



AREA A DESIGN GUIDELINES
FEBRUARY 2024



Version	Description of amendment	Endorsed by WAPC on
Original	-	13/11/2017
1.0	Formatting and usability changes	24.12.2021
2.0	Amended Block 2 Diagram and amendments to Heritage Precinct Description. Amendments to reflect Grouped Dwelling development application.	TBC
3.0	Insertion of new Section 6.2.6 - Visual Privacy and development control. Amendments to checklist to reflect new provision.	TBC

CONTENTS

2.0 STRUCTURE AND PURPOSE	6	6.2 Primary Building Controls	21
2.1 Purpose	6	6.3 Built Form Character	23
2.2 Structure	6	6.4 Heritage	23
2.3 Discretion (Innovation and Alternative Design Solutions)	7	6.5 Materials and Colour	24
2.4 Planning and Policy	7	6.6 Building Entrances	24
3.0 APPROVAL PROCESS	8	6.7 Roof	24
3.1 Local Conditions and Climate	9	6.8 OPEN SPACE	26
4.0 EXISTING CONTEXT	10	6.9 Building Services	28
4.1 Site Context	10	6.10 Fencing	29
4.2 Heritage	12	7.0 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT	30
4.3 Topography and Soil Condition	13	7.1 Climate Responsive Design	30
4.4 Influential Site Features and the Natural Environment	13	7.2 Energy Efficiency	31
5.0 URBAN DESIGN	14	7.3 Water Efficiency	31
5.1 Desired Character	16	7.4 Lighting	31
5.2 Diversity and Adaptability	16	7.5 Acoustics	31
5.3 Streets and Public Spaces	17	8.0 LANDSCAPING	32
5.4 Public Art	17	8.1 Landscaping on-site	32
5.5 Place Legibility	18	9.0 BLOCK SPECIFIC BUILDING REQUIREMENTS	36
5.6 Safety and Surveillance	18	APPENDIX A - BONUS PLOT RATIO CRITERIA	46
5.7 Access	18	SUBMISSION REQUIREMENTS	46
5.8 Vehicle Parking	19	APPENDIX B – GLOSSARY	48
5.9 Signage	19	APPENDIX C – APPLICATION CHECKLIST	49
6.0 BUILT FORM DESIGN	20		
6.1 Building Envelopes	20		

1.0 INTRODUCTION

1.1 VISION

“THE FUTURE REDEVELOPED MONTARIO QUARTER SITE OFFERS THE NEXT EVOLUTION OF INNER CITY LIVING - AN URBAN VILLAGE WITHIN A LANDSCAPE SETTING. SHOWCASING A CHOICE OF MULTIGENERATIONAL HOUSING, AFFORDABLE LIVING, AND LOCAL AMENITY, WHILST RETAINING A SELECTION OF DISTINCTIVE TREES TO CREATE A NEIGHBOURHOOD WITH A FEELING OF SECURITY AND PRIVACY AND CLEAR CONNECTIONS TO THE TRAIN STATION AND SURROUNDS”.



This vision is underpinned by the following project objectives:

Community

- Demonstrate a liveable and interactive urban development.
- Create a sense of place with a strong focus on accessibility and rehabilitation through interpretation of the site's heritage.
- Build community capacity through the provision of social amenity.
- Improve the physical health of the community and promote social well-being by fostering a public realm that encourages active and passive recreation

Design

- Celebrate the cultural and heritage aspects of the site in retained built form, and in the design of the public realm and landscape.
- Provide a safe, permeable, accessible and connected public realm with links to surrounding areas and transport options.
- Provide accessible and flexible buildings and public realm that responds to its context.
- Ensure that new residents and visitors have a sense of belonging and connection to the previous use of the site by celebrating built and social history.

Economic

- Promote business and employment opportunities, include opportunities for home based business.
- Meet government objectives by achieving inner-urban infill dwelling targets whilst ensuring project viability.
- Provide a range of building typologies that offer differing price points, to deliver a diverse local community.

Environment

- Retain and enhance ecological links to create opportunities for passive recreational amenity in collaboration with local community.
- Encourage climate responsive design both in the design of built form and public realm.
- Promote water sensitive urban design techniques throughout the streetscape and public realm and encourage recycled water or rainwater tanks in multiple dwelling developments. .
- Reduce the 'urban heat island' effect by the retention of mature trees, where possible, and planting of appropriate street trees.

2.0 STRUCTURE AND PURPOSE

2.1 PURPOSE

These Design Guidelines apply to all applications located within Area A (Refer Figure 1). Where grouped dwellings are proposed, certain provisions within the Montario Quarter Area B Design Guidelines (published in a separate volume) will apply. The Design Guidelines will ensure that development responds to the location, context and topography of the site and enhances the amenity and character of the area. The Design Guidelines also aim to encourage developments that are innovative in addressing climate responsive design.

All development within Area B shall be subject to the requirements of the Montario Quarter Area B Design Guidelines (published in a separate volume).

Specifically, the Design Guidelines promote high quality built form, vibrant and active centre development, high resident liveability and ecologically sustainable development, to create a memorable place.

2.2 STRUCTURE

The Design Guidelines are structured in three parts to assist applicants in preparing development applications. This includes:

1. Design Objectives

The design objectives outline the design intent underpinning the development controls.

2. Development Controls

The development controls shall be met for all development proposals. They are accepted measures that ensure the design objectives are met.

3. Block Diagrams

Block specific building requirements provide development parameters on a block-by-block basis.



Figure 1 Applicable design guidelines

2.3 DISCRETION (INNOVATION AND ALTERNATIVE DESIGN SOLUTIONS)

In order to encourage innovation, applicants are also provided the opportunity to meet the vision and objectives through alternative design and development solutions.

Alternative design solutions may be considered at the sole discretion of the Western Australian Planning Commission (WAPC) where it is sufficiently demonstrated that:

- The proposal will comply with the overall project objectives of the Design Guidelines, relevant policies and other Improvement Scheme requirements.
- There is sufficient justification and particular circumstances which necessitate a variation to the Development Controls.
- Each development application will be assessed on an individual merit basis. The acceptance of an alternative solution shall not be construed as creating a precedent for other developments.

To assist with interpretation, certain words are defined in the Appendix B – Glossary.

2.4 PLANNING AND POLICY

The Design Guidelines shall be read in conjunction with the following documents:

Shenton Park Hospital Redevelopment Improvement Scheme

These Design Guidelines have been adopted in accordance with Part 3 of the Improvement Scheme. Where the provisions of the Design Guidelines are in conflict with the Improvement Scheme, the provisions of the Improvement Scheme shall prevail.

All applications should also have regard for any Improvement Scheme Policy, prepared and adopted under Part 2 of the Improvement Scheme.

