MIDDLETON BEACH ACTIVITY CENTRE DESIGN GUIDELINES

Objective

1. The Design Guidelines apply to all residential and mixed-use developments within the Middleton Beach Activity Centre to ensure the delivery of high quality design outcomes that respond to the landform and enhance the proposed character of the area.

Policy Statement

2. The Design Guidelines have been prepared to guide development and built form within the Middleton Beach Activity Centre (MBAC).Scope

Legislative and Strategic Context

3. The Western Australian Planning Commission's draft State Planning Policy No. 7: Design of the Built Environment has been drafted to address the design quality of the built environment within Western Australia.

4. The LPS1, under "Special Use Area 25" and the MBAC Structure Plan both include provisions requiring the preparation of the design guidelines, and all subsequent development to be in compliance with the design guidelines.

5. The Guidelines were adopted in accordance with procedure detailed in part 2 clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Review Position and Date

6. Examples:

    a. This policy was adopted on 23/10/2018 this policy must be reviewed if Council considers it necessary.

Associated Documents

7. Middleton Beach Activity Centre Design Guidelines (Final Draft version L 05/09/2018)

Document Approval			
Document Development Officer:		**Document Owner:** *(Member of EMT)*	
J Van Der Mescht		Paul Camins	
Document Control			
File Number - Document Type:	CM.STD.7 – Policy		
Synergy Reference Number:	(Created when cover sheet is created in Synergy Records Module)		
Status of Document:	**Council decision:** Adopted.		
Quality Assurance:	Council Committee, and Council.		
Distribution:	Public Document		
Document Revision History			
Version	**Author**	**Version Description**	**Date Completed**
0.1	J Van Der Mescht	Design guidelines version I	26/02/2018
1.0	J Van Der Mescht	Design guidelines version L *Adopted by Council on 23 October 2018 Report Item DIS 125*	23/10/2018

ARCHITECTURE
INTERIORS
URBAN DESIGN
PLANNING
LANDSCAPE

MIDDLETON BEACH ACTIVITY CENTRE

DESIGN GUIDELINES

FINAL DRAFT

Hames Sharley

www.hamessharley.com.au

LANDCORP

Prepared for LandCorp

contact

HAMES SHARLEY

E WA@hamessharley.com.au

T +61 8 9381 0200

F +61 8 9382 4224

Level 2, 50 Subiaco Square

Subiaco, 6008, Western Australia

Ref: 43835

www.hamessharley.com.au

Revision Letter	*Date*	*Reason for Issue*	*CM*
A	*28/08/2017*	*First Draft*	*SOS*
B	*01/09/2017*	*Draft review*	*SOS*
C	*07/09/2017*	*Draft review with CoA*	*SOS*
D	*04/10/2017*	*Revised Draft version D*	*SOS*
E	*05/10/2017*	*Final Draft to LandCorp*	*SOS*
F	*12/10/2017*	*Amendments Final Draft version F*	*SOS*
G	*9/11/2017*	*Revision from OGA, DoP and City of Albany*	*SOS*
H	*06/12/2017*	*Amendments from OGA*	*SOS*
I	*26/02/2018*	*Amendments MBA Indicative Concept Plan*	*SOS*
J	*26/02/2018*	*Amendments MBA Indicative Concept Massing Diagrams*	*SOS*
K	*09/08/2018*	*Final Draft version K*	*SOS*
L	*05/09/2018*	*Final Draft version L*	*SOS*

contents

FINAL DRAFT

LANDCORP

Middleton Beach Activity Centre Design Guidelines

September 2018

PART 1

CONTENTS

1.0
INTRODUCTION

INTRODUCTION

1.0 Introduction

1.1 PURPOSE OF THE DESIGN GUIDELINES

The Middleton Beach Activity Centre Design Guidelines (the Design Guidelines) have been prepared to guide design outcomes within the Middleton Beach Activity Centre (MBAC) and ensure delivery of the vision.

The Design Guidelines apply to all residential and mixed-use development within the Middleton Beach Activity Centre to ensure the delivery of high quality design outcomes that respond to the landform and enhance the proposed character of the area. The Design Guidelines encourage developments that are innovative in addressing climate responsive design as well as contributing to the local amenity and unique place character of the area.

Specifically, the Design Guidelines promote:

+ High quality public realm;
+ Design excellence;
+ Sustainable development; and
+ Liveability.

1.2 VISION AND OBJECTIVES

The vision for the MBAC is to draw on Albany's unique identity to create a contemporary coastal experience. The vision builds on work and planning undertaken by LandCorp in partnership with the City of Albany to create an innovative and integrated development comprising of highly valued tourism and mixed use aspirations that respond to the existing natural landforms and local surroundings.

The MBAC Improvement Plan No.40 sets out seven key objectives for the redevelopment of Middleton Beach as follows:

I. To develop the Middleton Beach Activity Centre in a co-ordinated manner, recognising its significance for local recreation, organised sporting and cultural events and as a tourist destination;

II. To achieve high quality built form and public place design across the Scheme Area and public foreshore reserve interfaces that recognise the iconic location and significance of the site to the community;

III. To integrate development of public and private land to establish a safe, vibrant mixed use centre with an active beach front and urban edge that includes but is not limited to: local and tourist facilities; restaurants, cafés and shops; holiday and short stay accommodation; together with a range of permanent residential uses but excludes detached houses;

IV. To facilitate the provision of an effective, efficient, integrated and safe transport network that prioritises pedestrians, cyclists and public transport users;

V. To encourage provision of parking that is efficient and promotes the establishment of shared, reciprocal and common use facilities;

VI. To encourage development to incorporate sustainable technologies and design including best practice with regard to energy efficiency, water sensitive urban design and fire safety requirements; and

VII. To facilitate opportunities for investment and development.

1.3 THE MBAC STRUCTURE PLAN

The MBAC Structure Plan approved by the WAPC in January 2017 provides the framework to deliver the Improvement Plan objectives under four precincts as follows:

+ Hotel/Mixed Use
+ Mixed Use,
+ Residential; and
+ Edge

HOTEL/MIXED USE PRECINCT

+ The Hotel/Mixed Use Precinct will provide a node of activity including quality short stay accommodation, food and beverage, mixed use and residential development.
+ A landmark building with ground floor activated uses will terminate the vista along Adelaide Crescent and provide an urban edge to Flinders Parade. It will also provide a focal point at the end of the pedestrian boulevard, interfacing the public open space and foreshore.
+ The precinct may incorporate high value and high quality short stay accommodation, with potential for residential development at upper levels. Day and night time uses are encouraged.
+ Careful consideration shall be given to the interface between the hotel precinct and the public realm.
+ Subject to satisfying criteria as outlined in the Local Planning Scheme No. 1 (LPS) provisions for Special Use Zone No. 25, building height to a maximum of 12 storeys can be considered in this precinct.

MIXED USE PRECINCT

+ The Mixed Use Precinct can provide commercial and other non-residential uses in conjunction with residential multiple dwellings. Small, scale retail and commercial uses, will be provided at ground level with increased residential densities, in contrast to the surrounding residential zoning as well as short stay accommodation.
+ Short or long stay accommodation has been identified as a suitable use within the Mixed Use Precinct, due to accessibility to the beach and amenities and services provided by the Hotel Precinct.
+ Active uses are encouraged adjacent to Flinders Parade to assist in development of a high street.
+ The Mixed Use Precinct has capacity to accommodate approximately 786sqm of retail/commercial space. The precinct will otherwise comprise residential multiple dwellings with heights ranging from 2 – 5 storeys, with 2-4 storeys along the southern frontage of the (non-vehicular) Public Access Way (PAW).

RESIDENTIAL PRECINCT

+ Medium density development has been identified as appropriate factoring in the forecast population changes of the locality, particularly noting the aging population and shrinking family size.

EDGE PRECINCT

+ The Edge Precinct comprises small portions of public land located on the northern, eastern and southern boundary of the site.
+ To the south of Adelaide Crescent public parking will be provided as well as an entry point to a walking trail up Mount Adelaide for views across Middleton Beach and out to the Southern Ocean.

The Middleton Beach Activity Centre Structure Plan is illustrated in Figure 1.

Figure 1: Middleton Beach Activity Centre Structure Plan

1.4 SITE AND CONTEXT

THE CONTEXT

The Middleton Beach Activity Centre is located within Middleton Beach, a coastal suburb considered one of the premier coastal destinations in Albany, approximately 3km east of Albany city centre. Albany is a port city, and popular tourist destination located 418km south east of Perth within Western Australia's Great Southern region.

THE SITE

The Middleton Beach Activity Centre (MBAC) is a 3.29 hectare site located on the foreshore of the King George Sound, Albany. Middleton Beach provides a hub of recreational activities for both residents and tourists. Restaurants, shops and a wine bar are all located in close vicinity to the beach and the recreational area of the foreshore.

The site is bounded by Barnett Street to the north, Flinders Parade to the east, Adelaide Crescent to the south and Marine Terrace to the west. The MBAC is located directly north of Mount Adelaide and directly west of the Middleton Beach foreshore reserve.

Local Context

Site Plan

HERITAGE

Albany and Middleton Beach have a rich heritage and history.

The traditional owners of the land in this area are the Menang Aboriginal People. The Menang still refer to Middleton Beach as Binalup, which means the place of first light because the sun rises over the water. Oral tradition, the records of early settlers and archaeological evidence clearly demonstrate that the area has a rich, complex and continuing Aboriginal culture going back thousands of years. While there are no listed indigenous heritage sites located on the site, surrounding sites exist at Mount Adelaide *(City of Albany, Council Management Plan, Middleton Beach, 2010)*.

Albany was first settled by Europeans in 1826 as a British military outpost. During World War 1 the ships that carried the soldiers to Europe gathered in Albany, hence the town's significance in the Australian ANZAC story. Middleton Beach was named after Captain Middleton who landed here in 1834 and for a time was a popular alternative port for boats too large to use Princess Royal Harbour.

Middleton Beach has been an iconic seaside location since the construction of the first Esplanade hotel in 1896. The hotel was rebuilt a number of times through the 1900s and most recently in 1991 as a five star boutique hotel. The hotel was demolished in 2007 and the site has since sat vacant.

Albany pre 1918 Image source: Rainbowcoast.com.au

ENVIRONMENT

The character of Middleton Beach is dominated by the grassed foreshore with Norfolk Island Pine trees, foreshore parking areas and an informal beach edge in various conditions. The surrounding areas to the west and north are residential in character with a variety of building styles and conditions; and street trees of varying maturity and species.

The Norfolk Island Pine trees that line the grassed foreshore are listed on the City of Albany Municipal Inventory and form a key character element at the edge of the site. They provide a shade canopy for the foreshore and memorable views to the ocean beneath their branches.

The edge of Mount Adelaide to the south is well vegetated with mature, indigenous species and provides a soft landscaped edge for the precinct.

The area is vulnerable to coastal changes such as sea level rise and storm surges and a Foreshore Management Plan has been prepared for the mitigation of future potential coastal hazards.

MBAC is also within a bushfire prone area due to its proximity (100m) to an extreme bushfire hazard due to Mount Adelaide and the Mount Clarence Parklands.

Middleton Beach Foreshore

LOCAL CLIMATE

Middleton Beach Activity Centre, which is located in climate Zone 6, has a temperate climate, with mild to cool winters and mild to hot summers.

Summers from December to February have average temperatures of 22.5 degrees during the day and 14.9 degrees at night. Winters from June to August are mild to cool, with average temperatures of 16.2 degrees C during the day and 8.7 degrees C at night.

Nights are comfortable throughout the majority of the year and night ventilation and air-purging can be used effectively. From June to September, night temperatures may often fall below the minimum comfort limit (10 degrees C).

The area experiences moderately low rates of humidity. The wettest month of the year is July, and the average yearly rainfall is around 930mm.

Albany wind patterns vary significantly throughout the year. In the summer, morning winds are more pronounced from the north-east to south-east direction while cooling afternoon breezes are predominantly from the south-east, south and south-west. In winter, cold fronts generate strong south to westerly winds and significant storms and rain events occur along the coast. Within the MBAC, prevailing easterly winds bring cold breezes off the sea, and while this offers natural cooling to homes it renders the need for wind protection for outdoor areas.

Spring and autumn weather in Albany is often pleasant, with generally light winds and sunny days. The passage of cold fronts from the west can bring wild and stormy weather, and it is important that the design and development of spaces and buildings mitigate the effects of these seasonal winds.

TOPOGRAPHY AND SLOPE

MBAC is essentially flat and ground level is finished at approximately 3m - 4m AHD. A minimum habitable floor level of 2.8m AHD is required.

Surrounding residential areas to the west and south west are terraced along natural contours providing expansive views across the site to the ocean.

Mount Adelaide, to the south, rises up beyond 80m AHD with an average slope of 1:3. This landform has a significant presence and influence on the scale of the setting.

Site Topography

View towards site from Wylie Crescent

EXISTING URBAN CHARACTER

The setting of Middleton Beach Activity Centre at the foot of Mount Adelaide affords iconic views looking east across the calm waters of Middleton Bay. This provides a unique opportunity to establish an innovative regionally significant destination with strong connections to the beach, foreshore and surrounding areas. Upgrades to the beachfront area and improved road access along with the provision of a range of accommodation, a vibrant mix of uses and additional amenity offer the potential to dramatically enhance this already well-known destination for locals and visitors alike.

The existing urban structure in the surrounding suburb of Middleton Beach reflects the subdivision pattern established prior to the 1950s. While many large residential lots remain, some have recently been subdivided and this trend along with the prevalence of short stay accommodation has increased the local population and provided some diversity in urban character. Currently the Middleton Beach area is predominantly and eclectic mix of 1-3 storey detached residential housing of varied age and character.

Commercial buildings adjoining the MBAC area, ranging between 1-2 storeys, create activity and interest at the street level adding to the human scale and relaxed atmosphere of the coastal village setting.

A strong sense of place emerges from the landscape and topography as well as the beach- going lifestyle, social history and aspirations of the local residents who perceive Middleton Beach as a place with distinct qualities that set it apart from other places in Albany and Western Australia. Middleton Beach also has a place in the minds of many West Australians and those from further afield as a place of seaside simplicity, *'sand between the toes'* and relaxed holiday times.

The waters of the Bay, ever changing with season, weather and coastal light; the form and protection of Mount Adelaide and the repetitive conical forms of the Norfolk Island Pine trees are prominent character elements that influence the experience of Middleton Beach. These natural landscape elements offer a scale which is a distinct counterpoint to the human scale and relaxed coastal village atmosphere of the urban setting.

Middleton Foreshore

Albany Surf Life Saving Club

Existing Residential character

Existing Residential character

Existing Residential character

Existing Residential character

DESIRED URBAN CHARACTER

Middleton Beach Activity Centre will demonstrate a new and innovative form of urban living while respecting the existing character and the built and social heritage of the locale. A variety of buildings including a hotel, short term accommodation, permanent residential, supporting food, beverage and retail, and recreational facilities will provide an appealing, urban character and a new vibrancy to the heart of this unique coastal and historic setting.

