elements to increase privacy without compromising light and air access.	Yes	Visual privacy has been addressed through adequate separation between the buildings and orientation of balconies away from each other. Building separation is addressed in Section 4.3.1 of this report Further measures will be detailed in the context of the future Project Applications for the Stage 3 component of development.
Site Access		

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Building Entry ■ Improve presentation to street by entry treatment. ■ Direct connection and clear transition between street and entry. ■ Ensure equal access for all. ■ Provide safe and secure access. ■ Separate building entry from car parks. ■ Design entries/circulation to allow furniture movement. ■ Provide mailboxes to be convenient, but not clutter the appearance of the development from the street.	Yes	Residential access is provided off Corrimal Street with a separate entry and foyer to ensure security. Further details to be detailed in the context of the future Project Application.
Parking ■ Determine car spaces by access to public transport, density and ability to accommodate on site. ■ Limit visitor spaces, where impact on landscape and open space is significant. ■ Give preference to underground parking. ■ Provide bicycle parking which is easily accessible.	Yes	A traffic report has been submitted with the application, which addresses resident, visitor and bicycle parking, for the proposal refer to Appendix Q1 and Q2.
Pedestrian Access ■ Accessible routes to public and semi-public areas. ■ Promote equity by entry location and ramps. ■ Ground floor apartments to be accessible from the street and associated open space. ■ Maximise number of accessible, visitable and adaptable apartments in a building. ■ Barrier free access to at least 20% of dwellings.	Yes	Pedestrian access has been provided for people with disabilities in accordance with the requirements of the City Centre Plan, refer to Accessibility Report at Appendix V1 and V2.

Residential Flat Code Assessment

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Vehicle Access - Ensure adequate separation between vehicle entries and street intersections. - Optimise opportunities for active street frontages and streetscape design. - Improve appearance of car parking entries. - Limit width of driveways to 6 metres. - Locate vehicle entries away from pedestrian entries and on secondary frontages.	Yes	Vehicle access is appropriate for the Stage 3 mixed use development being off Town Hall Place laneway. The remainder of the street frontages all have active uses.
Building Design		
Building Configuration		
Apartment Layout - Determine apartment sizes in relation to location, market, spatial configuration and affordability. - Ensure apartment layouts are resilient over time. - Design layouts to respond to natural and built environments and optimise site opportunities.	Yes, can comply	As a concept, the residential layout ensures that each unit has cross-flow ventilation (noting that the access hall is an open breezeway) and is orientated to either the north or east. The exception may be at podium level where a potential 5 units will have a single orientation. This is considered to represent a small percentage of the overall provided. Details of apartment size and layout will follow in the context of the future Project Application for the residential component.
Apartment Layouts (continued) - Avoid locating kitchen in circulation space. - Include adequate storage in the apartment. - Ensure apartments facilitate furniture removal and placement. - Single aspect apartments to be 8m depth from window. - Kitchen to be maximum of 8m from window. - Cross over or cross through apartments over 15m deep to have minimum width of 4m. - Demonstrate how satisfactory daylight and natural ventilation can be achieved. - Minimum size to contribute to housing affordability: 1 bedroom: 50m² 2 bedroom: 70m² 3 bedroom: 95m²	Yes, can comply	Details of apartment size and layout will follow in the context of the future Project Application for the residential component.

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Apartment Mix ■ Provide variety of apartments in larger buildings. ■ Refine appropriate mix by considering population trends and proximity to transport, employment and services. ■ Locate mix of 1 and 3 bed units on ground floor to enable access by disabled, elderly and families. ■ Optimise accessible and adaptable apartments.	Yes, can comply	Proposed concept has included an average unit size of approx. 110m² which will allow for the appropriate mix to be designed in the context of the future Project Application. The proposed draft mix complies with the guidelines of the City Centre DCP.
Balconies ■ Provide at least one primary balcony. ■ Primary balconies to be adjacent to living area. ■ Consider secondary balconies in larger apartments. ■ Balconies to respond to climate, context, solar access, wind and privacy. ■ Design balustrades to allow views and casual surveillance, while providing safety and privacy. ■ Coordinate and integrate building services with façade and balcony design. ■ Primary balcony to have minimum depth of 2m.	Yes, can comply	Conceptually provision has been made for generous balconies that overlook the public domain. Further details will follow in the context of the future Project Application for the residential component.
Ceiling Heights ■ Coordinate internal ceiling heights and slab levels with external height requirements. ■ Minimum floor to ceiling height of 2.7m. ■ Variations to demonstrate satisfactory daylight.	Yes	Concept plan proposed floor to floor heights of 3.0m.
Flexibility ■ Provide robust building configurations which utilise multiple building entries and circulation cores. ■ Promote accessibility and adaptability by accessible and visitable apartments and pedestrian access.	Yes	Adaptable and visitable apartments to be provided in accordance with the City Centre Plan, refer to Accessibility report at Appendix V1 and V2.