Residential Design Codes

In accordance with Clause 28 of the Improvement Scheme, the R-Codes do not apply to residential development within Montario Quarter with the exception of the minimum site area requirements that apply to subdivision, single houses or grouped dwellings.

Other Documents

These Design Guidelines should be read in conjunction with DevelopmentWA's Public Realm Design Guidelines and the Conservation Management Plan for the State Heritage-listed areas.

3.0 APPROVAL PROCESS

There are a number of steps associated with development on lots within Area A of Montario Quarter.

PRELODGE**MENT:** The applicant must submit plans to DevelopmentWA for consent to proceed to the design review process. A meeting with DevelopmentWA's Estate Architect may be required. This process is governed by DevelopmentWA's Contract of Sale.



DESIGN REVIEW: The applicant submits proposal plans to the Department of Planning Lands and Heritage (DPLH) once approved by DevelopmentWA, requesting to commence the design review process. The State Design Review Panel (SRDP) is consulted in accordance with Clause 57 of the Improvement Scheme. The SDRP prepares an assessment report with advice and recommendations for applicant.



DESIGN ENDORSEMENT: The applicant submits Development Application package to DevelopmentWA for approval to lodge with DPLH. DevelopmentWA's Estate Architect will review plans to ensure the design intent has been maintained and that any advice and recommendations within the State Design Review Panel assessment report have been appropriately addressed.

Once endorsed, a stamped set of the submitted drawings shall be returned to the applicant. Should DevelopmentWA's Estate Architect consider that the plans are not consistent with the comments or conditions within the State Design Review Panel assessment report, the applicant will need to amend the plans or provide additional justification (to the satisfaction of DevelopmentWA's Estate Architect) for any variation.

Once design endorsement has been granted by DevelopmentWA, if significant changes occur to the proposal, reassessment may be required and a fee will apply. This process is governed by DevelopmentWA's Contract of Sale.



DEVELOPMENT APPLICATION: The applicant must submit a development application to DPLH (once design endorsement has been granted by DevelopmentWA's Estate Architect) for determination by the WAPC.

The Development Application Checklist provided at Appendix C must be completed and lodged with the development application.



DETAILED DESIGN ENDORSEMENT: Prior to applying for a building permit, the applicant is required to send a copy of the building permit plans to DevelopmentWA. These plans will be reviewed to ensure design integrity has been maintained and that any conditions of development approval have been appropriately addressed. The plans should also be sent to DPLH for information.

Should DevelopmentWA's Estate Architect consider that the plans are not consistent with the approval or conditions, the applicant will need to amend the plans or provide additional justification (to the satisfaction of DevelopmentWA's Estate Architect) for any variation/departure.

Once endorsed, a stamped set of the submitted building permit plans shall be returned to the applicant.



BUILDING PERMIT: Prior to any site works or construction commencing, the applicant must obtain a building permit from the City of Nedlands.



CAVEAT WITHDRAWAL: To ensure that buildings comply with these Design Guidelines and the approved plans, all lots will have a caveat registered on the Certificate of Title. The caveat will not be removed until the development has been completed in accordance with the development approval and building permit plans. A representative of DevelopmentWA will undertake a site inspection to confirm all aspects of the development have been carried out in accordance with the development approval and associated conditions.

The caveat is a requirement of DevelopmentWA's Contract of Sale.

3.1 LOCAL CONDITIONS AND CLIMATE

Shenton Park has a temperate climate, with mild winters and hot dry summers. The summer months from December to February have an average temperature of 30 degrees Celsius during the day, and 18 degrees Celsius at night but can rise to and above 44 degrees at the height of summer.

The winter months from June to August are mild, with average temperatures of 18 degrees Celsius during the day and 9 degrees Celsius at night. The area experiences a low humidity.

In the summer strong afternoon south-westerly breezes, typically, 20-30 km/h, buffet the coastal region and can be used to cool the interiors and assist night purging. The winter pattern is less predictable leading to the winter afternoon wind patterns being variable. The wettest month of the year is July, and the average yearly rainfall is around 700mm.

The climatic context of the area can be summarised as:



4.0 EXISTING CONTEXT

4.1 SITE CONTEXT

Montario Quarter is located approximately 5km west of the Perth Central Business District (CBD) within the suburb of Shenton Park, in the local government of the City of Nedlands. The site is located in close proximity to the Shenton Park train station which forms part of the Perth to Fremantle passenger rail line.

The 15.8ha site is located on the edge of a precinct that includes a range of community, health and government uses. The site is contiguous to residential development to the east (located within the City of Subiaco), Alinea Inc. and future residential development (to the north), non-residential uses to the west on Bedbrook Place, and Shenton College to the south.



Charles Stokes Reserve, located to the east of the site, is a linear parkland providing east-west connections into the site from the existing Cliff Sadler Reserve in Daglish. It also provides the easement for subterranean drainage and sewer infrastructure.





Archival Image 1: ca.1938 aerial image of the SPRH site following construction of the new Infectious Diseases Hospital administration and ward buildings (Source: SLWA online image call no.031661PD)

4.2 HERITAGE

Montario Quarter is located on the site of the former Shenton Park Rehabilitation Hospital, which was run as an annexure to Royal Perth Hospital. The site had been used for this purpose since the hospital was established in 1893 as a quarantine camp to assist in the management of the small pox epidemic. Associated medical, teaching and institutional uses were conducted on the site, including several buildings occupied by the Curtin University Research Institute.

The development of the site presents an opportunity for the important heritage legacy of the site to be interpreted as an integral part of its redevelopment.

The place has been recognised for its cultural heritage significance through its formal entry on the State Register of Heritage Places. Specifically, the heritage listing relates to:

- The original 1938 administration and ward block (Victoria House) and avenue of Queensland Box trees.
- The George Bedbrook Spinal Unit (G Block) including its therapeutic courtyard garden.



Archival Image 3 The new Infectious Diseases Hospital administration and ward buildings nearing completion in 1938 (Source: SLWA online image call no.09480PD)



Archival Image 2: The new Infectious Diseases Hospital administration and ward buildings nearing completion in 1938 (Source: SLWA online image call no.095479PD)



Existing vegetation

4.3 TOPOGRAPHY AND SOIL CONDITION

The site has varied topography, including level changes with a high point within the south-west corner, sloping down towards the north-east.

The geotechnical investigations indicate that the site is generally underlain by a profile consisting of sand and limestone, overlain in some areas by pavement materials and sandy filling. Such ground conditions are considered to not impose significant geotechnical constraints on potential developments. The shallow ground conditions beneath the site generally comprise medium dense to dense sand filling, overlying medium dense sand increasing to dense to very dense with depth.