The atmosphere of this new precinct will be enhanced by buildings of a variety of forms which will respond carefully to each other and to the surrounding landscape. Future development, particularly adjacent to the Three Anchors on Marine Drive and cafes along Adelaide Crescent, will need to be designed to respond appropriately to existing built form and contribute positively to the streetscape environment in an integrated manner.

Architectural and urban design proposals are to use forms and materials that are simple, elemental, suitably robust (given the coastal setting) and responsive to the character of the local area, with consideration given to prominent existing natural and built features as well as Aboriginal and European culture and history.

Building designs will offer glimpses into their interior and provide shelter and interest for the passer- by. Design detailing should be considered carefully with regard to design refinement as well as resilience to weathering. Applied finishes (rather than integral) are discouraged. Designs shall contribute to and enhance the identity of the Middleton Beach area.

Visual and physical connections to the surrounding natural environment including the foreshore, the beach and Mount Adelaide will be celebrated and enhanced throughout the precinct. Urban design and landscaping proposals are to integrate with the built form and contribute to streetscape character and amenity.

Image source: phillipgray.com; Manly Wharf Hotel, Sydney

image source: World Landscape Architecture, Drs Julian & Raye Richardson Apartments, San Francisco

image source: ArchitectureAU, Cairns Foreshore

image source: oovatu.com - The Royal Beach Seminyak Bali

image source: realestateview James Street, Windsor,VIC

1.5 DESIGN EXCELLENCE

'Good design will improve the urban environment, benefit local communities and leave a positive legacy for future generations.'
Better Places and Spaces

The West Australian government promotes the importance of design quality through the **Better Places and Spaces** Policy aimed at improving the quality of our public realm, raising industry and community awareness of good design, recognising value for money across the whole life of a project, and promoting sustainable development. As the built environment evolves, developments are becoming increasingly complex and multifunctional, requiring a greater emphasis on achieving design quality.

Western Australia's **State Planning Policy No. 7: Design of the Built Environment (SPP 7)** addresses the design quality of the built environment across all planning and development types, to deliver broad economic, environmental, social and cultural benefit. It also seeks to improve the consistency and rigour of design review and assessment processes across the State. The policy sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia. It provides the overarching framework for those State Planning Policies that deal with design related issues, to be used in conjunction on specific development types relating to the design matters of a proposal.

DESIGN REVIEW

Design review is an important component of the design process; particularly to negotiate the design elements of complex proposals. State, local government and/or precinct authorities are required to establish and operate design review processes to review applications of certain thresholds set out in the **WAPC Design Review Guide.**

A Design Review Panel will be established for MBAC, to ensure good outcomes across the whole development.

A particularly high quality of design is warranted by the prominent hotel site. As such, proposals for this site will be referred to the State Design Review Panel for review, as is outlined within the CIty of Albany's LPS1 provisions for Special Use Zone 25. Refer to Section 1.8 Development Approval Process of these guidelines for further information.

DESIGN PRINCIPLES

SPP7 includes Design Principles (Schedule 1) that provide a consistent framework to guide the design, review and decision- making process for planning proposals. These principles are included below and provide the foundation for the objectives and controls within these guidelines.

SPP7: Design of the Built Environment

DESIGN PRINCIPLES	
1.CONTEXT AND CHARACTER *Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*	The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions. Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood. Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure. Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.
2. LANDSCAPE QUALITY *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*	Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, micro-climate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions. Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in well-integrated, engaging places that contribute to local identity and streetscape character. Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.
3.BUILT 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.*	Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm. Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, respects important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.
4. FUNCTIONALITY AND BUILD QUALITY *Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.*	Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications. Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain. Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

DESIGN PRINCIPLES (CONTINUED)	
5. SUSTAINABILITY *Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*	Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the whole life-cycle of the project. Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed. Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.
6.AMENITY *Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.*	Good design *provides* internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all. Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.
7. LEGIBILITY *Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.*	Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-considered, with built form responding to important vantage points. Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces. Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.
8. SAFETY *Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*	Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development. Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm. Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.
9.COMMUNITY *Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.*	Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes. In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place.
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.*	Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character. In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.

1.6 APPLICATION OF DEVELOPMENT POLICY

These design guidelines have been adopted as a Local Planning Policy by the City of Albany to guide development within Middleton Beach Activity Centre.

They are designed to facilitate high quality housing, tourist accommodation and mixed-use buildings within the MBAC and should be read in conjunction with the following documents and any other state policies relevant to the context:

+ LOCAL PLANNING SCHEME NO. 1 (LPS) AND PLANNING POLICIES
+ CITY OF ALBANY LOCAL PLANNING SCHEME NO.1 - SPECIAL USE ZONE 25 [SU25] MIDDLETON BEACH ACTIVITY CENTRE
+ MIDDLETON BEACH ACTIVITY CENTRE STRUCTURE PLAN
+ MIDDLETON BEACH FORESHORE MANAGEMENT PLAN
+ BUSHFIRE MANAGEMENT PLAN
+ STATE PLANNING POLICY 7.3 (DRAFT) -APARTMENT DESIGN-VOL. 2 RESIDENTIAL DESIGN CODES (SPP 7.3)
+ STATE PLANNING POLICY 3.1- RESIDENTIAL DESIGN CODES
+ STATE PLANNING POLICY 2.6 - STATE COASTAL PLANNING POLICY
+ NATIONAL CONSTRUCTION CODES

1.7 USING THE GUIDELINES

The Design Guidelines utilise a performance-based structure throughout complemented by specific, measurable standards where appropriate for some elements. Performance-based design objectives provide a flexible and innovative approach to the delivery of high quality developments that meet the MBAC strategic objectives. The guidelines promote early engagement with the City of Albany and set out requirements for development proposals.

The guidelines are structured as follows:

Part 1 -Introduction Outlines the project vision and objectives, the structure and purpose of the design guidelines as well as the development assessment and approval process along with background information related to the site and surrounding context.

Part 2-4 - Design Guidelines provides more detailed information regarding the desired development outcomes including the neighbourhood character and design intent under the headings of **Part 2 –**'Primary Controls', **Part 3 –**'Siting the Development' and **Part 4 –** 'Designing the Building'. Each chapter of the Design Guidelines sets out provisions in the following manner to assist proponents in preparing their development applications:

OBJECTIVES

The Objectives outline the overall design intent or philosophy underpinning the best practice criteria and explain the desired outcome achieved by them.

PRIMARY CONTROLS

Where relevant, primary controls capture non-negotiable provisions from the Local Planning Scheme No. 1 (LPS) for Special Use Zone No. 25. The primary controls manage the form and scale of new development according to the context and intended future character of the area, while moderating impacts on neighbouring properties.

DESIGN GUIDANCE

Design Guidance outline some suggested means by which a particular Objective can be achieved either by providing specific criteria that define an acceptable outcome, or general guidance, as appropriate.

To encourage site and climate responsive design and innovation, applicants are provided with the flexibility to meet Objectives via alternative means:

+ The proposal will comply with the overall vision, intent and objectives of the Design Guidelines
+ Sufficient justification and particular circumstances may necessitate a variation to Design Guidance

The design review process outlined in Section 1.8 allows for flexibility of design response and evaluation as to whether an alternative solution is acceptable.

For further design guidance applicants should refer to Draft SPP 7.3 Draft Apartment Design Policy (www.planning.wa.gov.au/dop_pub_pdf/WAPC_Apartment_Design_Policy_DRAFT.pdf)

FIGURES AND IMAGES

The following figures and images have been included to support the text and/or graphically represent indicative design responses to acceptable development criteria (subject to scheme and structure plan provisions). .

+ General Plans
+ Precinct Plans
+ Indicative Sections and Massing Diagrams
+ Photographs and Illustrations

These also include specific information related to each precinct or development lot within the activity centre.

APPENDICES

The appendices includes the application requirements for Development Approval and checklists for information required at different stages in the planning process.

1.8 DEVELOPMENT APPLICATION PROCESS

The staged review, assessment and determination process for development approvals within MBAC is intended to ensure developments achieve high quality urban design and built form outcomes.

All development proposals within the MBAC will be submitted to a Local Design Review Panel for preliminary endorsement. The Local Design Review Panel will be made up of the Middleton Beach Estate Architect, appointed by the City in consultation with LandCorp, and the City of Albany. In considering any development applications, the City will have due regard for the provisions of the Local Planning Scheme No. 1 (LPS) for Special Use Zone No. 25, local planning policies, including the MBAC Design Guidelines and preliminary advice provided by the Local Design Review Panel.

All proposals for development within the MBAC Hotel/Mixed Use Precinct will be referred to the State Design Review Panel to ensure that proposals achieve the high standard of design quality warranted by this prominent location.

The following table outlines the development application process for the MBAC area.

PRE DEVELOPMENT APPLICATION

STEP 1: Design Discussion (non-mandatory, limited to one meeting)

+ Prior to lodgement for formal assessment, the developer prepares plans and information in accordance with Pre-Development Application checklist A5 (refer appendices to these guidelines)
+ The developer and consultant team meet with the Estate Architect and the City of Albany to discuss application of the design guidelines and review early schematic designs for the development.
+ For the Hotel/mixed use precinct only, this meeting will include representatives of the Office of Government Architect or the State Design Review Panel.

STEP 2: Design Compliance Review (mandatory)

+ The developer submits to the Middleton Beach Estate Architect:
  - Application for Design Guidelines Endorsement Form including completed checklist.
  - Two (2) full hard copy sets of all appropriate drawings as outlined in the Form.
+ The Estate Architect and the City of Albany assess the submission against the Development Objectives (as per checklist A7), highlighting any departures. Once reviewed, one full set of plans is returned to the applicant.

STEP 3: Design Review Panel *(DRP): (Mandatory, attendance limited to 2 applicant representatives)

+ The developer and representatives present the proposal to the Design Review Panel.
+ The Panel is to assess the proposal against the Design Principles outlined in Section 1.5. The number of design review meetings will be determined upon the development meeting these principles in line with Objectives outlined in Part 2 to Part 4.
+ For the Hotel/mixed use precinct only, the Design Review Panel will be the State Design Review Panel
+ The Estate Architect and City of Albany present their assessment of the proposal to the DRP, highlighting any departures from the Development Objectives. Each attend the full review, facilitating collaborative negotiation of outcomes.
+ The Design Review Panel prepares a report which will be given due regard in the DA assessment by the City of Albany.

DEVELOPMENT APPLICATION

STEP 4: Development Application (DA)

+ The developer prepares plans and information in accordance with Development Application checklist A6 (refer appendices to these guidelines)
+ The developer submits plans and checklist as required to the City of Albany for referral for Development Approval or referral to the Southern Joint Development Assessment Panel (SJDAP) for approval.
+ The City of Albany will only process the application once Step 2 and Step 3 have been carried out, with the Design Compliance Review and the Design Review Panel report included in the DA package.
+ The City of Albany refers the DA to relevant agencies as necessary.
+ The City of Albany assesses and determines the application having regard for advice received from the Middleton Beach Estate Architect, any referral agencies and the Design Review Panel.

*

- Design Review Panel (DRP) means a panel as appointed by the City of Albany in consultation with LandCorp.
- Should the State Design Review Panel (SDRP) not be established at the time of application, the Western Australian Office of Government Architect will review in lieu.

PART 2

CONTENTS

2.0
PRIMARY CONTROLS

PRIMARY CONTROLS

2.0 Primary Controls

The primary controls provide a framework for form and scale of development in each precinct.

MIDDLETON BEACH PRECINCTS

The MBAC Structure Plan defined four precincts based on character, activity and land use. The four precincts comprise:

1. Hotel/Mixed Use;
2. Mixed Use;
3. Residential; and
4. Edge (portions of road reserve and public realm - refer to the MBAC Structure Plan and Local Planning Scheme No. 1 provisions for Special Use Zone No. 25 for guidance on how this precinct is to be developed)

The Primary Controls Table for each precinct outline Scheme provisions for Special Use Zone No. 25 specific to:

+ Land use permissibility
+ Building heights
+ Building setbacks

Building envelopes establish the maximum extent of development in a precinct- notionally the container within which a development can occur. They provide an understanding of the future urban form and scale but do not equate to the building extent. Typically, a building could occupy about 75% of the envelope when account is taken of architectural articulation, natural daylight and ventilation and the creation of a well scaled and interesting urban environment.