Residential Flat Code Assessment

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Ground Floor Apartments - Design gardens to contribute to street. - Promote housing choice by providing private gardens, maximising accessible and visitable apartments on ground floor and supporting change. - Increase solar access in ground floor units, by higher ceilings and windows and tree selection.	N/A	No ground floor apartments proposed.
Internal Circulation - Increase amenity and safety by generous widths, lighting, minimising lengths, avoiding tight corners, legible signage and adequate ventilation. - Support better apartment layouts by multiple cores. - Articulate longer corridors by using series of foyer areas and windows along or at end of window. - Minimise maintenance and maintain durability by using robust materials in common circulation areas. - Number of units accessible from single core / corridor to be limited to 8, except where desired streetscape and entry response and a high level of amenity for common lobbies, corridors and units (cross over, dual aspect) is achieved.	Yes, can comply	Conceptual layout shows 5 apartments off each corridor. The corridor will be open (possibly with high level louvres) to ensure cross-flow ventilation
Storage 50% of storage to be within apartment and accessible from hall or living area and dedicated storage rooms on each floor and car parks. - Storage to be suitable for local area and able to accommodate larger items (eg bicycles). - Ensure storage is secure for individual use. - In addition to kitchen cupboards and wardrobes, storage is to be provided as follows: - Studio and 1 bedroom: 6m³ 2 bedroom: 8m³ 3 bedroom: 10m³	Yes, can comply	Provision for storage has been provided at basement level and will be provided within each of the units subject to further detail with the Project Application.

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Building Amenity		
Acoustic Privacy ■ Maximise acoustic privacy by adequate separation. ■ Internal layout to separate noise from quiet areas by grouping bedrooms and service areas. ■ Resolve conflicts between noise, outlook and views by design measures, such as double glazing. ■ Reduce noise transmission from common corridors ■ Provide seals to entry doors.	Yes, can comply	Apartment design, layout and construction will facilitate acoustic privacy. Proposal will comply with Australian Standards as outlined in Acoustic Assessment at Appendix I1 and I2.
Daylight Access ■ Orient building to optimise northern aspect. ■ Ensure daylight access to communal open space March-September and shade in summer. ■ Optimise number of apartments receiving daylight access to habitable rooms and principal windows. ■ Design for shading and glare control. ■ Living rooms and private open space of at least 70% of apartments should receive 3 hours direct sunlight between 9am and 3pm in mid winter. ■ Limit single aspect southerly apartments to 10% of units.	Yes, can comply	All units either face north or east, so high level of solar access.
Roof Design ■ Relate roof design to desired built form. ■ Relate to size and scale of building, elevations and 3D building form. ■ Respond to orientation of site. ■ Minimise visual intrusiveness of service elements. ■ Facilitate use of roof for sustainable functions, such as rainwater tanks, photovoltaic applications and future innovative design solutions.	Yes, can comply	Roof to be flat and not visible from public domain. Any plant will be concealed within building design, subject to further detail with future Project Application

Residential Flat Code Assessment

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Building Performance		
Energy Efficiency ■ Incorporate passive solar design to optimise heat storage in winter and heat transfer in summer. ■ Improve control of mechanical heating and cooling. ■ Plan for photovoltaic panels. ■ Improve hot water system efficiency with Greenhouse Score of 3.5 or greater and water saving devices. ■ Reduce reliance on artificial lighting. ■ Maximise efficiency of household appliances.	Yes, can comply	Efficiency measures to be installed as outlined in ESD report at Appendix H.
Maintenance ■ Design windows to enable internal cleaning. ■ Select manually operated systems, such as blinds. ■ Incorporate and integrate building maintenance systems into the design of the building form, roof and façade. ■ Select durable materials which are easily cleaned and graffiti resistant. ■ Select appropriate landscape elements and vegetation and provide appropriate irrigation systems. ■ Provide garden maintenance and storage area in communal open space.	Yes, can comply	Subject to further detail and assessment with future Project Application.

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Waste Management ■ Incorporate existing built elements where possible. ■ Recycle and reuse demolished materials where possible. ■ Specify building materials that can be reused or recycled at end of life. ■ Integrate waste management processes into all stages of project, including design. ■ Support waste management by modestly specifying project needs, reducing waste by utilising standard product / component sizes and incorporating durability, adaptability and ease of future services upgrade. ■ Prepare waste management plan for green and putrescible waste, garbage, glass, containers and paper. ■ Locate storage areas for rubbish bins away from front of development. ■ Provide waste cupboard or temporary storage area to hold day waste and enable source separation. ■ Incorporate on-site composting where possible.	Yes, can comply	A waste management plan has been prepared which addresses the construction and ongoing phases of the development, refer to Appendix U1 and U2. Further detail will be provided with the future Project Application.
Water Conservation ■ Use AAA rated appliances to minimise water use. ■ Encourage use of rainwater tanks. ■ Collect, store and use rainwater on site for car washing, irrigation, toilet flushing, laundry and clothes washing. ■ Incorporate local native vegetation in landscape. ■ Consider grey water recycling.	Yes, can comply	Water conservation initiatives will be provided in accordance with that outlined in the ESD Report attached at Appendix H.