4.4 INFLUENTIAL SITE FEATURES AND THE NATURAL ENVIRONMENT

The site contains remnant vegetation that is valuable from an environmental and aesthetic point of view, providing immediate character and amenity to the development. Two Bush Forever reserves are located in close proximity to the site, to the south-west and north.

Significant stands of the endemic vegetation onsite have been retained and managed, in order to maintain the corridor link between the larger existing vegetation areas to the north and south, whilst accommodating bush-fire management practices suitable to the existing sensitive uses and planned residential development. This area of vegetation is also located on the highest areas of the site, framing the development. Redevelopment of the site also maximises the offering of significant view corridors to the Perth CBD.

Existing major piped stormwater and sewer infrastructure traverses the northern portion of the site on a non-standard alignment, running approximately east to west. The easements are located principally within public reserves, however adjacent developments must be cognisant of authority requirements with respect to foundation placement.

5.0 URBAN DESIGN

Montario Quarter is comprised of a number of development precincts which reflect individual character and public realm design. A description of each precinct is provided below.

Woodland

The Woodland precinct is a residential apartment precinct set within an established natural woodland corridor setting, running north-south along the western site boundary.

Landforms in the Woodland precinct are naturally prominent, providing for spectacular views of the city with the built form responding to the elevated topography. Taller residential developments will ensure a reduced building footprint, enabling tree retention and space for landscaping that is both sympathetic to the woodland and maintains linkage with the regional green corridors to the north and south of the site.

The landscape design emphasises the importance of the woodland as a destination and attraction for the broader community, by formalising public access to walking trails, viewing sites and passive recreation opportunities. The precinct promotes connectivity to health uses to the north and west of the precinct.

Parkland

The Parkland precinct is characterised by a rich mix of building typologies, including townhouses and walk-up apartments set around a linear urban parkland, which provides access to shade and shelter, accommodating family recreation with a variety of gardens.

Retained mature trees within the public open space will provide immediate amenity and assist with the seamless integration of new buildings. Intimate outdoor spaces with distinct themes and functions are incorporated as places of respite and relaxation, reflecting the therapeutic heritage of the site.

The Parkland precinct connects the local community with the established Subiaco community through the parklands to the east.

Heritage

Arriving through the tree-lined Victoria Avenue, the Heritage precinct is at the heart of the urban village, centred around the historic Victoria House. A diverse range of mixed use offerings are provided, with the potential for community, retail, commercial and residential uses.

The community park will be the main gathering space for visitors to the development, providing an active meeting place for the broader community. The landscape design integrates the proposed retail and residential development

parcels, with views across the Precinct oriented towards the community park.

Celebrating the legacy of the site, the built form responses will respect the heritage elements, ensuring a strong sense of place whilst facilitating access and delivering dwelling diversity that will support a broader community. This built form will be connected to the community through compact urban edges which integrates the diverse built form to the streetscape.

Linkage

Located at the corner of Selby and Lemnos Street, the Linkage precinct connects the development to the Shenton Park train station, and adjacent school and community services.

This residential apartment precinct will be responsive to its existing surrounds and the value of retained trees, connecting it to enhanced pedestrian and cyclist networks.

Sharp changes in the precinct topography enables restrained built form responses at the Lemnos Street edge, whilst optimising the opportunity for internalised increased density created by proximity to public transport and higher amenity.



LEGEND:

- | | |
|----------------------------------|----------------------|
| ① Victoria House | ③ G Block |
| ② Avenue of Queensland Box Trees | ▭ Heritage Curtilage |

Figure 2 Heritage Listing Plan

Precinct Character Plan



Figure 3 Precinct Character Plan

LEGEND:

- Woodland** Residential apartment developments
- Parkland** A diverse range of housing.
- Heritage** Diversity of dwelling typologies are encouraged with a gentle transition from higher intensities in the east to lower intensities to the west. The precinct is to prioritise the streetscape through an emphasis on integrated and scaled facades.
- Linkage** Podium/low tower residential buildings, with street edge walk-up apartments.

5.1 DESIRED CHARACTER

Design Objectives

- The existing fabric of the site provides a canvas for reinterpreting and adapting the site for re-use. The historic remnants provide the capacity to deliver a distinct personality and character, which will provide an identifiable sense of place from the outset, through re-use and integration of exterior art and craft works and building material salvage and re-use within the public realm.
- Public and private open space areas are formed around significant existing trees that will provide amenity and scale to the proposed buildings.
- The development is to be undertaken in accordance with Transit Orientated Development (TOD) principles. Therefore, whilst density is sought to be optimised, the built form and height will need to be sensitive to its context, including the existing community and heritage.
- This development will demonstrate a new form of urban living, providing density without compromising on the quality of life of the occupants. Fresh air and sunshine, engagement with nature and an active community place are integral to the development.
- The level changes provide the opportunity to embrace the site topography, reinforce view lines, control massing and perception of height, and develop microclimates through access to daylight.

- Proposed landscape upgrades and new connections throughout the Improvement Scheme area will create a pedestrianised precinct that encourages active living and alternative transport options to cars.

Development Controls For All Dwellings

- DC1 All applications are to be accompanied by a context plan that outlines the response to local setting.

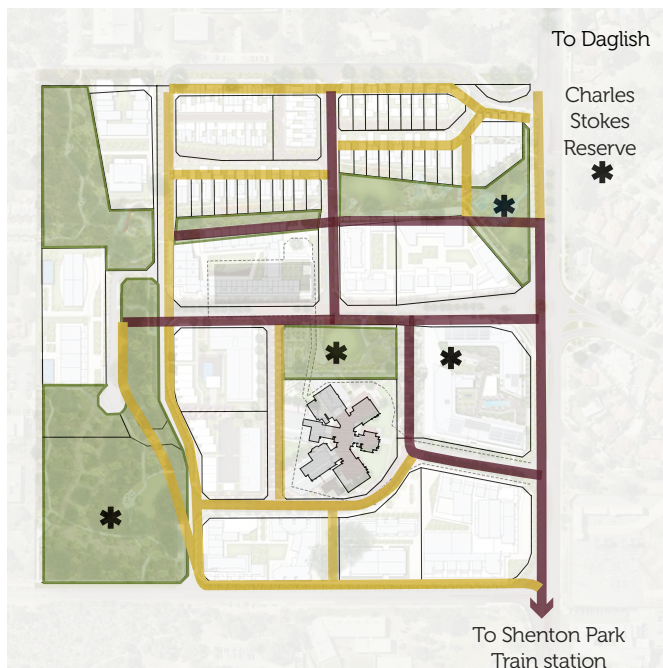
5.2 DIVERSITY AND ADAPTABILITY

Design Objectives


- Provide a unique and innovative housing response based on the desirability of the location, local demographic trends and key gaps in the local housing market.
- Promote a diverse community which includes a range of housing options and universal design solutions for singles, couples, families, students and the elderly.
- Create an inclusive, accessible environment for people of all abilities.
- Provide a range and variety of dwelling sizes and types to cater for a diverse range of household types and income levels. In turn, this will provide a neighbourhood and environment that allows people to remain within their local community throughout the various stages of life.