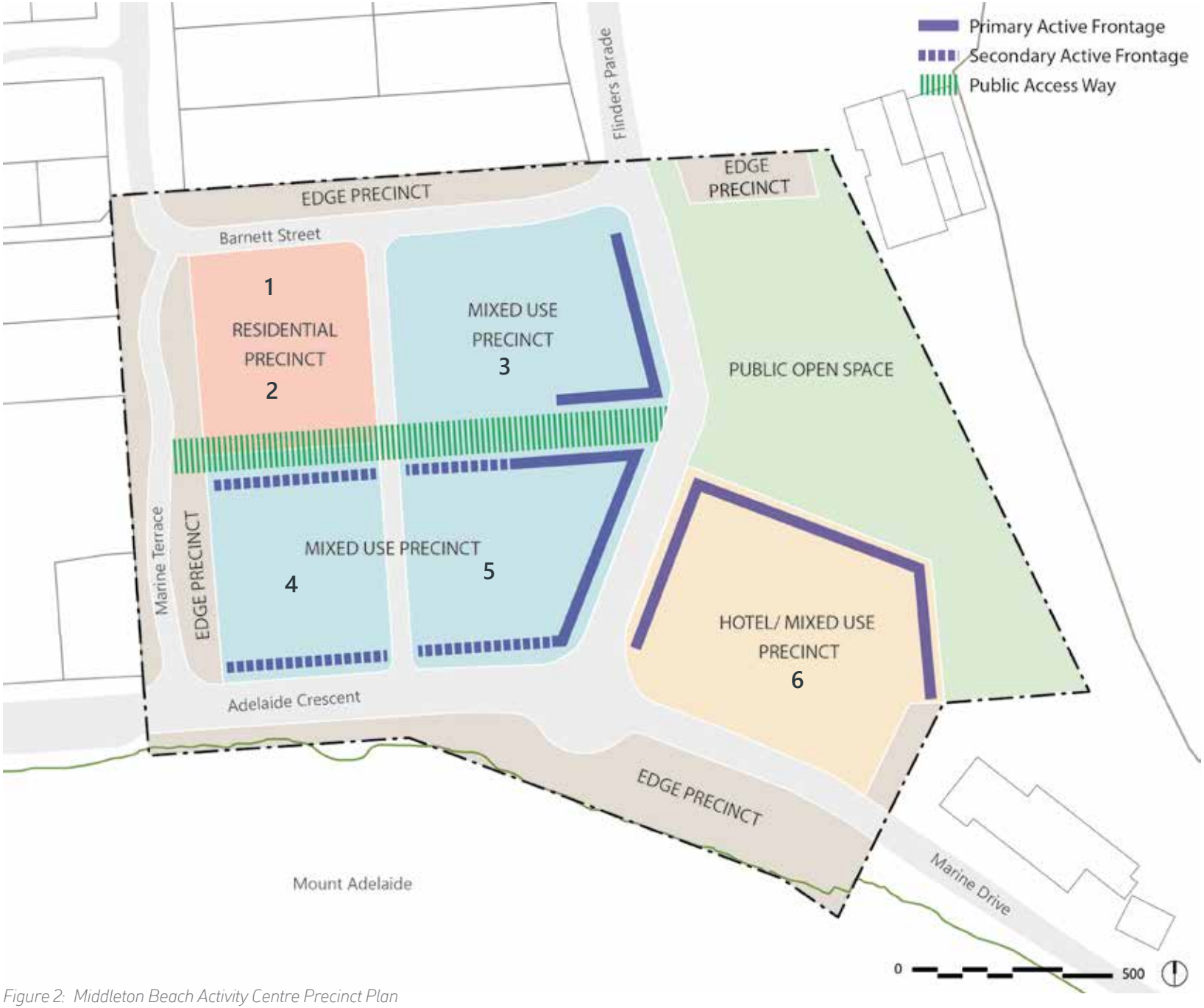


Figure 2: Middleton Beach Activity Centre Precinct Plan

2.1 HOTEL/MIXED USE PRECINCT

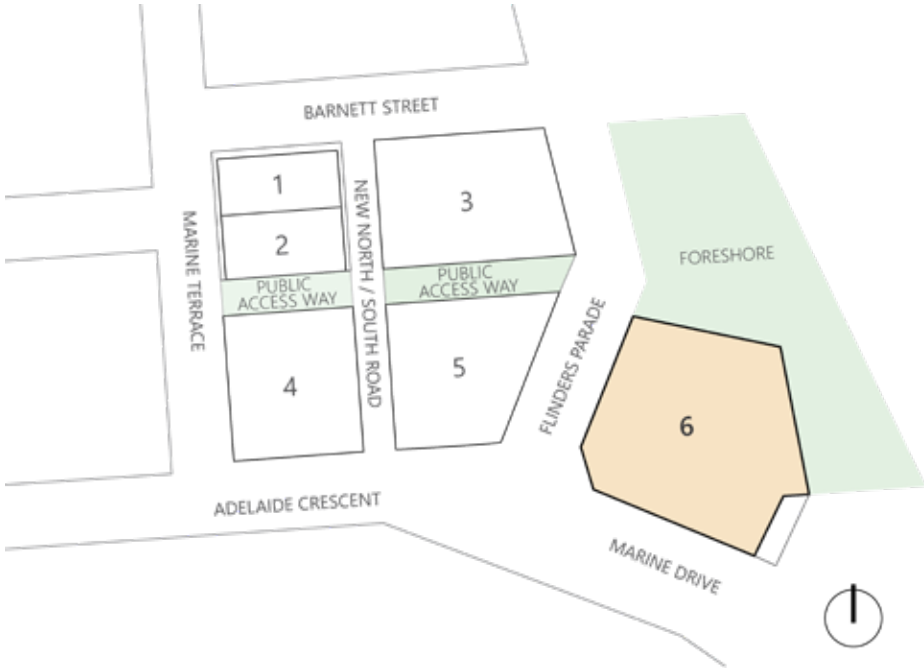
PRIMARY CONTROLS TABLE

HOTEL/MIXED USE PRECINCT LOT 6			
	"P" USES	**'D" USES**	**"A" USES**
PERMITTED LAND USES	+ Hotel up to 5 storeys [21.5 metres]	+ Car Park + Holiday Accommodation + Market + Multiple Dwelling *(1) (2)* up to 5 storeys [21.5 metres] + Nightclub + Public Utility + Restaurant	+ Exhibition Centre + Hotel above 5 storeys [21.5 metres] + Multiple Dwelling *(1) (2)* above 5 storeys [21.5 metres] + Recreation-Private + Shop + Small Bar + Tavern

BUILDING HEIGHT	
Refer Figure 2 Structure Plan	+ 1-3 Storey (14.5m) maximum on Primary Active Frontages and abutting Public Open Space
	+ 5 (21.5m) Storey elsewhere
	+ 12 Storey (46m) maximum at council discretion subject to compliance with Condition 14 of the Scheme provisions for SU25

SETBACKS	
Marine Drive	Generally nil
Flinders Parade	Generally nil
Public Open Space: Foreshore	Generally nil
Side setback east	Generally nil

Source: Provisions from the Local Planning Scheme No. 1 (LPS) for Special Use Zone No. 25



'P' Means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme.

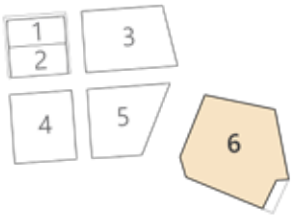
'D' Means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval.

'A' Means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4 of the Scheme.

(1) Means the use is prohibited where it fronts the street at pedestrian level.

(2) Means that the use is prohibited if prior or concurrent approval and development of a hotel has not occurred.

(3) Means that the use is prohibited where it fronts the street at pedestrian level within the 'Primary Active Frontage' area as depicted on"Figure 2: Middleton Beach Activity Centre Precinct Plan".



2.1.1 BUILDING HEIGHT

OBJECTIVES

+ Step back building height from the foreshore and adjacent residential development located to the north and west of MBAC.
+ Accommodate additional height near Mt Adelaide, preserving key views and vistas and mitigating any overshadowing impacts.
+ Facilitate adequate daylight and solar access to apartments, common open space, adjoining properties and the public domain.
+ Promote articulated roof design and roof top communal open spaces, where appropriate.

PRIMARY CONTROLS

+ Building heights shall be in accordance with the Primary Controls Table.
+ Development is required to adhere to a 3 storey height restriction along Primary Active Frontages abutting Public Open Space, stepping back above 3 storeys to limit overshadowing of the public realm while optimising access to sun, breeze, views and privacy.
+ Development of a hotel and/or holiday accommodation and/or multiple dwellings above 5 storeys (21.5 metres) will be considered to a maximum of 12 storeys (46 metres) if the design of the proposed development meets the following Key Principles outlined within the Scheme provisions for SU25:
  - Demonstrate excellent design outcomes
  - Be informed by a Visual Impact Assessment consistent with the guidelines set out in the WAPC's Visual Landscape Planning manual.
  - Contribute positively to the public realm;
  - Provide a landmark element on the axis of Adelaide Crescent and Flinders Parade;
  - Present no adverse impacts on the locality by overshadowing;
  - Respond to the site and its context and step built form away from the beach with additional height located towards Mt Adelaide;
  - Effectively mitigate bulk and scale of the proposed development; and
  - Achieve the criteria in Condition (1) of the Scheme provisions for SU25.

DESIGN GUIDANCE

+ Development should limit obstruction of views for surrounding residential, with additional height located on the southern portion of the lot towards Mount Adelaide
+ A minimum floor to floor height of 4.5m should be provided for ground floors to promote adaptability of use (see Section 4.3, Ceiling Heights).
+ Roof projections should be accommodated within the maximum permitted height.
+ Subterranean car parking structures should protrude a maximum 1.5m above NGL. (Refer to Appendix D of the MBAC Structure Plan)
+ Where beneficial, provide roof top communal outdoor spaces that are attractive, useable and safe.

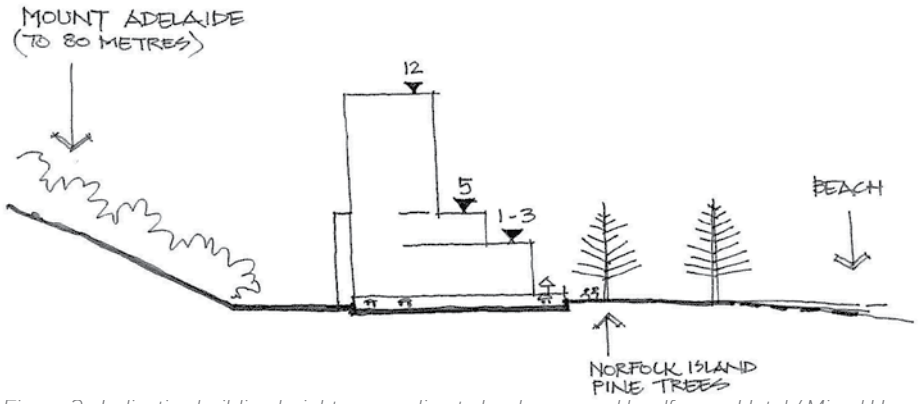


Figure 3: Indicative building height responding to landscape and landform - Hotel / Mixed Use Precinct - Lot 6

2.1.2 BUILDING SETBACKS

OBJECTIVES

+ Provide a strong, ordered edge framing streets and public spaces.
+ Influence and improve micro-climate and provide shelter.
+ Create a threshold by providing a clear transition between the public and private realms.
+ Create high quality entries to buildings.

PRIMARY CONTROLS

+ Building setbacks shall be in accordance with the Primary Controls Table.
+ A nil setback to Flinders Parade is required to provide an active frontage and facilitate a high street environment, increasing vibrancy and alfresco opportunities along Flinders Parade and connectivity with the public open space and foreshore.
+ All proposals within the Hotel/Mixed Use Precinct are required to be referred to the State Design Review Panel.

DESIGN GUIDANCE

+ Nil setbacks should be articulated to add interest to the public realm.
+ A nil setback to the foreshore should be articulated with minor variations to provide for alfresco and promote activation, connectivity and views to the adjacent public realm.
+ Variations to ground and first floor setbacks are encouraged for building articulation, alfresco dining and other features that add amenity and interest to the development.
+ A street edge should be provided which establishes the human scale of the street in relation to the bulk of the building above. This can include stepping back above 2 or 3 storeys.

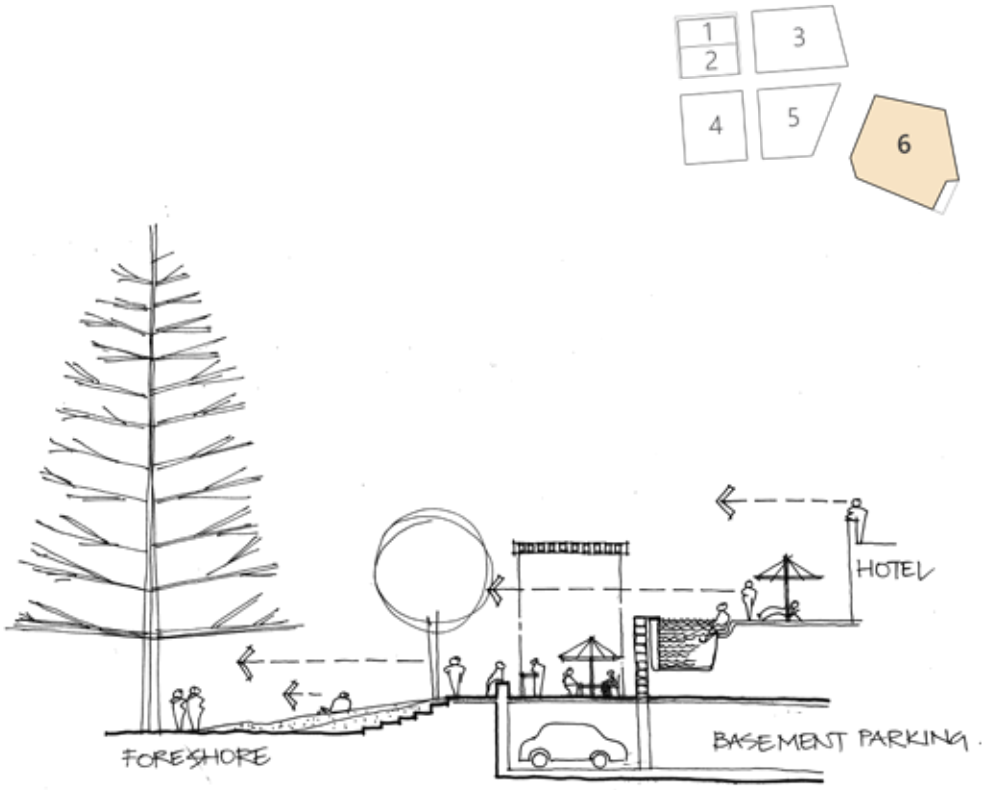


Figure 4: Indicative foreshore interface setback - Hotel / Mixed Use Precinct - Lot 6

2.2 MIXED USE PRECINCT

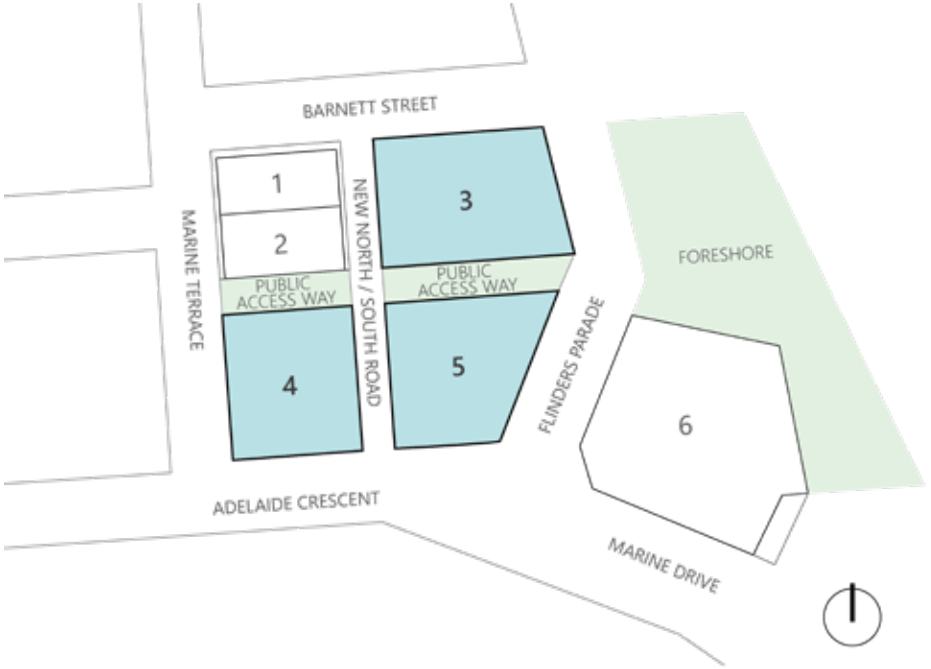
PRIMARY CONTROLS TABLE

MIXED USE PRECINCT LOT 3, 4, 5			
	"P" USES	**'D" USES**	**"A" USES**
PERMITTED LAND USES	+ Holiday Accommodation + Multiple Dwelling (3)	+ Car Park + Consulting Rooms + Convenience Store + Hotel + Market + Office + Public Utility + Restaurant + Shop + Single Attached Dwelling *(3)*	+ Exhibition Centre + Recreation-Private + Small Bar + Tavern

BUILDING HEIGHT	
Refer Figure 2 Structure Plan	+ 2 storey (11m) minimum / 3 storey (14.5m) maximum between Barnett Street and PAW.
	+ 2 storey (11m) minimum / 4 storey (18m) maximum fronting the southern extent of PAW.
	+ 2 storey (11m) minimum / 5 storey (21.5m) maximum south of PAW, fronting Adelaide Crescent or Flinders Parade

SETBACKS	
Barnett Street	Generally nil
Flinders Parade	Generally nil
Adelaide Crescent	Generally nil
New North-South Road	Generally nil
Public Access Way (PAW)	Generally nil

Source: Provisions from the Local Planning Scheme No. 1 (LPS) for Special Use Zone No. 25

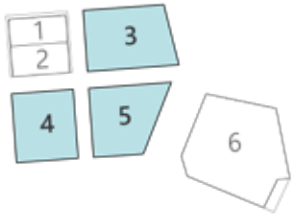


'P' Means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme.