Development Controls For All Dwellings

- DC2 Demonstrate the incorporation of the Diversity and Adaptability Design Objectives and clearly outline the extent of the essential universal design features that are included.



LEGEND:

- | | |
|--|--|
|  24 hour pedestrian links |  Day pedestrian links |
|  Destination Point |  Public Open Space |



Example of an apartment building designed for over 55's with balconies and private open space that enables allow for passive surveillance and potential street activation/interaction

Figure 4 Pedestrian Context Plan



Good design ensures a seamless transition between public and private areas



An example of public art integrated into building design



Corner residential ground floor apartment or terrace



Existing public art within therapeutic garden courtyard adjacent to G Block

5.3 STREETS AND PUBLIC SPACES

Design Objective

- To contribute to the activation of streets and public spaces.

Development Controls For All Dwellings

- DC3 A landscape plan shall be required for newly created pedestrian access ways to ensure they contribute and become part of the high-quality public realm.
- DC4 Direct pedestrian access to public open space from lots shall be provided.
- DC5 Buildings shall address the street and public open space, providing architectural quality and interest at ground level.

5.4 PUBLIC ART

Design Objective

- Public art can generally be considered as one of the ways to communicate the cultural heritage significance of a place. Art interpretations can take on a variety of forms, not all of which will be relevant for heritage sites. Art selection will ultimately be based on how it best conveys the most appropriate interpretative themes in the most engaging and enriching manner.

Development Controls For All Dwellings

- DC6 All public art proposals shall be in accordance with Shenton Park Improvement Scheme: Policy No.1 – Provision of Public Art and have due regard for the Public Art Strategy which forms part of Montario Quarter Public Realm Design Guidelines.

5.5 PLACE LEGIBILITY

Design Objective

- Maximise legibility and visual linkages with engaging lines of sight between activity points and buildings.

Development Controls For All Dwellings

- DC7 Development shall respond to key vistas and public open space through the positioning, orientation and massing of buildings and landscape elements.
- DC8 New developments shall integrate with existing surrounding development.



Apartments provide surveillance to a pedestrian pathway within private development that is accessible to the public

5.7 ACCESS

Design Objectives

- Enable efficient and safe vehicle access within a functional and attractive landscape, and promote a comfortable pedestrian experience.
- Ensure crossovers and parking areas do not visually dominate a site.

Development Controls For All Dwellings

- DC12 Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement.
- DC13 Crossovers should be constructed from a material consistent with the Public Realm Design Guidelines and generally respond to the materiality of the verge hardscaping, either as constructed or proposed. Asphalt crossovers are not permitted.
- DC14 Paving to vehicle access ways shall be of an equivalent quality to paving used within public open space and public access ways, while meeting the requirements of heavy vehicles.
- DC15 Car park entries, shall be positioned to minimise visual impact from the public realm.

5.6 SAFETY AND SURVEILLANCE

Design Objective

- Encourage opportunities for casual surveillance from homes into the public realm.

Development Controls For All Dwellings

- DC9 The size and position of windows from living spaces, balcony openings, hospitality and commercial areas shall be designed to promote passive surveillance of the public realm.
- DC10 Developments are to incorporate design principles of Crime Prevention Through Environmental Design (CPTED). Developments should be designed to engage with and activate the public realm, particularly at ground level.
- DC11 Proposed access ways shall provide adequate lighting and passive surveillance to meet the CPTED guidelines for safety.



Apartment balconies provide surveillance to the street, parks and access lanes

5.8 VEHICLE PARKING

Design Objective

- Ensure vehicle parking areas do not visually dominate a site.
- Car park entries, service areas and bin refuse collection points shall be integrated into the development of each lot and screened from view.

Development Controls For All Dwellings

- DC16 Vehicle parking shall be provided as per the rate specified in the Shenton Park Hospital Improvement Scheme.
- DC17 Any above or at grade parking adjacent to the public realm shall be sleeved with habitable uses (residential or commercial).

- DC18 Underground or concealed decked parking shall not be visible from the street or public realm or inhibit the activation of streets or public places.
- DC19 The maximum width of car parking and basement access shall be 6.5m and shall not be co-located with pedestrian access.

Development Controls For Grouped Dwellings

Refer to Section 5.9 Garages of Area B Design Guidelines.



Discrete vehicle entries designed to minimise view from the street



Undercroft parking to the rear of a site not visible from the street.



Examples of street signage integrated with the building design

5.9 SIGNAGE

Design Objective

- To ensure signage is high quality and well designed and integrates with the building fabric.

Development Controls For All Dwellings

- DC20 Signage shall be in accordance with the Signage Improvement Scheme Policy.

6.0 BUILT FORM DESIGN

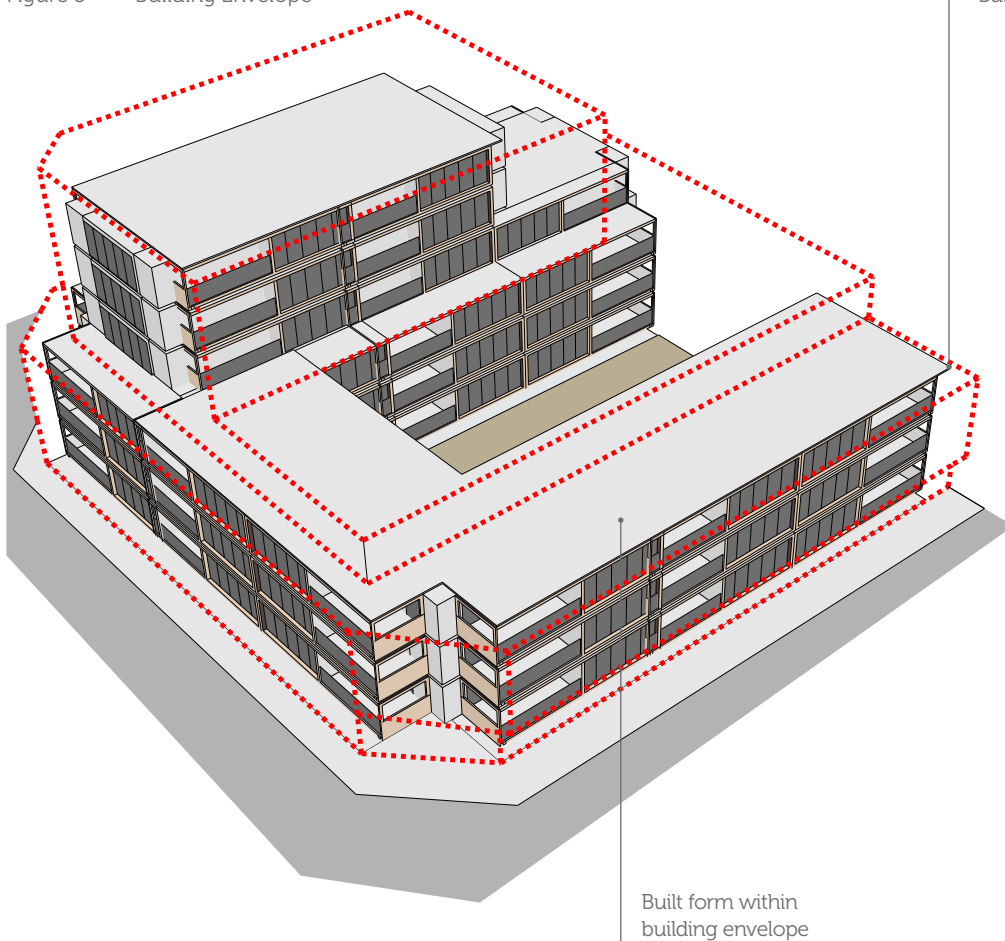
6.1 BUILDING ENVELOPES

A building envelope describes the maximum volume within which a building must be contained. It is not an indication of the final building form, mass or scale, it merely provides a set of limits to be defined in relationship to certain characteristics of a site (topography) or to control fundamental environmental access (solar access, views).

Building envelopes have been carefully crafted for each of the development sites at Montario Quarter. The objective is to enhance streetscape and built form diversity, protect solar access and views as well as coordinate residential densities to ensure optimal outcomes for all residents.

Based upon these building envelopes a series of controls have been established to describe and provide quantitative criteria to proponents in order to assist them in meeting the Development Controls. The building envelopes are presented at the Block Specific Building Requirements section of these Design Guidelines (section 10.0).

Figure 5 Building Envelope



- Building Envelopes defined by:
- Setbacks.
 - Building height.
 - Building separation.
 - Building breaks.

6.2 PRIMARY BUILDING CONTROLS

Design Objectives

- To ensure future development responds to the desired scale and character of the street and local area.
- To allow for each precinct and building to have adequate access to daylight and natural ventilation as well as visual and acoustic privacy.
- To create streetscapes and building scale in keeping with the desired area character for each precinct as laid out in area.



Increased setbacks may be required to accommodate existing trees in adjacent POS



A podium level between three and four storeys creates a well proportioned human scale streetscape

6.2.1 SITE PLANNING, ORIENTATION AND SETBACKS

Development Controls For All Dwellings

- DC21 All street setbacks, where not specifically nominated in the Block Specific Building Requirements, shall achieve an average of 2 metres. Developments over three storeys shall be set back a minimum of 3 metres from the building edge, with the exception of developments within the Woodland precinct and locations where a specific setback is applied. Refer to Block Specific Building Requirements.
- DC22 Increased setbacks shall be required where necessary to accommodate a tree protection zone for an existing tree on a site or within the road reserve.

6.2.2 HEIGHT

Development Controls For All Dwellings

- DC23 All new development shall be a minimum of three storeys along street frontages except where noted on Block Specific Building Requirements.

6.2.3 PLOT RATIO

Development Controls For Multiple Dwellings

- DC24 Development shall not exceed the nominal plot ratio for the R Code as provided in and referenced in Block Specific Building Requirements.
- DC25 The State Design Review Panel may endorse a proposal with a maximum 50 per cent bonus plot ratio for sites, where the proposal has met performance criteria outlined in **Appendix A - Bonus Plot Ratio**.
- DC26 All sites must achieve a minimum of 75 per cent of the plot ratio achievable under its R-Code designation (except Block 3: Heritage Precinct).
- DC27 For the entire Mixed-Use Zone, maximum retail floorspace of 5,000 sqm NLA shall be permitted, of which a maximum of 4,000 sqm NLA shall be permitted on Block 4. An additional 500 sqm is allowed on Block 6.

6.2.4 BUILDING SEPARATION

Development Controls For Multiple Dwellings

- DC28 Developments shall comply with Table 1 and Figure 6 for minimum separation distances between two buildings on the same lot.
- DC29 For developments in contiguous lots, lot boundary setbacks shall be half the distances provided in Table 1 and Figure 6, unless a different setback is defined in the block specific diagram.

Building Separation Acceptable Development Controls:

HEIGHT OF BUILDING	SEPARATION BETWEEN TWO HABITABLE ROOMS / BALCONIES	SEPARATION BETWEEN HABITABLE ROOMS / BALCONIES AND NON-HABITABLE ROOMS	SEPARATION BETWEEN TWO NON-HABITABLE ROOMS
<12m	12m	9m	6m
>12m <25m	18m	13m	9m
>25m	24m	18m	12m

Table 1. Minimum building separation.

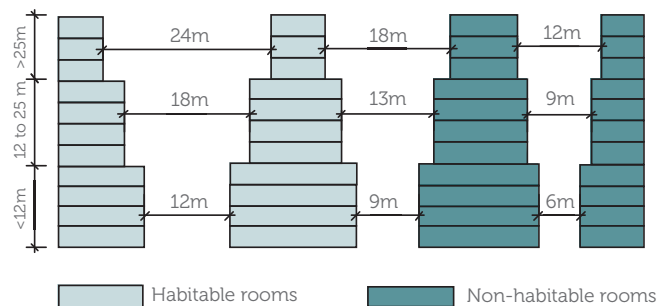


Figure 6 Minimum separation distances between habitable and habitable rooms, habitable and non-habitable rooms and between non-habitable and non-habitable rooms dependent upon height.

6.2.5 FLOOR LEVELS

Development Controls For All Dwellings

- DC30 Floor to floor heights on the ground floor commercial tenancies shall be a minimum of 3.5 metres. This may only be varied to meet site specific level constraints at the discretion of the WAPC, on the advice of the State Design Review Panel.
- DC31 Residential developments shall have minimum floor to ceiling height of 2.7 metres for habitable rooms.
- DC32 Changes in internal floor levels shall be a maximum of 1.2 metres above the parallel street. Where larger internal level changes are needed, they shall occur at least 5 metres back from the building edge.
- DC33 To provide direct access to ground floor active use premises, finished floor levels are to correspond to the adjacent footpath.
- DC34 Residential ground floors shall not be more than 0.9m above natural ground level at any point.



Quality retail on the ground level with offices above. Residential development over 3 storeys is set back from the street.

6.2.6 VISUAL PRIVACY

Development Control For All Dwellings

- DC35 Minimal direct overlooking of primary living areas, active habitable spaces and outdoor living areas of adjoining dwellings, shall be achieved through:
- Building layout and location;
 - Design of major openings;
 - Landscape screening of outdoor active habitable spaces; and/or
 - Location of screening devices.