'D' Means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval.

'A' Means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4 of the Scheme.

(3) Means that the use is prohibited where it fronts the street at pedestrian level within the 'Primary Active Frontage' area as depicted on "Figure 2: Middleton Beach Activity Centre Precinct Plan".



2.2.1 BUILDING HEIGHT

OBJECTIVES

+ Step back building height from the beach and adjacent residential development located to the north and west of MBAC.
+ Accommodate additional height near Mt Adelaide, preserving key views and vistas and mitigating any potential overshadowing impacts.
+ Facilitate adequate daylight and solar access to dwellings and common open space, adjoining properties and the public domain.
+ Promote articulated roof design and roof top communal open spaces, where appropriate.

PRIMARY CONTROL

+ Building heights shall be in accordance with the Primary Controls Table.

DESIGN GUIDANCE

+ Building heights should respond to the adjacent public realm, Mount Adelaide and integrate with future development within the Mixed Use precinct.
+ A minimum floor to floor height of 4.5m at ground level should be provided to allow for adaptable building design and flexibility of use (see Section 4.3 Ceiling Heights).
+ Roof projections should be accommodated within the maximum permitted height.
+ Where beneficial, provide roof top communal outdoor spaces that are attractive, useable and safe.

2.2.2 BUILDING SETBACKS

OBJECTIVES

+ Provide a strong, ordered edge framing streets and public spaces.
+ Influence and improve micro-climate and provide shelter.
+ Create a threshold by providing a clear transition between the public and private realms.
+ Create high quality entries to lobbies, foyers or dwellings.

PRIMARY CONTROLS

+ Building setbacks shall be in accordance with the Primary Controls Table.
+ A nil setback to Flinders Parade is required to promote an active frontage and facilitate the development of a high street environment, increasing vibrancy and alfresco opportunities along Flinders Parade and connectivity with the public open space and foreshore.

DESIGN GUIDANCE

+ Nil setbacks should be articulated to add interest to the public realm.
+ Nil setbacks to Marine Terrace and Barnett Street are encouraged to promote connection to adjacent residential areas and to promote passive surveillance.
+ Minor variations to ground floor setbacks are encouraged for building articulation, alfresco dining and other features that add amenity and interest to the street.
+ A street edge should be provided which establishes the pedestrian scale of the street in relation to the bulk of the building above. This can include stepping back above 2 or 3 storeys.

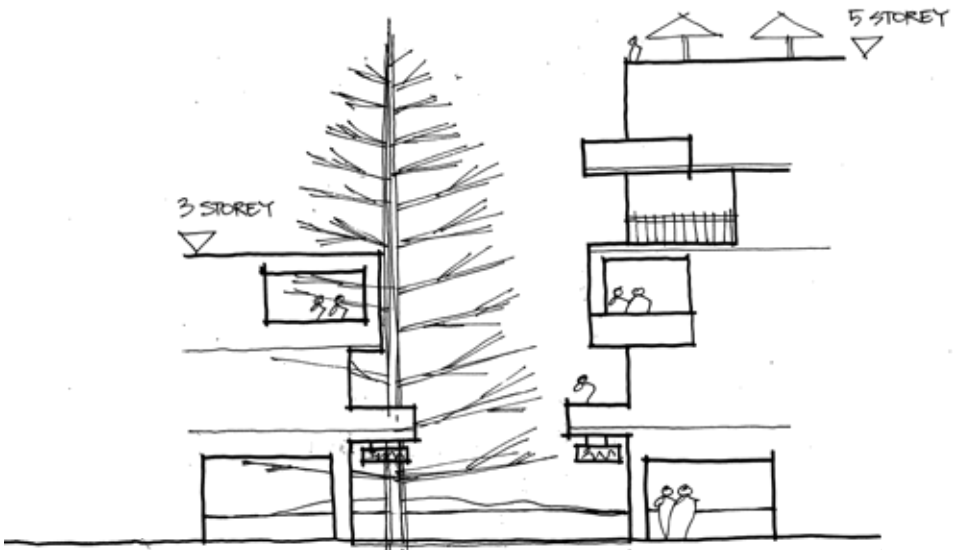
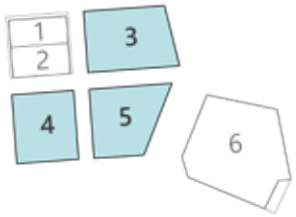


Figure 5: Indicative Public Access Way interface - Mixed Use Precinct - Lot 3 and 5



2.3 RESIDENTIAL PRECINCT

PRIMARY CONTROLS TABLE

RESIDENTIAL PRECINCT LOT 1 & 2		
	"P" USES	**'D" USES**
PERMITTED LAND USES	+ Multiple Dwellings + Single Attached Dwelling	+ Home Office + Public Utility

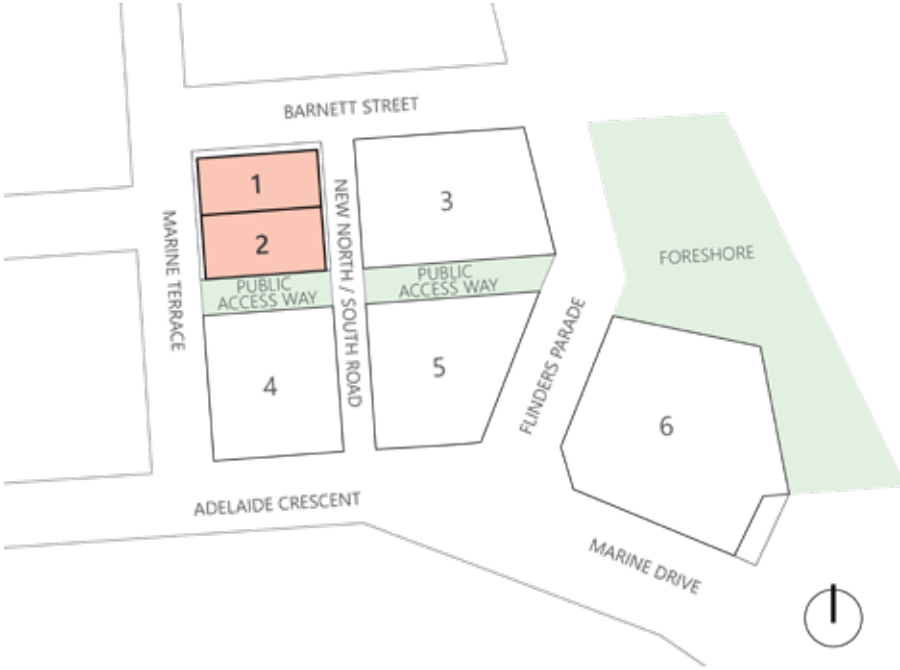
BUILDING HEIGHT	
Refer Figure 2 Structure Plan	2 storey (10.0m) minimum / 3 storey (13.5m) maximum between Barnett Street and PAW

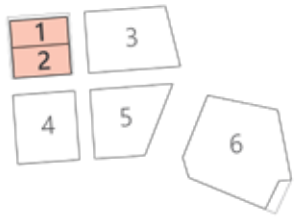
SETBACKS	
Marine Terrace	Generally nil
Barnett Street	Generally nil
Public Access Way (PAW)	Generally nil
New North-South Road	Generally nil

Source: Provisions from the Local Planning Scheme No. 1 (LPS) for Special Use Zone No. 25

'P' Means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme.

'D' Means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval.





2.3.1 BUILDING HEIGHT

OBJECTIVES

+ Facilitate adequate daylight and solar access to dwellings and common open space, adjoining properties and the public domain.
+ Promote articulated roof design and roof top communal open spaces, where appropriate.

PRIMARY CONTROL

+ Building heights should be in accordance with the Primary Controls Table.

DESIGN GUIDANCE

+ Roof projections should be accommodated within the maximum permitted height.
+ Where beneficial, provide roof top communal outdoor spaces that are attractive, useable and safe.

2.3.2 BUILDING SETBACKS

OBJECTIVES

+ Provide a strong ordered edge framing streets and public spaces.
+ Influence and improve micro-climate and provide shelter.
+ Create a threshold by providing a clear transition between the public and private realms.
+ Create high quality entries to lobbies, foyers or dwellings.

PRIMARY CONTROL

+ Building setbacks should be in accordance with the Primary Controls Table.

DESIGN GUIDANCE

+ Nil setbacks to Barnett Street and the pedestrian access way (PAW) are encouraged promote connection to adjacent residential areas and enable passive surveillance.
+ A nil setbacks to Marine Terrace is encouraged to promote connection to adjacent residential areas and enable passive surveillance.

PART 3

CONTENTS

3.0
SITING THE BUILDING

SITING THE BUILDING

3.0 Siting the Building

DESIRED DEVELOPMENT OUTCOMES

The Middleton Beach Activity Centre offers an exciting opportunity to develop in a manner sensitive to the locale and micro-climate while establishing a contemporary and richly textured development character.

To create a high quality mixed-use development that responds and contributes positively to its natural and built environment, the siting of the building requires consideration of a range of factors, including proposals for adjacent sites and the wider activity centre area. This approach will enable a coherent and integrated development with high quality buildings and open spaces, with a consistent character and distinctive identity that is Middleton. To achieve this, developers should have a detailed understanding of the existing site conditions and wider area.

This section provides guidance on siting the building and configuration of development at the site scale. Objectives and Design Guidance outline how to relate to the immediate context, consider the interface to neighbours and the public domain, achieve quality open spaces and to enhance the amenity for residents and the public.

3.1 RESPONSE TO CONTEXT

OBJECTIVES

+ Respond to the coastal and natural aspects of Middleton Beach as a highly valued community and tourist place.
+ Ensure access and enjoyment of the foreshore for all users recognizing the diverse needs and activities of all ages and cultures.
+ Respond to the existing built form, interpreting rather than replicating existing features.
+ Facilitate authentic redevelopment that reflects and interprets local stories, including Aboriginal and European culture and history.
+ Develop Flinders Parade as the 'Beach Strip'- comprising restaurants, cafés, tourist accommodation and residential dwellings.
+ Develop Adelaide Crescent as a mixed- use street with occasional small cafés and other local facilities.

PRIMARY CONTROL

+ A written and illustrated site analysis report shall be provided to demonstrate how the proposal will integrate into the local context and respond to the development objectives in this section.

DESIGN GUIDANCE

+ Development should make a positive contribution to the form and character of streets and outdoor spaces by integrating:
  - within and between precincts of the MBAC
  - with adjoining areas in Middleton Beach
  - between the MBAC and the Foreshore and Mt Adelaide
  - with other businesses and services such as the Three Anchors and Rats Bar
+ Buildings should preserve views and vistas to the foreshore and Mount Adelaide to assist in the creation of a memorable urban place.
+ Refer to *Draft SPP 7.3 Apartment Design, Section 3.1 Site analysis and design response* for further guidance.

3.2 ORIENTATION

OBJECTIVES

+ Respond to the streetscape and foreshore as a legible urban environment while optimising solar access within the development.
+ Preserve clear sight lines and key views to landmarks,the foreshore, other public places and optimise views and outlook from within buildings.
+ Minimise overshadowing of neighbouring properties and the public domain through building orientation.
+ Respond to the micro-climate of Middleton Beach, with particular attention to winter solar access and protection from strong and cool easterly winds in the design of buildings and open spaces to optimize year-round enjoyment of public and private spaces.

DESIGN GUIDANCE

+ Buildings should be orientated to respond to the streetscape and foreshore while optimising access to sun and natural light in indoor and outdoor living spaces.
+ Development should preserve sight lines to landmarks and key views through the positioning, orientation and massing of buildings and landscape elements.
+ Buildings should respond to prevailing easterly winds which bring cold breezes off the sea. While this offers natural cooling it renders the need for wind protection for outdoor areas.
+ Development application for buildings that are 3 storeys or more should include shadow and wind analysis diagrams.
+ Buildings should be designed to minimise overshadowing in the public realm.
+ Refer to *Draft SPP 7.3 Apartment Design, Section 3.2 orientation* for further guidance.

3.3 PUBLIC DOMAIN INTERFACE

OBJECTIVES

+ Achieve a distinct, locally recognisable cultural and environmental experience through the integrated design of building façades and adjacent public spaces.
+ Provide a well-designed transition between the private and public domain with clear way- finding, and without compromising access.
+ Promote safety and security and provide casual surveillance between buildings and the public domain.
+ Provide for pedestrian comfort in different weather conditions.
+ Minimise conflict between permanent and short stay residential, tourism and mixed uses and in particular night time hospitality and entertainment.
+ Reduce impact of services, plant and bin collection areas on the public domain.

LANDMARK LOCATIONS

+ Encourage a sense of place and identity and increase the legibility of place.
+ Emphasise naturally significant locations such as major street corners or important vistas.

ACTIVE FRONTAGES

+ Integrate and activate the foreshore area.
+ Promote development of an activated high street along Flinders Parade.
+ Provide a connection to existing commercial uses to the west of Marine Terrace.
+ Create an interesting landscaped living street along the pedestrian access way.

PRIMARY CONTROLS

+ Development shall provide primary and secondary active frontages and activity nodes in locations shown on "Figure 2: Middleton Beach Activity Centre Precinct Plan" and in accordance with the City of Albany LPS No. 1 provisions for Special Use Zone No. 25.
+ Residential uses at the pedestrian level in areas delineated as 'Primary Active Frontage' are prohibited as per the Scheme provisions for Special Use Zone No. 25.

DESIGN GUIDANCE

+ Development should be designed to engage with and activate the public domain particularly at ground level and to permit sight lines between indoor and outdoor spaces.
+ On primary and secondary active frontage the difference in level between the finished ground floor level and immediately adjacent footpath should be a maximum of 0.9 metres above ground level.
+ Development should provide a minimum of one major opening offering outlook over all laneways and public access ways.
+ Pedestrian, bike and vehicle access and parking should be integrated with the design of the development thereby reducing conflict between users and providing universal access.
+ Pedestrian access ways should provide adequate lighting and natural surveillance to meet CPTED safety guidelines.
+ Development should minimises wind impacts in the public domain.
+ All services, plant and bin storage areas should be screened from public view.
+ Refer to *Draft SPP 7.3 Apartment Design, Section 3.7.1, Figure 3.7a* for illustrations of various public domain interface scenarios.

LANDMARK LOCATIONS

+ A landmark element should be provided on the axis of Adelaide Crescent and Flinders Parade.
+ Development should include prominent architectural form to provide a reference point in the built form and landscape.
+ Variations to setback and height requirements should be considered in order to create prominent feature elements.