Building with a variety of facade depths and articulated volumes with consideration for different levels of shading, privacy screening, and acoustic separation



Examples of shading devices to windows and balconies promoting building articulation and material variety

6.3 BUILT FORM CHARACTER

Design Objectives

- To provide variety, articulation and high quality built form outcomes that enhance the visual amenity of the development.

Development Controls For All Dwellings

- DC36 Developments on corner lots shall address both the primary and secondary streets and/or public realm
- DC37 Blank walls, vehicle access and building services (for example bin store or booster hydrant meters) shall not exceed 20 per cent of the total lot frontage to the public realm.
- DC38 Long street facades shall contain building breaks at a maximum of every 40 metres.
- DC39 Continuous horizontal and vertical elements shall be broken into smaller components through architectural features, materials, textures and building breaks to provide variety and relief.
- DC40 Awnings must be provided to ground floor commercial/ retail developments with a minimum width of 2.2 metres.
- DC41 Awning structures shall be an average 2.7 to 3.2 metres from the ground and not higher than 3.5 metres. Refer to Block Specific Building Requirements. Note: Awning structures encroaching into road reserve or public realm shall require approval from DPLH prior to Building Permit.
- DC42 Maximum building depth shall be 18 metres from the glass line.

6.4 HERITAGE

Design Objectives

- To activate and provide interest for heritage elements sitting in a new urban environment.
- To celebrate past uses and promote a sense of place within the development through the adaptation and re-interpretation of existing structures.

Development Controls For All Dwellings

- DC43 Alterations and additions to places of heritage value shall enhance the established heritage value and be compatible with or complementary to the design, siting, scale, built form, materials and external finishes.
- DC44 Development shall conserve, maintain, enhance and reinforce the existing historic character, exhibiting architectural designs which complement without attempting to reproduce historic buildings or their detailing.
- DC45 Dependant on the proposed use and resultant form and scale– contemporary interpretations and additions may be considered and approved based on the integration of the new design with the heritage building.
- DC46 For lots that have identified heritage value, a Heritage Impact Statement shall be submitted to the SDRP (Refer to Block Specific Building Requirements). Note: All heritage approvals are required prior to issue of Building Permit.
- DC47 Development must be in accordance with the Conservation Management Plan (where applicable).

6.5 MATERIALS AND COLOUR

Design Objective

- To promote visual interest and diversity to building facades.

Development Controls For All Dwellings

- DC48 Highly reflective roofs/facades that could cause glare and discomfort shall not be used.
- DC49 Development shall incorporate a variety of materials such as rendered masonry, face brick, stone, steel, glazing and contemporary cladding materials.
- DC50 Colour selection and composition shall be limited and well considered to reflect the local environment and heritage.
- DC51 Materials and colours shall respond to existing site character palettes. Additional materials and colours that complement the existing character are permitted.
- DC52 Highly reflective materials (for example, walls, glazing, etc.) that could cause glare and discomfort shall not be used.

6.6 BUILDING ENTRANCES

Design Objective

- To contribute positively to the streetscape and provide a desirable identity for the development.

Development Controls For All Dwellings

- DC53 Pedestrian entrances shall be clearly defined and separate from vehicle access.
- DC54 Commercial and residential entries shall be separate and well defined.
- DC55 Building entrances shall be designed and located to be highly visible, well-lit spaces that optimise the safety of residents and visitors.
- DC56 Building entrances shall be designed to assist with interest and fine grain at the ground level.

6.7 ROOF

Design Objective

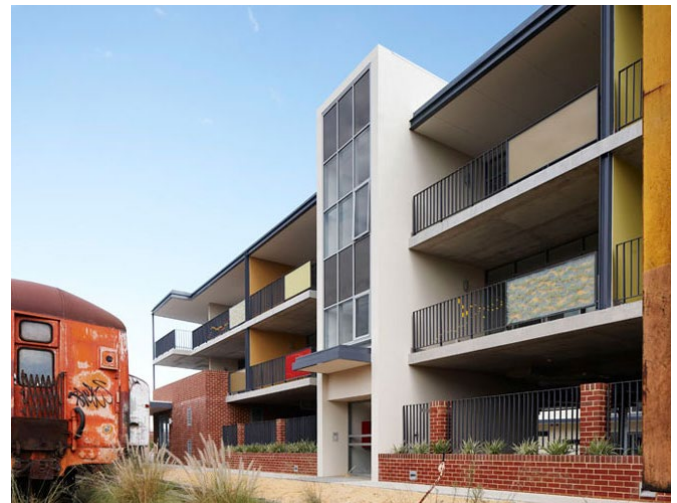
- To integrate the design of the roof into the overall façade, building composition and desired development context.

Development Controls For All Dwellings

- DC57 Design consideration shall be given to the view of the roof and cantilevered elements such as awnings from adjacent streets, taller buildings and the greater public realm.



An example of a well considered roof elevation from adjacent taller buildings



An example of a clearly defined pedestrian entry

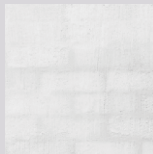
- DC58 Roofing materials including shading structures shall have the following:
- For a pitched roof <15 degrees, a three-year solar reflective index (SRI) of greater than 64 is required.
 - For a pitched roof >15 degrees, a three-year SRI of greater than 34 is required