ACTIVE FRONTAGES

+ Areas marked as 'Primary and Secondary Active Frontage' on Figure 2 should encourage a range of active uses at pedestrian level.
+ Areas delineated as 'Primary Active Frontage' or 'Secondary Active Frontage' should demonstrate measures to build adaptability into the development at ground floor level.
+ Upper floors on active frontages should contribute to the creation of an active interface through incorporation of balconies and habitable room windows.
+ Primary internal living spaces, verandahs and balconies of dwellings on active frontages should be oriented to the street.

ALFRESCO AREAS

+ Alfresco should be located in designated areas or if no areas are designated, to facilitate an unobstructed path of travel for pedestrians.
+ Infrastructure such as seating should be removed from the public domain outside of business operating hours.
+ All screens and blinds within permitted alfresco areas must be approved by the City of Albany.

Note: Applicants should liaise with the City of Albany regarding separate alfresco approvals.

AWNINGS OVER FOOTPATHS

+ Where mixed use, commercial or retail development abuts an active street frontage, weather protection should be provided over footpaths.
+ Awnings should be provided on all 'Primary Active Frontage' or 'Secondary Active Frontage' as indicated on Figure 2.
+ Awnings over footpaths should be a minimum depth of 2.7 metres, setback minimum 0.5 metres from kerb line and a minimum of 2.7 metres and maximum 3.5 metres above the adjacent footpath level.
+ Awnings should be built over parking bays or create obstruction or hazard to pedestrians.

3.4 MIXED USE

OBJECTIVES

+ Provide mixed use development in appropriate locations with active street frontages.
+ Minimise conflict between different land uses, in particular residential and night time hospitality and entertainment.
+ Provide a range of tenancy sizes and configurations to encourage local businesses and including tenancies appropriate for small start- up ventures.
+ Provide the opportunity for a range of mixed uses that contributes to the activation and vitality of the precinct.

DESIGN GUIDANCE

+ Any commercial space should have a minimum depth of 10 metres at ground floor level to ensure functionality.
+ The design must consider the compatibility of uses including hours of operation, different types of servicing (i.e. car parking, rubbish collection, etc.) and different impacts that may need to be mitigated such as noise and ventilation.
+ Proposed uses should be based on a sound understanding of local demand for activities, services and facilities to support the needs of the development's occupants and nearby residents.
+ Ground levels fronting primary active frontages should be reserved for commercial, hospitality and retail uses.
+ Upper levels of mixed use developments should be reserved for office and residential uses.
+ Separate entrances for commercial and residential uses should be clearly defined.
+ Noise attenuation should be tailored to the types of uses, intensity of each use and proximity to sensitive uses.
+ Refer to *Draft SPP 7.3 Apartment Design, Section 4.18 Mixed use* for further guidance.

3.5 LANDSCAPE DESIGN

OBJECTIVES

+ Capture and enhance the sense of place and landscape character of Middleton Beach in a viable and sustainable way.
+ Respect view corridors through the development to key landmarks and natural features.
+ Reduce storm water run-off and assist in reducing the urban heat island effect.
+ Improve and soften the transition between development and the foreshore including green linkages to the foreshore.
+ Consider Albany's local climate and select endemic and established exotic tree species.
+ Mitigate the effects of cold and strong winds.
+ Contribute to the quality and amenity of communal and public open space
+ Provide for resident and visitor amenity and recreation.

DESIGN GUIDANCE

+ Landscape design should be consistent with the Foreshore Landscape Management Plan and Landscape Master Plan for Middleton Beach.
+ All development applications should include a landscape plan prepared in accordance with the Water Corporation's Waterwise criteria for landscaping, such as use of native and water-wise plants and irrigation and rain water management.
+ Landscape design should incorporate CPTED principles.
+ One shade tree should be provided for every four uncovered parking bays.
+ Permeable pavements and other sustainability techniques should be used to increase the self-sufficiency of landscaping.
+ Hard stand areas should be designed to minimise heat retention and re-radiation.
+ Soft landscape should be located to maximise resident and/or public amenity.
+ Species selection and planting themes should be responsive to local conditions, and relate to the character, scale and proportion of the streetscape and built form.
+ Planting areas should be designed for full coverage to avoid weed infestation.
+ Appropriate soil profiles, technologies and maintenance practices should be used to ensure plant growth is optimised.
+ Refer to *Draft SPP 7.3 Apartment Design, Section 4.14 Landscape Design* for further guidance.

3.6 COMMUNAL OPEN SPACE

OBJECTIVES

+ Enhance residential and visitor amenity, and provide opportunities for soft landscape through the provision of communal open space.
+ Design safe, attractive and inviting communal open space that allows for a range of activities and responds to site conditions.

DESIGN GUIDANCE

+ Communal open space should be provided as follows:
  - Up to 10 dwellings – no requirement
  - 11 to 20 dwellings – 10% of gross site area
  - 21 to 30 dwellings – 15% of gross site area
  - 31+ dwellings – 20% of gross site area
+ Developments should achieve a minimum of 50% direct sunlight to the principal usable part of the primary communal open space for a minimum of two hours between 9am and 3pm on 21 June (mid-winter).
+ The primary communal open space should have a minimum dimension of 5.0 metres.
+ Refer to *Draft SPP 7.3 Apartment Design, Section 3.5 Communal and Public Open Space* for further guidance.

3.7 VISUAL PRIVACY

OBJECTIVES

+ Balance privacy with outlook and views from habitable rooms and private open space.
+ Achieve reasonable levels of external and internal visual privacy by providing adequate building separation distances shared equitably between neighbouring sites.
+ Increase privacy without compromising access to light and air.

DESIGN GUIDANCE

+ Separation between windows and balconies should provide for visual privacy, achieving the minimum required separation distances to the side and rear boundaries as follows:

VIEW CONE FROM	DISTANCE
Non-habitable space	3m
Bedroom, study or open access walkway	4.5m
Habitable space or balcony	6m

+ Balconies should be unscreened for at least 25% of their perimeter (including edges abutting a building).
+ Refer to *Draft* SPP7.3 Apartment Design, Section 3.6.1, Figure 3.6a and 3.6e for privacy under different conditions.

3.8 PEDESTRIAN ACCESS AND ENTRIES

OBJECTIVES

+ Prioritise pedestrian comfort and safety in an integrated movement network.
+ Provide building entries and pathways that connect to and address the public domain and are easy to identify.

DESIGN GUIDANCE

+ Pedestrian access from the street and from any car park areas should be clear, direct and safe.
+ All pedestrian entrances should enable passive surveillance from within the development and should be well lit and covered to provide weather protection.
+ Pedestrian entries, external foyers and ground floor setback areas should complement the adjacent public domain in materials and colours.
+ Pedestrian entrances should be separate from vehicle access.
+ Ramps should sit wholly or partially within the building to reduce their visual impact and assist in achieving a strong built edge to the street boundary.
+ Refer to *Draft SPP 7.3 Apartment Design, Section 3.8 Pedestrian access and entries* for further guidance.

3.9 VEHICLE ACCESS

OBJECTIVE

+ Provide vehicle access points that are designed and located to minimise streetscape impacts and avoid conflicts between pedestrians and vehicles.

DESIGN GUIDANCE

+ Crossovers and vehicle access ways should be a maximum of 4.0 metres wide unless traffic management and safety considerations for multiple/mixed use developments demonstrate wider access is required.
+ Car parking areas should be accessed from a laneway or secondary street where available.
+ Basement car parking should be integrated into the built form and screened from view, such that the car parking area is not directly visible from the street or other public spaces.
+ Crossovers and garages should not visually dominate the public realm.
+ Refer to *Draft SPP 7.3 Apartment Design, Section 3.9 Vehicle access* for further guidance.

3.10 CAR AND BICYCLE PARKING

OBJECTIVES

+ Provide parking and facilities for all modes of transport.
+ Ensure safety and security for car and bicycle parking users is optimised.
+ Minimise visual and environmental impacts of car parking.
+ Reduce car use by prioritising the use of alternate transport modes.

PRIMARY CONTROLS

+ Development is required to provide car and bicycle parking in accordance with the Scheme provisions for Special Use Zone No. 25 as follows:

PRECINCT	CAR PARKING	BICYCLE PARKING
Hotel/Mixed Use	+ Hotel 1 bay per 2 employees + 1 per bedroom + 1 per 4m2 in other public areas. + Retail – 1 bay per 40m2 NLA. + No visitor car parking requirement for permanent residential developments.	+ 1 bicycle parking space per residential dwelling and 1 bicycle parking space per 10 dwellings for residential visitors.
Mixed Use	+ Single attached dwelling - resident parking as determined by Council. + No visitor car parking requirement for permanent residential developments. + Retail – 1 bay per 40m2 NLA.	
Residential	+ Single attached dwelling - resident parking as determined by Council. + No visitor car parking requirement for permanent residential developments.	

Source: City of Albany Local Planning Scheme No. 1 (LPS) for Special Use Zone No. 25

DESIGN GUIDANCE

+ Basement car parking should be integrated into the built form and screened from view, such that the car parking area is not directly visible from the street or other public spaces.
+ Car parking areas should be accessed from a laneway or secondary street where available.
+ Secure undercover bicycle parking spaces for residents should be provided.
+ Developments exceeding 20 dwellings should provide motorcycle/scooter parking at a rate of one motorcycle/scooter parking bay for every five car bays. For the purpose of calculating minimum parking rates, five motorcycle/scooter parking bays is equivalent to one car parking bay.
+ For commercial and retail development with floor space greater than 200m^2, one locker per bicycle storage space and one shower for every ten bicycle storage spaces should be provided.
+ Refer to *Draft SPP 7.3 Apartment Design, Section 3.1 Car and Bicycle Parking* for further guidance.

PART 4

CONTENTS

4.0

DESIGNING THE BUILDING

DESIGNING THE BUILDING

4.0 Designing the building

DESIRED BUILT FORM OUTCOMES

The renewal of the Middleton Beach area presents a unique opportunity to create a high quality urban environment and community destination. Collectively the built form is envisioned to be of exemplary contemporary architectural quality, sustainable and responsive to the context and climate of Middleton Beach.

Building design should integrate details and employ materials and finishes appropriate to this iconic West Australian coastal location. In response to influential site features, height limits should gradually increase closer to Mount Adelaide and step back from the beach and adjacent residential development.

Consideration should be given to mitigation of prevailing winds, especially on balconies and within private open spaces to increase usability throughout the seasons.

Overall development objectives are:

+ To ensure future development responds to the desired scale and character of the street and local area with appropriate articulation at key locations.
+ To allow for each precinct and building to have adequate access to daylight and natural ventilation as well as visual and acoustic privacy.
+ To ensure indoor and outdoor living areas have adequate access to sun during winter, effective shading in summer and protection from strong winds.
+ To provide high performance buildings that minimise energy use, conserve water, reduce waste and maximise comfort for occupants.

4.1 SOLAR AND DAYLIGHT ACCESS

OBJECTIVES

+ Optimise the number of dwellings receiving sunlight to habitable rooms, primary window and private open space.
+ Optimise daylight access and solar gain for habitable rooms.
+ Incorporate shading and glare control, particularly for warmer months.
+ Optimise the number of dwellings that have outdoor areas or balconies with a northerly aspect.

DESIGN GUIDANCE

+ Living rooms and private open spaces of the majority of dwellings in a building should receive a minimum of two hours of direct sunlight between 9am and 3pm at mid- winter.
+ Every habitable room should have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight shall not be borrowed from other rooms.
+ Utilise solar access and design to minimise the need for additional cooling and heating.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.1 Solar and Daylight Access* for further guidance.

4.2 NATURAL VENTILATION

OBJECTIVE

+ Maximise the number of dwellings with natural ventilation to create a comfortable indoor environment for residents.

DESIGN GUIDANCE

+ Residential dwellings should be designed to optimise cross ventilation by providing direct breeze paths for cooling and air circulation.
+ Buildings should be designed to address the cool and strong south easterly breezes in summer.
+ At least 40% of apartments should be naturally cross ventilated in the first 5 storeys of the building. Apartments at 5 storeys or greater are deemed to be cross-ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.
+ Overall depths of cross-over or dual aspect apartments should not exceed 18m measured glass line to glass line.

DUAL ASPECT APARTMENT DEPTH	CROSS-OVER & CROSS-THROUGH VENTILATION
Up to 15m	Optimum
15-18m	Less effective
Over 18m	Does not meet criteria

+ Single-aspect apartments to be considered as naturally cross ventilated should meet the following:
  - Ventilation openings face within 45 degrees of the prevailing cooling wind direction.
  - Ventilation openings are equivalent to 7% of the floor area of the room; and
  - Room depth is not more than 3 x ceiling height (8m for a 2.7m high ceiling)

SINGLE ASPECT APARTMENT DEPTH	CROSS-OVER & CROSS-THROUGH VENTILATION
Up to 5.5m	Optimum
5.5-8m	Less effective
Over 8m	Does not meet criteria

+ Refer to *Draft SPP 7.3 Apartment Design, Section 4.2 Natural Ventilation and Figure 4.2 a-c demonstrating design response to prevailing winds* for further guidance.

4.3 CEILING HEIGHTS

OBJECTIVES

+ Provide for well-proportioned spaces and facilitate natural ventilation and daylight access.
+ Allow for the safe use of ceiling fans for cooling.

DESIGN GUIDANCE

+ Ceiling heights, measured from finished floor level to finished ceiling level, should be:
  - Generally - Habitable rooms – 2.7m, Non-habitable rooms – 2.4m
  - For two storey dwellings – 2.7m for main living area floor and 2.4m for second floor
  - Loft/attic spaces – Refer to NCC requirements. Portion of room with ceiling height more than 1.5m can be included in minimum floor area calculations.
+ For mixed use developments a minimum of 4.5m floor to floor height should be provided at ground floor to promote adaptability of use.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.3.1, Figure 4.3a-3c illustrating ceiling heights* for further guidance.

4.4 DWELLING SIZE AND LAYOUT

OBJECTIVES

+ Provide a room layout within a dwelling that is functional, well-organised and provides a high standard of amenity.
+ Provide appropriately proportioned rooms and layouts to support the environmental performance of the dwelling.

DESIGN GUIDANCE

+ Apartments should meet the minimum internal areas in the following table:

DWELLING TYPE	MINIMUM INTERNAL AREAS
Studio apartment	37m^2
1 bedroom apartment	47m^2
2 bedroom apartments	67m^2
3 bedroom apartments	90m^2

Notes:
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.

+ Habitable room depths should not exceed 3x the ceiling height.
+ Where the living, dining and kitchen are combined the maximum habitable room depth is 8m as measured from window glass line.

Refer to *Draft SPP7.3 Apartment Design, Section 4.4, Figure 4.4a-4c indicative apartment layout configurations* for further guidance.

4.5 DWELLING MIX

OBJECTIVES

+ Provide a range and variety of dwelling sizes and price points to cater for a diverse range of household types and income levels.
+ Encourage adaptability and flexibility in the use of buildings over time.

DESIGN GUIDANCE

+ Residential development should provide a range and mix of dwelling sizes and types to achieve diversity in any one precinct and across the Activity Centre.
+ An appropriate mix of dwelling types should be provided, taking into consideration current market demands and projected future demographic trends.
+ Consider flexible dwelling configurations to support a diverse range of household types and different stages of life including single person households, families, and group households.
+ Larger dwelling types should consider ground and/or roof level locations to integrate larger terraces, and on corners where more building frontage is available.
+ Consider the provision of a flexible space that can be used as a home office.

Refer to *Draft SPP7.3 Apartment Design, Section 4.10 Apartment mix* for further guidance.

4.6 GROUND FLOOR DWELLINGS

OBJECTIVES

+ Enhance street frontage activity and surveillance through location and design of ground level dwellings.
+ Deliver amenity and safety for residents in ground floor dwellings.

DESIGN GUIDANCE

+ Refer to *Draft SPP7.3 Apartment Design, Section 4.11 Ground Floor Apartments* for further guidance.

4.7 PRIVATE OPEN SPACE AND BALCONIES

OBJECTIVES

+ Provide appropriately-sized private open space and balconies to enhance residential amenity.
+ Locate and orientate primary private open spaces and balconies to enhance liveability for residents.
+ Ensure private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.

DESIGN GUIDANCE

+ All dwellings should have primary balconies meeting the standards of following table:

DWELLING TYPE	MINIMUM AREA	MINIMUM DEPTH
Studio	8m^2	2.0m
1 bedroom	8m^2	2.4m
2 bedrooms	10m^2	2.4m
3 bedrooms	12m^2	2.4m

+ Private open space should:
  - be oriented to maximise access to northern sunlight where possible; and
  - be directly accessible from and connected to a habitable living space within the dwelling.
+ Air-conditioning units should not be permitted on primary balconies.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.5, Figure 4.5a-5b indicative balcony configurations* for further guidance.

4.8 CIRCULATION AND COMMON SPACES

OBJECTIVES

+ Achieve good amenity and properly service all dwellings via common circulation spaces.
+ Promote safety and provide for social interaction between residents.

DESIGN GUIDANCE

+ No more than 12 apartments on a single level should be served by a single circulation core.
+ For buildings of 10 storeys and over - no more than 40 apartments should be served by a single lift.
+ Circulation corridors should be at least 1.5m in width.
+ The width of the lift landing should exceed the internal depth of the lift car.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.6, Figure 4.6b-6f range of design responses* for circulation spaces.




4.9 STORAGE

OBJECTIVES

+ Provide adequately-sized and well-designed storage for each dwelling.
+ Additional storage is conveniently located, accessible and nominated for individual dwellings.

DESIGN GUIDANCE

+ In addition to storage in kitchens, bathrooms and bedrooms, dwellings should include storage according to the table below, of which up to 50% may be separate from the dwelling.

DWELLING TYPE	STORAGE AREA
Studio	$3m^2$
1 bedroom	$3m^2$ (min $6m^3$)
2 bedrooms	$4m^2$ (min $8m^3$)
3 bedrooms	$5m^2$ (min $10m^3$)

+ Refer to *Draft SPP7.3 Apartment Design, Section 4.7 Storage* for further guidance.

4.10 ACOUSTIC PRIVACY

OBJECTIVES

+ Minimise noise transfer within and outside buildings through the siting, layout and detailing of buildings.
+ Reduce internal noise transfer between dwellings within a building through layout and acoustic treatments.

DESIGN GUIDANCE

+ Refer to *SPP7.3 Apartment Design, Section 4.8 Acoustic Privacy* for further guidance.

4.11 NOISE AND POLLUTION

OBJECTIVES

+ Minimise the impacts of external noise and pollution through the careful siting and layout of buildings and location of uses.
+ Ensure that the noise challenges associated with mixed use precincts and buildings are mitigated to safeguard occupant amenity.

DESIGN GUIDANCE

+ Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials should be used.
+ Air conditioning units, pool filtration equipment, motors, pumps and mechanisms and similar items should be suitably located in areas that minimise the impact on neighbours and comply with the provisions of the Environmental Protection (Noise) Regulations 1997.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.9 Noise Pollution* for further guidance.

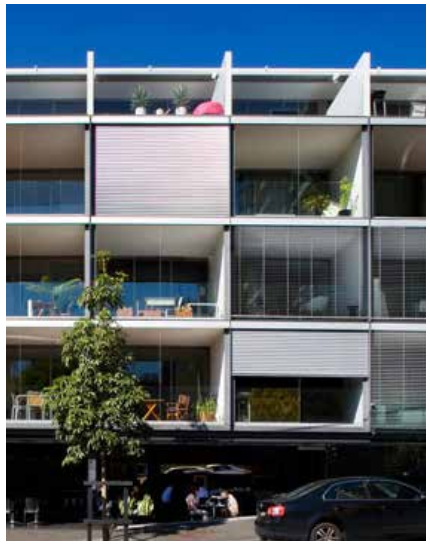
4.12 FAÇADES

OBJECTIVES

+ Reflect the unique environment of the South Coast through the articulation of design elements, such as colour, building form and materials, working together to create a distinctive local character.
+ Clearly defined ground floors which carefully address the street and utilise finer details and tactile materials, providing visual interest and human scale along the street.
+ Provide an appropriate response to the specific qualities of each street and varying environmental conditions.
+ Limit adverse micro-climate impacts such as wind tunnelling and down drafts.

DESIGN GUIDANCE

+ Podiums, louvres, porticos, screens and other treatments should be used to limit down draft and wind tunnelling from taller buildings.
+ Corner developments should address both frontages of the public domain with consistent architectural response and distinct detailing of balconies and materials.
+ Continuous horizontal and vertical elements including windows should be broken into smaller components through architectural features, materials, textures and building breaks.
+ Blank walls (including large areas of pre-cast concrete), should not exceed 20% of the total frontage.
+ Vehicle access and building services should be integrated into building design and not dominate any street facade.
+ The ground level of commercial / mixed use buildings should be a minimum of 70% glazed where fronting streets.
+ All upper floors should be 50% glazed where fronting streets.
+ Boundary walls should be designed and finished to integrate across both precincts and the Activity Centre.
+ Refer to *SPP7.3 Apartment Design, Section 4.12 Façades* for further guidance.



4.13 ROOF DESIGN

OBJECTIVES

+ Ensure the roof form is integrated and complementary to the overall urban character.
+ Integrate roof form and treatments into the building design and positively respond to the streetscape and adjoining development.
+ Maximise opportunities to use roof space for residential accommodation and open space.

DESIGN GUIDANCE

+ Roofs should be designed with consideration of views from adjacent streets, taller buildings and the wider public realm, in particular the potential view from Mt Adelaide.
+ Reflective roof materials should be avoided.
+ Communal "green" roofs should be considered.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.13 Roof Design* for further guidance.

4.14 ACCESSIBLE DESIGN

OBJECTIVES

+ Provide access to all areas for all users in a dignified way.
+ Provide a variety of dwelling types with flexibility to accommodate diverse lifestyles and resident needs.

DESIGN GUIDANCE

+ 25% of all dwellings should meet the "Essential" design features checklist according to the WA Liveable H*omes* universal design standards.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.16 Universal Design* for further guidance.

Liveable Homes Designs that work for everyone. Checklist

ESSENTIAL DESIGN FEATURES CHECKLIST

Flat level walkway to entrance
□ 1000mm minimum width path.
□ 1200mm x 1200mm land area to entrance door.

Wide entrance doorway
□ Flush entry.
□ 820mm door clear width.

Wide internal doorways and hallways
□ 820mm door clear width.
□ Hallways 1000mm minimum width.

Minimum of one accessible toilet on entry level
□ 900mm x 1200mm (Clear of swinging door).
□ If located in bathroom, toilet to be located in corner to enable installation of grab rails.

Minimum of one accessible shower on entry level
□ Hobless.
□ Located in corner of room to enable installation of grab rails if required.

Reinforced walls in bathroom and toilet
□ Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grab rails.

For more detail see the Technical fact sheets.
This information was sourced from the national Livable Housing Design Guidelines produced by the National Dialogue on Universal Housing Design.

4.15 AWNINGS AND SHADING DEVICES

OBJECTIVES

+ Provide pedestrian shelter along active streets
+ Provide awnings that complement and integrate with the building design.
+ Reduce the impact of long horizontal bands of awnings.

DESIGN GUIDANCE

+ Openings not protected by appropriate eaves overhangs should be provided with shading devices (awnings) to enable winter sun penetration while keeping out summer sun.
+ Glazing to habitable rooms facing east and west should have protection, such as louvred solar-shutters, blinds or screening devices.
+ Outdoor living areas should be provided with shading and wind screening devices to control micro-climate.
+ Variation in awning height, depth, length and detail and varying treatment for entry canopies is encouraged to assist with legibility and streetscape interest and to reduce the impact of long horizontal bands of awnings on building façades.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.19 Awnings and shading devices* for further guidance.

4.16 SIGNAGE

OBJECTIVES

+ Provide signage that responds to the context, improves legibility of and does not visually clutter the public domain.
+ Provide clear wayfinding and a natural hierarchy of information and advertising.
+ Integrate signage into the building design.
+ Ensure commercial signage is complementary to the development and the streetscape.

DESIGN GUIDANCE

+ Signage should comply with the City of Albany's Signs Policy.
+ Pole or pylon signs and illuminated roof signs are prohibited.



4.17 PUBLIC ART

OBJECTIVES

+ Ensure public art that reflects and/or complements the unique character, history and context of the MBAC is an integral part of all developments through integration of artwork and/or stand-alone installations.
+ Develop and promote community identity within the City of Albany by requiring commissioned public art works as part of private development projects within the City of Albany.
+ Public art should contribute to the sense of place at MBAC.

PRIMARY CONTROL

+ Private developments involving commercial, non-residential and or mixed residential/commercial developments over the value of $1,500,000 are required to allocate 1% of the estimated total project cost for the development of public artwork which reflects or enhances local cultural identity (City of Albany Policy).

DESIGN GUIDANCE

+ Public art should be integrated into building and/or landscape design at a Precinct or Activity Centre level from inception.



4.18 LIGHTING

OBJECTIVES

+ Create a safe and attractive night time environment.
+ Limit light spill and other impacts of lighting on dwellings and short stay accommodation.

DESIGN GUIDANCE

+ A Lighting Strategy should accompany all development applications demonstrating how the building and landscaped areas will be lit to highlight architectural features and provide an attractive and safe night time environment.
+ Lighting should be provided to all external areas including under awnings to illuminate the footpath below.
+ All outdoor lighting should be directed downwards with no light spill above the horizontal plane.
+ Outdoor/security lights should be operated via a timed motion sensor with manual over-ride.

4.19 DRYING AREAS

OBJECTIVE

+ Ensure drying areas have good natural ventilation and minimal visual impact on the public realm.

DESIGN GUIDANCE

+ A naturally ventilated drying cupboard/area should be provided to each dwelling. This may be within a secondary balcony.
+ All drying areas should be screened from public view.

4.20 FENCING, SCREENING AND BALUSTRADES

OBJECTIVES

+ Ensure fencing, screening and balustrade design complements the building design.
+ Ensure fencing and balustrades mitigate the effects of strong breezes whilst enabling surveillance of footpaths and other public areas.

PRIMARY CONTROL

+ Colorbond steel and super six fencing are prohibited in the development.

DESIGN GUIDANCE

+ Front fences, balustrades and gates addressing streets should be at least 60% visually permeable by area and no more than 1.5m high.
+ Front fencing and balustrades should be designed to complement the building design.
+ Balcony balustrades should be predominantly visually permeable. A portion of the balustrade may be opaque offer privacy to the dwelling and to dwellings on lower levels.

4.21 BUILDING SERVICES

OBJECTIVE

+ Integrate building services into the design of buildings and places to minimise their impact on amenity.

DESIGN GUIDANCE

+ Loading and service areas, storage areas, rubbish bins and ancillary equipment such as hot water systems should be appropriately screened from public view in a manner that does not undermine the amenity of the area or quality of the development.
+ Access and servicing areas should not be visible at street corners or in view corridors.
+ Roof plant and ancillary equipment except for solar panels should be screened from public view.
+ All piped and wired services including fire booster cabinets, service meters and the like should be concealed from public view or integrated into the architectural design.

4.22 ENERGY EFFICIENCY

OBJECTIVES

+ Establish appropriate energy efficiency commitments in the development application stage.
+ Minimise energy use and emissions through passive strategies, supported by active systems.

DESIGN GUIDANCE

+ All development proposals should be accompanied by a sustainability report addressing the items listed in Appendix A8 Sustainability Checklist.
+ Energy efficiency standards for all developments are expected to exceed minimum requirements for new buildings.
+ Air-conditioning systems should be minimum 5-star energy rated and sized appropriately.
+ A demonstrated highly energy efficient hot water system should be installed.
+ All lighting should be high efficiency, compact fluorescent or LED.
+ All residential units should be sub-metered.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.20 Energy efficiency* for further guidance.

4.23 WATER MANAGEMENT AND CONSERVATION

OBJECTIVES

+ Establish appropriate water management and conservation commitments at the development approval stage.
+ Minimise scheme water consumption throughout the development.
+ Manage stormwater on-site in accordance with the adopted Urban Water Management Plan (UWMP).
+ Ensure that flooding impacts will be minimal for occupants, buildings and the environment.

DESIGN GUIDANCE

+ All development proposals should be accompanied by a sustainability report addressing the items listed in Appendix A8 Sustainability Checklist.
+ An automatic efficient irrigation system including a rain or soil sensor control should be installed that complies with current Water Corporation waterwise standards and schedules.
+ All residential dwelling units should be sub-metered
+ Taps and fittings should be rated as follows:
  - Kitchen, laundry, bath and basin tap fittings should be minimum 4 star WELS rated.
  - Shower fittings should be minimum 3 star WELS rated 7.5L/min consumption
  - WCs should be minimum 5 star WELS rated.
  - Basin taps should be minimum 6 star WELS rated.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.21 Water Management and Conservation* for further guidance.

4.24 WASTE MANAGEMENT

OBJECTIVES

+ Design waste storage facilities to minimise impacts on the streetscape, building entry and amenity of residents.
+ Minimise domestic waste by providing safe and convenient source separation and recycling.

DESIGN GUIDANCE

+ Waste collection and storage areas should be located out of public view and access clearway's, behind the primary building line, and compatible with the building design.
+ Bin storage areas should be located to optimize access and minimise the impact on adjoining buildings/residences.
+ Commercial waste, in particular, associated with food and beverage should be adequately contained and separated from public areas.
+ Refer to *Draft SPP7.3 Apartment Design, Section 4.22 Waste management* for further guidance.

APPENDICES

CONTENTS

CHECKLISTS

A5 – PRE-DEVELOPMENT APPLICATION CHECKLIST

This checklist assists proponents as their designs develop. It includes a list of basic information that should be provided by the applicant for pre-development application design review. The emphasis should be on having enough information to communicate the proposal rather than having fully resolved drawings of every aspect of the project.