Indicative Materials and Colour Palette

LINKAGE PRECINCT



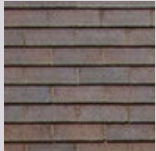
Face brickwork



Rendered brickwork



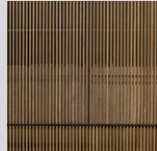
Painted brickwork



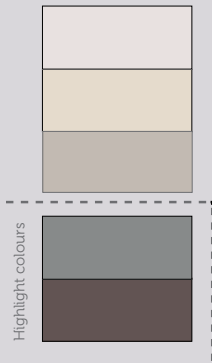
Face brickwork



Face blockwork



Timber shading devices



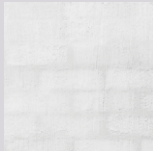
Highlight colours



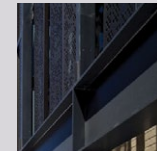
HERITAGE PRECINCT



Face brickwork



Rendered brickwork



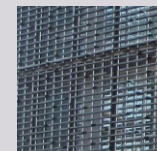
Expressed Steel



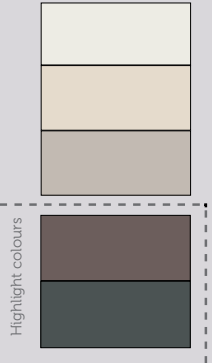
Recycled brickwork



Breeze blockwork



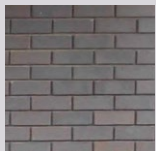
Timber shading devices



Highlight colours



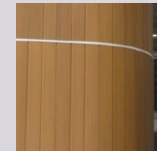
PARKLAND PRECINCT



Face brickwork



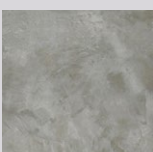
Breeze blockwork



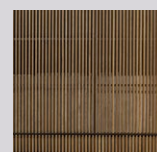
Timber shading devices



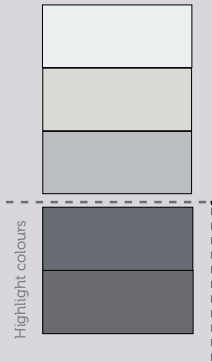
Feature tiling



Expressed concrete



Timber shading devices



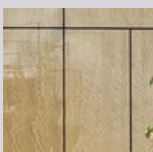
Highlight colours



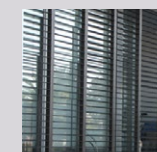
WOODLAND PRECINCT



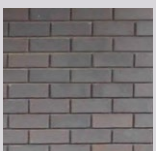
Face brickwork



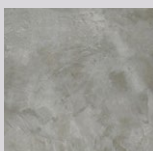
Timber cladding



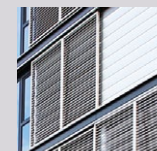
Steel shading devices



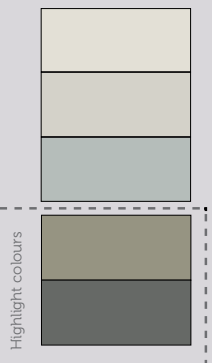
Face brickwork



Expressed concrete



Steel shading devices



Highlight colours



6.8 OPEN SPACE

Design Objective

- To provide residents with high amenity outdoor recreational opportunities within their development.

6.8.1 COMMUNAL OUTDOOR AREAS

Development Controls For Multiple Dwellings

- DC59 A minimum area equivalent to 20 per cent of the lot area to be provided for communal open space.
- DC60 Where communal open space cannot be provided on the ground level, it may be provided on a podium or roof.
- DC61 Opportunities for passive solar access to usable outdoor areas shall be optimised.
- DC62 Where applicable, for lots that directly abut public open space, development is encouraged to respond through the placement of communal and private open space, which is accessible from, or provides a direct visual connection to these areas.
- DC63 All multiple dwelling developments shall incorporate a community garden, with a minimum size of 25sq.m per 250 residents or less (pro-rata).
- DC64 The strata company is to retain responsibility for maintenance.

6.8.2 PRIVATE OUTDOOR AREAS

Development Controls For Multiple Dwellings

- DC65 Each unit shall be provided with at least one balcony or equivalent, accessed directly from a habitable room, with a minimum area of 10sq.m and a minimum dimension of 2.8 metres. Smaller balconies can be considered for studio apartments.
- DC66 Balconies or courtyards are to be provided for all dwellings fronting the public realm. Bushfire regulations may impact on the location of private outdoor areas.
- DC67 Balcony balustrades shall be visually permeable to 50 per cent of the area and compliant with minimum height requirements
- DC68 Air-conditioning condenser units are to be located as to not impact on the functionality of space.
- DC69 All ground level dwellings shall have an outdoor living area relative to the size of dwelling, directly accessible from an internal living space:
- Dwellings 80sq.m or less = 12sq.m minimum outdoor space
 - Dwellings between 80 and 120sq.m = 16sq.m minimum outdoor space
 - Dwellings larger than 120sq.m = 20sq.m minimum outdoor space
- DC70 Overlooking between balconies and adjoining residences shall be carefully considered and privacy screening provided where necessary.
- DC71 Development fronting Lemnos Street or adjacent to existing residential development shall be designed to minimise overlooking from private development. Planting trees in specific locations may assist in providing a visual screen.

Development Controls For Group Dwellings

Refer to Section 5.7 Outdoor Living Areas of Area B Design Guidelines.

Note: For both Multiple Dwellings and Grouped Dwellings, a condition of approval may require the strata company to have the power to enter a property if not maintained to a suitable standard.



A good example of balconies providing active surveillance over public space



A good example of a small internal viewing courtyard



Good examples of ground floor apartments with generous private outdoor spaces



A good example of a small private communal outdoor area that is one of several types of communal areas within this development

A good example of using trees within communal areas to provide privacy between dwellings and for users within the communal outdoor area

6.9 BUILDING SERVICES

Design Objective

- To ensure services are well integrated and have minimal visual impact from the public realm.

6.9.1 WASTE MANAGEMENT

Development Controls For All Dwellings

- DC72 An integrated Waste Management Strategy shall be submitted at the development application stage.
- DC73 For development of more than 5 dwellings (multiple or grouped), waste collection is to occur via storage internal waste collection areas, with verge side collections are not to be considered. Access to waste collection areas from the primary frontage is not permitted. Alternatively, a strategy for transfer of waste is to be developed within the waste management strategy.
- DC74 Waste collection areas shall be located and designed so they are not visible from the public realm and screened from view.
- DC75 Waste collection areas shall be located behind the primary building line, incorporated into the building with a quality material, compatible with the building design.
- DC76 Bin storage areas shall be located to minimise the impact on adjoining residences and screened from public view.

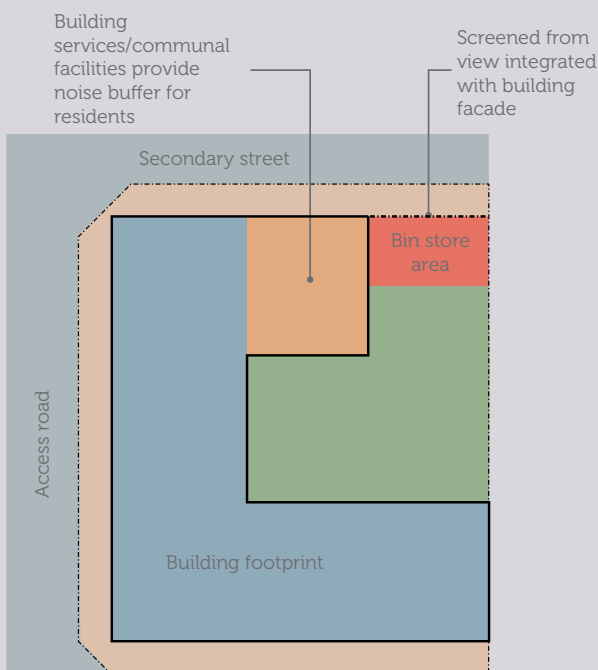


Figure 7 Preferred Waste Storage

6.9.2 DRYING AREAS

Development Controls For All Dwellings

- DC77 A naturally ventilated drying cupboard/area shall be provided to each dwelling. This may be within a secondary balcony.
- DC78 Any drying areas shall be screened from view.