CATEGORY	MATERIALS	PROVIDED	
		YES	NO
Site Analysis and Design Response	Refer to A3 & A4 Checklists SPP 7.3 Apartment Design for typical requirements.		
Development details	A summary of the proposal that establishes the: + building height in metres and storeys + number and mix of dwellings + number of car parking spaces + indicative percentage of apartments receiving the minimum level of cross ventilation and daylight access		
Precedents	Images of precedents relevant to the proposal such as: + streetscape concept + landscape design + communal open spaces use + building elements such as entries, balconies, materials.		
Site Plan	A drawing to scale showing: + any proposed site amalgamation or subdivision + the indicative footprint of the proposal + setbacks and building separation dimensions + vehicle and pedestrian site entry points + areas of communal open space and private open space + indicative locations of planting and deep soil areas including retained or proposes significant trees + interface with public domain + landscape intent (through simple sketches).		

CATEGORY	MATERIALS	PROVIDED	
		YES	NO
Floor plans	Drawings to scale showing: + the internal building layout and unit type distribution for the ground floor + representative middle floor, and the top floor + car park layout + sample unit plans with furniture layouts, key room depth dimensions and + balcony sizes.		
Building mass elevations	Drawing to scale showing the basic massing of the proposal in the context of the adjacent three properties, or for 50m in each direction, on each elevation. This drawing should show, in diagrammatic form: + the composition of the elevations including ground level, roof form, and articulation of massing of the overall building + pattern of buildings and spaces between buildings along the street + the profile of any existing buildings.		
Sections	Drawings to scale showing: + the proposal and adjacent buildings + the relationship of the proposal to the ground plane, streets, open spaces and deep soil areas		
SPP7 Design principles statement	A draft statement of key points that establishes how the proposal satisfies the design principles of *State Planning Policy 7 – Design of the Built Environment (refer to Section 1.5 Design Excellence).*		

A6 – DEVELOPMENT APPLICATION CHECKLIST (1/2)

This checklist assists proponents when formulating the appropriate materials when submitting a development application.
Check with the relevant local authority if there are any additional materials required.

DOCUMENTATION	REQUIRED INFORMATION	PROVIDED?	
		YES	NO
Development details	A summary document that provides the key details of the development proposal. It contains information such as the: + plot ratio of the development + number, mix, size and accessibility of dwellings + number of car parking spaces for use (residential, retail, accessible, visitor etc.) + percentage of apartments meeting cross ventilation and daylight design criteria.		
Site analysis	[Prepared at earlier stage of design development in A3 Site analysis checklist]		
Design statements	An explanation of how the design relates to the design principles in *State Planning Policy 7 – Design of the Built Environment.* An explanation of how the proposed development achieves the relevant objectives of this policy in A7 Objectives checklist.		
Site plan	A scale drawing showing: + any proposed site amalgamation or subdivision + location of any proposed buildings or works in relation to setbacks, building envelope controls and building separation dimensions + proposed finished levels of land in relation to existing and proposed buildings and roads + pedestrian and vehicular site entries and access + interface of the ground floor plan with the public domain and open spaces within the site + areas of communal open space and private open space + indicative locations of planting and deep soil areas including retained or proposed significant trees.		

DOCUMENTATION	REQUIRED INFORMATION	PROVIDED?	
		YES	NO
Landscape plan	A scale drawing showing: + the building footprint of the proposal including pedestrian, vehicle and service access + trees to be removed shown dotted + trees to remain with their tree protection areas (relative to the proposed development) + deep soil areas and associated tree planting + areas of planting on structure and soil depth + proposed planting including species and size + details of public space, communal open space and private open space + external ramps, stairs and retaining wall levels + security features and access points + built landscape elements (fences, pergolas, walls, planters and water features) + ground surface treatment with indicative materials and finishes + site lighting + water management and irrigation concept design.		
Floor plans	A scale drawing showing: + all levels of the building including roof plan + layout of entries, circulation areas, lifts and stairs, communal spaces, and service rooms with key dimensions and Real Level (RL) heights shown + dwelling plans with dwelling numbers and areas, all fenestration, typical furniture layouts for each dwelling type, room dimensions and intended use and private open space dimensions + accessibility clearance templates for accessible units and common spaces + visual privacy separation shown and dimensions where necessary + vehicle and service access, circulation and parking storage areas.		

A6 – DEVELOPMENT APPLICATION CHECKLIST (2/2)

DOCUMENTATION	REQUIRED INFORMATION	PROVIDED? YES	PROVIDED? NO
Elevations	A scale drawing showing: + proposed building height and RL lines + building height control + setbacks or envelope outline + building length and articulation + the detail and features of the facade and roof design + any existing buildings on the site + building entries (pedestrian, vehicular and service) + profile of buildings on adjacent properties or for 50m in each direction, whichever is most appropriate.		
Sections	A scale drawing showing: + proposed building height and RL lines + building height control + setbacks or envelope outline + adjacent buildings + building circulation + the relationship of the proposal to the ground plane, the street and open spaces particularly at thresholds + the location and treatment of car parking + the location of deep soil and soil depth allowance for planting on structure (where applicable) + building separation within the development and between neighbouring buildings + ceiling heights throughout the development + detailed sections of the proposed facades.		

DOCUMENTATION	REQUIRED INFORMATION	PROVIDED? YES	PROVIDED? NO
Building performance diagrams	A solar diagram (where required) at the winter solstice (21 June) at a minimum of hourly intervals showing: + number of hours of solar access to the principal communal open space + number of hours of solar access to units within the proposal and tabulation of results + overshadowing of existing adjacent properties and overshadowing of future potential development where neighbouring sites are planned for higher density + elevation shadows if likely to fall on neighbouring windows, openings or solar panels + A ventilation diagram (where required) showing unobstructed path of air movements through dual aspect apartments and tabulation of results.		
Material/finishes board	+ A sample of proposed external materials, finishes and colours of the proposal, keyed to elevations.		
Illustrative views	+ Photo montages or similar rendering or perspective drawings illustrating the proposal in the context of surrounding development. Note: Illustrative views need to be prepared using a perspective that relates to the human eye. Where a photo montage is prepared, it should use a photo taken by a full frame camera with a 50mm lens and 46 degree angle of view.		
Models	+ A three dimensional computer generated model showing views of the development from adjacent streets and buildings. + A physical model for a large or contentious development (if required by the consent authority).		

meets objectives
rethink for improvement
not adequately addressed

A7 – OBJECTIVES CHECKLIST (1/4)

This checklist assists proponents and assessors to explain and assess the development against the objectives listed in this policy.

SITING THE DEVELOPMENT	
3.1. Response to context + Respond to the coastal and natural aspects of Middleton Beach as a highly valued community and tourist place. + Ensure access and enjoyment of the foreshore for all users recognizing the diverse needs and activities of all ages and cultures. + Respond to the existing built form, as well as natural features, to interpret rather than replicate existing features. + Facilitate authentic redevelopment that reflects and interprets local stories, including Aboriginal and European culture and history. + Develop Flinders Parade as the 'Beach Strip'- comprising restaurants, cafés, tourist accommodation and residential dwellings. + Develop Adelaide Crescent as a mixed- use street with occasional small cafés and other local facilities.	
3.2. Orientation + Respond to the streetscape and foreshore as a legible urban environment while optimising solar access within the development. + Preserve clear sight lines and key views to landmarks,the foreshore, other public places and optimise views and outlook from within buildings. + Minimise overshadowing of neighbouring properties and the public domain through building orientation. + Respond to the micro-climate of Middleton Beach, with particular attention to winter solar access and protection from strong and cool easterly winds in the design of buildings and open spaces to optimize year-round enjoyment of public and private spaces.	

SITING THE DEVELOPMENT	
3.3. Public Domain Interface + Achieve a distinct, locally recognisable cultural and environmental experience through the integrated design of building façades and adjacent public spaces. + Provide a well-designed transition between the private and public domain with clear way- finding, and without compromising access. + Promote safety and security and casual surveillance between buildings and the public domain. + Provide for pedestrian comfort in different weather conditions. + Minimise conflict between permanent and short stay residential, tourism and mixed uses and in particular night time hospitality and entertainment. + Reduce impact of services, plant and bin collection areas on the public domain.	
3.4. Mixed Use + Provide mixed use development in appropriate locations with active street frontages. + Minimise conflict between different land uses, in particular residential and night time hospitality and entertainment. + Provide a range of tenancy sizes and configurations to encourage local businesses and including tenancies appropriate for small start- up ventures + Provide the opportunity for a range of mixed uses that contributes to the activation and vitality of the precinct.	

meets objectives
rethink for improvement
not adequately addressed

A7 – OBJECTIVES CHECKLIST (2/4)

SITING THE DEVELOPMENT	
3.5. Landscape Design + Capture and enhance the sense of place and landscape character of Middleton Beach in a viable and sustainable way. + Respect view corridors through the development to key landmarks and natural features. + Reduce storm water run-off and assist in reducing the urban heat island effect. + Improve and soften the transition between development and the foreshore including green linkages to the foreshore. + Consider Albany's local climate and select endemic and established exotic tree species. + Mitigate the effects of cold and strong winds. + Contribute to the quality and amenity of communal and public open space + Provide for resident and visitor amenity and recreation.	
3.6. Communal Open Space + Enhance residential and visitor amenity and provide opportunities for soft landscape through provision of communal open space. + Design safe, attractive and inviting communal open space that allows for a range of activities and responds to site conditions.	

SITING THE DEVELOPMENT	
3.7. Visual Privacy + Balance privacy with outlook and views from habitable rooms and private open space. + Achieve reasonable levels of external and internal visual privacy by providing adequate building separation distances shared equitably between neighbouring sites. + Increase privacy without compromising access to light and air.	
3.8. Pedestrian Access and Entries + Prioritise pedestrian comfort and safety in an integrated movement network. + Provide building entries and pathways that connect to and address the public domain and are easy to identify.	
3.9. Vehicle Access + Provide vehicle access points that are designed and located to minimise streetscape impacts and avoid conflicts between pedestrians and vehicles.	
3.10. Car and Bicycle Parking + Provide parking and facilities for all modes of transport. + Ensure safety and security for car and bicycle parking users is optimised. + Minimise visual and environmental impacts of car parking. + Reduce car use by prioritising the use of alternate transport modes.	

meets objectives
rethink for improvement
not adequately addressed

A7 – OBJECTIVES CHECKLIST (3/4)

DESIGNING THE BUILDING	
4.1. Solar and Daylight Access + Optimise the number of dwellings receiving sunlight to habitable rooms, primary window and private open space. + Optimise daylight access and solar gain for habitable rooms. + Incorporate shading and glare control, particularly for warmer months. + Optimise the number of dwellings that have outdoor areas or balconies with a northerly aspect.	
4.2. Natural Ventilation + Maximise the number of dwellings with natural and, where possible cross ventilation to create a comfortable indoor environment for residents.	
4.3. Ceiling Heights + Provide for well-proportioned spaces and facilitate natural ventilation and daylight access. + Allow for the safe use of ceiling fans for cooling.	
4.4. Dwelling Size and Layout + Provide a room layout within a dwelling that is functional, well-organised and provides a high standard of amenity. + Provide appropriately proportioned rooms and layouts to support the environmental performance of the dwelling.	
4.5. Dwelling Mix + Encourage adaptability and flexibility in the use of buildings over time. + Provide a range and variety of dwelling sizes and price points to cater for a diverse range of household types and income levels.	
4.6. Ground Floor Dwellings + Enhance street frontage activity and surveillance through location and design of ground level dwellings. + Deliver amenity and safety for residents in ground floor dwellings.	

DESIGNING THE BUILDING	
4.7. Private Open Space and Balconies + Provide appropriately-sized private open space and balconies to enhance residential amenity. + Locate and orientate primary private open spaces and balconies to enhance liveability for residents. + Ensure private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	
4.8. Circulation and Common Spaces + Achieve good amenity and properly service all dwellings via common circulation spaces + Promote safety and provide for social interaction between residents.	
4.9. Storage + Provide adequately-sized and well-designed storage for each dwelling. + Additional storage is conveniently located, accessible and nominated for individual dwellings.	
4.10. Acoustic Privacy + Minimise noise transfer within and outside buildings through the siting, layout and detailing of buildings. + Reduce internal noise transfer between dwellings within a building through layout and acoustic treatments.	
4.11. Noise and Pollution + Minimise the impacts of external noise and pollution through the careful siting and layout of buildings and location of uses. + Ensure that the noise challenges associated with mixed use precincts and buildings are mitigated to safeguard occupant amenity.	

meets objectives
rethink for improvement
not adequately addressed

A7 – OBJECTIVES CHECKLIST (4/4)

DESIGNING THE BUILDING	
4.12. Facades + Reflect the unique environment of the South Coast through the articulation of design elements, such as colour, building form and materials, working together to create a distinctive local character. + Clearly defined ground floors which carefully address the street and utilise finer details and tactile materials, providing visual interest and human scale along the street. + Provide an appropriate response to the specific qualities of each street and varying environmental conditions. + Limit adverse micro-climate impacts such as wind tunnelling and down drafts.	
4.13. Roof Design + Ensure the roof form is integrated and complementary to the overall urban character. + Integrate roof form and treatments into the building design and positively respond to the streetscape and adjoining development. + Maximise opportunities to use roof space for residential accommodation and open space.	
4.14. Accessible Design + Provide access to all areas for all users in a dignified way. + Provide a variety of dwelling types with flexibility to accommodate diverse lifestyles and resident needs.	
4.15. Awnings and Shading Devices + Provide pedestrian shelter along active streets + Provide awnings that complement and integrate with the building design. + Reduce the impact of long horizontal bands of awnings.	

DESIGNING THE BUILDING	
4.16. Signage + Provide signage that responds to the context, improves legibility of and does not visually clutter the public domain. + Provide clear wayfinding and a natural hierarchy of information and advertising. + Integrate signage into the building design. + Ensure commercial signage is complementary to the development and the streetscape.	
4.17. Public Art + Ensure public art that reflects and/or complements the unique character, history and context of the MBAC is an integral part of all developments through integration of artwork and/or stand-alone installations. + Develop and promote community identity within the City of Albany by requiring commissioned public art works as part of private development projects within the City of Albany. + Public art should contribute to the sense of place at MBAC.	
4.18. Lighting + Create a safe and attractive night time environment. + Limit light spill and other impacts of lighting on for dwellings and short stay rooms.	
4.19. Drying Areas + Ensure drying areas have good natural ventilation and minimal visual impact on the public realm.	
4.20. Fences and Balustrades + Ensure fencing, screening and balustrade design complements the building design. + Ensure fencing and balustrades mitigate the effects of strong breezes whilst enabling surveillance of footpaths and other public areas.	
4.21. Building Services + Integrate building services into the design of buildings and places to minimise their impact on amenity.	

meets objectives
rethink for improvement
not adequately addressed

A7 – OBJECTIVES CHECKLIST (3/4)

DESIGNING THE BUILDING	
4.22. Energy Efficiency + Establish appropriate energy efficiency commitments in the development application stage. + Minimise energy use and emissions through passive strategies, supported by active systems.	
4.23. Water Management and Conservation + Establish appropriate water management and conservation commitments at the development approval stage. + Minimise scheme water consumption throughout the development. + Manage stormwater on-site in accordance with the adopted Urban Water Management Plan (UWMP). + Ensure that flooding impacts will be minimal for occupants, buildings and the environment.	
4.24. Waste Management + Design waste storage facilities to minimise impacts on the streetscape, building entry and amenity of residents. + Minimise domestic waste by providing safe and convenient source separation and recycling.	

This page has been left blank intentionally

A8 – SUSTAINABILITY CHECKLIST

This checklist assists proponents and assessors to develop a Sustainability Report as outlined in 4.22 Energy Efficiency and 4.23 Water Management and Conservation

Its purpose is to establish sustainability commitments. Applications may not need to meet all items below.

OBJECTIVES	ITEMS	PROVIDED COMMENTS?
4.22 Energy Efficiency + Establish appropriate energy efficiency commitments in the development application stage. + Minimise energy use and emissions through passive strategies, supported by active systems.	+ Adequate natural light is provided to habitable rooms.	
	+ Adequate natural ventilation is provided to habitable rooms.	
	+ Compliance with NCC requirements for residential energy efficiency. Targeted NatHERS rating against the minimum.	
	+ Electricity and gas consumption (if connected) should be individually metered.	
	+ Identify opportunities for alternative energy sources.	
	+ Reduced use of masonry and concrete constructions.	
	+ Consider timber for appropriate, low-maintenance uses.	
	+ Consider robust materials.	
	+ Favor locally sourced materials where suitable.	
	+ Passive solar design according to climate zone.	
	+ Building sealing performance.	
	+ Well-located, screened outdoor clothes drying areas.	

OBJECTIVES	ITEMS	PROVIDED COMMENTS?
4.23 Water Management and Conservation + Establish appropriate water management and conservation commitments at the development approval stage. + Minimise scheme water consumption throughout the development. + Manage stormwater on-site in accordance with the adopted Urban Water Management Plan (UWMP). + Ensure that flooding impacts will be minimal for occupants, buildings and the environment.	+ Central domestic hot water, and central space heating and cooling systems have been assessed by services engineers.	
	+ Common area energy offset by sufficient onsite renewable energy generation.	
	+ Provide a means by which multi-residential building occupants can install renewable energy systems, or share in a larger communal system.	
	+ Identify onsite, or nearby offsite opportunities for alternative water sources.	
	+ All fittings and appliances should be within one level (or 'star') of the highest level currently available under the WELS system for the particular product type.	
	+ Dwellings should be individually metered for water consumption.	
	+ Any common area services are to be installed with 'dual plumbing' and connected to an appropriately sized rainwater tank.	
	+ Provide dual plumbing to all dwellings.	
	+ Greywater systems should be considered as a means for meeting the overall objective of reducing scheme water use.	
	+ Plumbing should be 'grey water ready' as per guidance from the Grey Water Industry Group.	
	+ Options for alternative water sources for irrigation use must have been assessed by services engineers for larger developments.	
	+ Where fit-for-purpose water schemes are proposed for landscape irrigation, appropriate allowances for setbacks must be made in accordance with WA health regulations.	
	+ Water sensitive urban design systems are designed by a suitably qualified professional.	

A8 – SUSTAINABILITY CHECKLIST

OBJECTIVES	ITEMS	PROVIDED COMMENTS?
	+ Review the site analysis documentation for any opportunities to manage stormwater that may have been identified.	
	+ Stormwater is to be managed onsite. As much as possible, onsite infiltration is preferred.	
	+ Ensure sufficient space is allowed for the provision of rainwater tanks, stormwater detention/retention and any onsite water and wastewater treatment systems.	

GLOSSARY

DEFINITIONS OF TERMS USED

Unless the context requires otherwise, words and expressions have the meaning given to them below.

ACOUSTIC PRIVACY

Freedom from sound-based disturbance between dwellings, between dwellings and commercial areas, and between external and internal spaces.

ACTIVE FRONTAGES

Building frontage which contains uses that promote both activity on the street and active visual engagement between the street and the ground floor of the building.

ACTIVITY CENTRE

Community focal points within an urban area that include activities such as commercial, retail, higher- density housing, entertainment, tourism, civic, community, higher education, and medical services. Activity centres vary in size and composition and are designed to be well-serviced by public transport.

ADAPTIVE REUSE

The conversion of an existing building or structure from one use to another, or from one configuration to another.

ADAPTABLE HOUSING

Dwellings designed and built to accommodate future changes to suit occupants with mobility impairment or life cycle needs.

AMENITY

The 'liveability', comfort or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in the public, communal and private domains and includes the enjoyment of sunlight, views, privacy and quiet. It also includes protection from pollution and odours.

APARTMENT (OR MULTIPLE DWELLING) - A DWELLING:

+ in a building containing two or more dwellings; or
+ in a mixed use development
+ but does not include a grouped dwelling.

APPLICANT

A person, company or body authorised by the owner to make an application for development, subdivision or other application under the Scheme, or to act on any other matter in relation to the land.

AT-GRADE

Located at same height as ground level.

BALCONY

A balustraded platform on the outside of a dwelling with access from an upper internal room.

BCA

Building Code of Australia. Refer also to NCC.

BUILDING

+ Any structure whether fixed or moveable, temporary or permanent, placed or erected on land, and the term includes dwellings and structures appurtenant to dwellings such as carports, garages, verandahs, patios, outbuildings and retaining walls, but excludes boundary fences, pergolas and swimming pools.
+ Any structure whether fixed or moveable, temporary or permanent, placed or erected on land

BUILDING ENVELOPE

An expression of the intended maximum extents of development for a site, defined by a combination of building height limits and setbacks from street, side and rear boundaries.

BUILDING HEIGHT

The full and greatest height of a building or structure, as measured at any point from natural ground level to the highest point of any roof vertically above that point.

BUILDING LINE

The predominant line formed by the main external face of the building. Balconies or bay window projections may or may not be included depending on desired streetscape.

BUILDING MASSING

Refers to the overall shape, form and size of a building.

CLIMATE ZONE

Based on extract of climate zone published by ABCB (See map at the end of this section). Western Australia is divided into 5 climate zones based on humidity and temperature, ranging from temperate in the south-west to hot- arid in the interior to hot-humid in the north.

COMMUNAL OPEN SPACE

Outdoor areas within the lot and either at ground level or on structure that is accessible to and shared by residents for common recreational use and in some instances accessible to the public. It must promote gathering and social interaction. It does not include primary external circulation areas for vehicles or pedestrians however a seating niche or small gathering space within a circulation area is included. A minimum dimension is applicable for the main (largest) component.

CROSSOVER

The vehicle access point (or driveway) running from the property boundary to the edge of the road.

DEVELOPMENT

As defined by the Planning and Development Act 2005: Development or use of any land including:

+ Any demolition, erection, construction, alteration of, or addition to, any building or structure on the land.
+ The carrying out of any excavation or other works on the land.
+ Under the "Heritage Act 1990" which applies to any act or thing that is likely to change the character of that place or the external appearance of any buildings, or, would constitute an irreversible alteration of the fabric of any building.

DEVELOPMENT APPLICATION

An application for approval to undertake development submitted to the approval Authority.

DEVELOPMENT APPROVAL

An Approval to undertake Development issued by the Authority, including the approval form and any conditions of approval and all plans and documents of that approval.

DRIVEWAY

The portion of the paved vehicle access way between a car parking area and the property boundary, excluding any associated landscaping or pedestrian path on either side.

DUAL ASPECT APARTMENT

Cross ventilating apartments which have at least two major external walls facing in different directions, including corner, cross-over and cross-through apartments.

DUAL KEY APARTMENT

An apartment with a common internal corridor and lockable doors to sections within the apartment so that it is able to be separated into 2 independent units.

Under the BCA, dual key apartments are regarded as two sole occupancy units. They are also considered as two units when calculating apartment mix.

Dual plumbing (or third-pipe system) - provision for immediate or future grey-water harvesting and reuse in the plumbing of domestic systems.

DWELLING

A building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

EFFECTIVE OPENABLE AREA

The minimum area of clear opening of a window that can take part in providing natural ventilation. Refer to detailed definition in the BCA.

GROSS SITE AREA

The total area of the lot or lots on which development is proposed to be carried out.

LAND USE

The development or use of land for a specified purpose. Including but not limited to the land uses listed in Scheme Amendment No.1.

LANDSCAPE CHARACTER

The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

LANEWAY

Means a narrow local street type without a verge located along the rear and/or side property boundary, typically used in more dense residential areas when smaller lot layouts justify rear garaging, and where alternative vehicle access is needed for lots fronting busy streets or parks. (Liveable Neighbourhoods)

LEGIBILITY

Where the design of the urban form, including the local street and public open space networks provides a sense of direction and connection, giving clear signals regarding the spatial layout and geography of an area.

LIVEABLE HOUSING

Dwellings designed for accessibility and long-term adaptability. WA Liveable Homes standards are applicable in relation to this policy.

LOCAL IDENTITY

The natural, cultural and historic characteristics of an area that are intrinsic to the locality, and which the local community relate to. See also sense of place.

MIXED USE DEVELOPMENT

Buildings that contain commercial and other non-residential uses in conjunction with residential dwellings in a multiple dwelling configuration.

The compatible mixing of a range of uses, integrated in close proximity to each other to improve the efficiency and amenity of neighbourhoods, reduce travel demand, increase walkability, and make more efficient use of available space and buildings.

MULTIPLE DWELLING (OR APARTMENT) - A DWELLING:

+ in a building containing two or more dwellings; or

+ in a mixed use development

+ but does not include a grouped dwelling

NATURAL CROSS VENTILATION

Natural ventilation which allows air to flow between positive pressure on the windward side of the building to the negative pressure on the leeward side of the building providing a greater degree of comfort and amenity for occupants. The connection between these windows must provide a clear, unobstructed air flow path. For an apartment to be considered cross ventilated, the majority of the primary living space and n-1 bedrooms (where n is the number of bedrooms) should be on a ventilation path.

NATURAL GROUND LEVEL (NGL)

The levels on a site which precede the proposed development, excluding any site works unless approved by the decision-maker or established as part of subdivision of the land preceding development. Natural ground level within a site can be determined by interpolation between the levels at the site boundary.

NCC

National Construction Code, comprising the Building Code of Australia (BCA) and Plumbing Code of Australia (PCA).

OPEN SPACE

Generally that area of a lot not occupied by any building and includes:

+ open areas of accessible and useable flat roofs and outdoor living areas above natural ground level;
+ areas beneath eaves;
+ verandahs, patios or other such roofed structures not more than 0.5m above natural ground level, unenclosed on at least two sides, and covering no more than 10 per cent of the site area or 50m2 whichever is the lesser;
+ unroofed open structures such as pergolas;
+ uncovered driveways (including access aisles in car parking areas) and uncovered car parking spaces;

but excludes:

+ non-accessible roofs, verandahs, balconies and outdoor living areas over 0.5m above natural ground level; and/or
+ covered car parking spaces and covered walkways, areas for rubbish disposal, stores, outbuildings or plant rooms.

PASSIVE SURVEILLANCE

Actual and perceived monitoring of public spaces by people as they go about their daily activities. Commonly referred to as 'eyes on the street'.

PERMEABLE SURFACE OR PERMEABLE PAVEMENT

Ground surface treatments that allow rainwater to drain through to subterranean aquifers.

PODIUM

The base of a building upon which taller (tower) elements are positioned.

PRECINCT

A definable area within a project area.

PRIVATE OPEN SPACE

Outdoor space located at ground level or on a structure that is within private ownership and provided for the recreational use of residents of the associated dwelling. It excludes car parking spaces and access ways.

PUBLIC CAR PARKING

Parking that is provided or offered to members of the public whether or not upon payment of a fee or subject to other condition, but does not include parking that involves the use of a reserved or dedicated parking bay.

PUBLIC DOMAIN

+ places accessible for common use by the public, including both the natural and built environment. It often includes streets, parks, and public walkways.
+ also public realm, means the public setting of place that people can see and access, and interact with each other and their surroundings, including public land, public places, public gardens, streets, laneways, footpaths and the associated environmental setting and building frontages.

PUBLIC OPEN SPACE

Publicly accessible land set aside for the purpose of public enjoyment and protection of unique, environmental, social and cultural values for existing and future generations. It is vested in or under the control of a public authority.

SCREENING

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

SENSE OF PLACE

The essential memorable and recognisable characteristics of an area.

SERVICE AREA

Areas designated for building services installed to make the building functional, comfortable, efficient and safe.

SETBACK

The horizontal distance between a wall at any point and an adjacent lot boundary, measured at right angles (90 degrees) to the boundary.

SIGHTLINES

Lines of clear physically uninterrupted sight.

SINGLE ATTACHED DWELLING

Single attached dwelling means one of a group of two or more attached dwellings, each being separated by a common wall and may include a row house, terrace house or town house, not located above or below another dwelling.

SITE

In the case of apartment development, the lot (or parent lot where the lot is subdivided under strata title) on which the dwellings stand.

SITE-RESPONSIVE

Deriving from analysis of the physical characteristics of an area (such as landform, views, prevailing breezes, environmental features) and to manage constraints and opportunities to create optimum design outcomes.

SOFT LANDSCAPE

Any landscaped area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots and porous paving areas. Turf is included.

SOLAR ACCESS

Is the ability of a building to continue to receive direct sunlight without obstruction from other buildings or impediments, not including trees.

SOLAR COLLECTORS

Solar collecting components of the following: thermal heating systems, photovoltaic systems and skylights.

STOREY

A space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

+ A space that contains only a lift shaft, stairway or meter room; or
+ A basement that is at least 50% by volume below natural ground level and no greater than 1 metre above natural ground level adjacent to any street boundary.

STREET

Any public road, communal street, private street, right- of-way or other shared access way that provides the principal frontage to a dwelling but does not include an access to a single battleaxe lot.

STREETSCAPE

The visible components in a street between the facing buildings, including the form of the buildings, garages, setbacks, fencing, driveways, utility services, street surfaces, street trees and street furniture such as lighting, signs, barriers and bus shelters.

STORMWATER

urban surface water runoff from rain events, consisting of rainfall runoff and any material (soluble and insoluble) mobilised in its path of flow.

UNIVERSAL ACCESS

The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialised design

UNIVERSAL DESIGN

Universal design is the design of products and environments that are inherently accessible to all, including older people and people with disability.

VISUALLY PERMEABLE

In reference to a wall, gate, door, screen or fence that the vertical surface, when viewed directly from the street, 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.

WAPC

Western Australian Planning Commission, or its successor.

WATER SENSITIVE URBAN DESIGN

A planning and design approach that integrates water cycle management into the built form of houses, allotments, streets, suburbs and master planned communities.

WORKING DRAWINGS

Plans and supporting details, reports and documentation that form part of a building permit application to a Permit Authority, copies of which are provided to the Authority prior to submitting a building permit application.

Hames Sharley