6.9.3 STORAGE

Development Controls For Multiple Dwellings

- DC79 Adequate storage shall be incorporated into the building design.
- DC80 Storage areas in 1-bedroom apartments shall be a minimum of 6m³ in addition to storage in kitchens, bathrooms and bedrooms.
- DC81 Storage areas in 2-bedroom apartments shall be a minimum of 8m³ in addition to storage in kitchens, bathrooms and bedrooms.
- DC82 A minimum of 50 per cent of the required storage shall be located within the apartment.

Development Controls For Group Dwellings

Refer to Section 5.8.2 Services and Storage Areas from Area B Design Guidelines.



An example of the fire hydrant booster discreetly integrated within the building envelope



An example of the fire hydrant booster with a poorly designed outcome



Careful consideration of the roof space with integration of services and greenery



Example of an attractive and permeable fence

6.9.4 MECHANICAL SERVICES

Development Controls For All Dwellings

- DC83 Piped and wired services including conduit shall be concealed from view or integrated into the building design.
- DC84 Building services, including air conditioning units, satellite dishes and other plant equipment shall be screened from view or not be visible from the public realm and should not impact on visibility of outdoor areas
- DC85 Building services, including air conditioning units and condensers, shall not be located on balconies or viewed from the public or private realm, unless screened from view.
- DC86 Meter boxes and letter boxes shall be contained within development lots, screened and integrated into the overall development.
- DC87 Car park venting service lids and other utility infrastructure or equipment shall not be visible from the adjacent public or private realm and shall be appropriately screened to ensure they do not detract from the visual quality of the development.
- DC88 Plant, service equipment and lift overruns shall not be visible from the public realm.

6.9.5 END OF TRIP FACILITIES

Development Controls For All Dwellings

- DC89 Bicycle parking and end-of-trip facilities shall be provided in accordance with the Improvement Scheme

6.10 FENCING

Design Objective

- To ensure fencing contributes positively to the quality of the area and enables surveillance of footpaths or other public areas.

Development Controls For All Dwellings

- DC90 Front fences shall not exceed 1.2 metres in height and shall be a minimum of 50 per cent permeable.
- DC91 All fencing adjacent to public open space shall be at least 50 per cent visually permeable and no more than 1.5 metres high.
- DC92 Front fencing shall be designed to complement the built form design.
- DC93 Colorbond and super six style fencing is not permitted.

7.0 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

7.1 CLIMATE RESPONSIVE DESIGN

Design Objectives

- To provide high performance buildings that minimise energy use, conserve water, reduce waste and maximise comfort for occupants.
- To ensure indoor and outdoor living areas have adequate access to sun during winter and effective shading in summer.
- To ensure buildings operate at a high level of efficiency with individual apartments each benefiting from a reduction in mechanical cooling and heating costs.

7.1.1 SUSTAINABLE DESIGN

Development Controls For Multiple Dwellings

DC94 The development shall achieve a minimum 4-Star Green Star 'Design and As Built' or Green Star Buildings rating, demonstrated by a Registration Certificate from the Green Building Council Australia (GBCA) at Development Application stage and a Green Star Certification from the GBCA, dated no more than 24 months after Practical Completion.

Development Controls For Group Dwellings

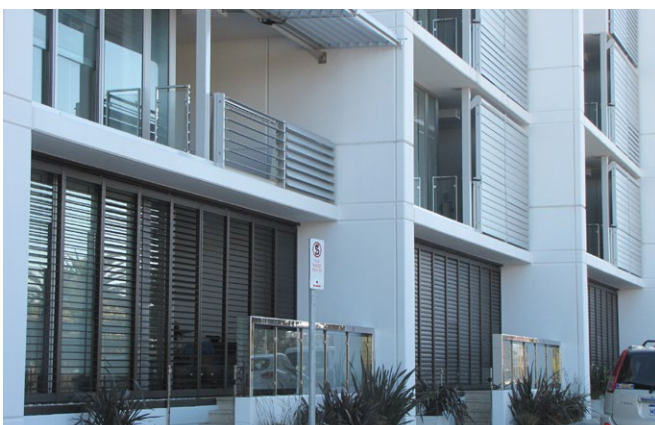
Refer to Section 5.11 Thermal Efficiency from Area B Design Guidelines.

7.1.2 SOLAR DESIGN

Development Controls For Multiple Dwellings

DC95 Minimum 60 per cent of all residential apartments shall receive at least two hours direct sunlight to major living area between 9am and 3pm in mid-winter.

DC96 Development applications require shadow studies on buildings over 10 metres in height.



Examples of shading devices to windows and balconies

7.1.3 SHADING

Development Controls For All Dwellings

DC97 Openings not shaded by appropriate eave overhangs shall be shaded with an appropriate shading device such as awning or louvre that enables winter sun penetration while keeping out the summer sun.

DC98 Glazing to habitable rooms facing east and west shall have vertical protection, such as louvered solar-shutters, blinds or screening devices.

DC99 West-facing outdoor living areas shall be provided with shading devices to provide sun control.

7.1.4 VENTILATION

Development Controls For Multiple Dwellings

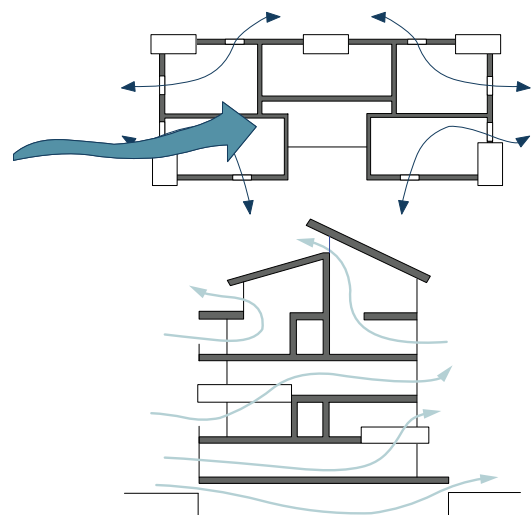
DC100 Maximise natural ventilation potential by orienting buildings and their openings to maximise air intake from the "windward" side of the building and by providing air outlets on the "leeward" side of the building.

DC101 Residential dwellings shall be designed to maximise cross-ventilation by providing direct breeze paths for cooling and air circulation.

DC102 A minimum of 70 per cent of apartments shall be naturally cross-ventilated.

Development Controls For Group Dwellings

Refer to Section 5.13 Ventilation from Area B Design Guidelines.



Building designs can allow for natural cooling ventilation in both plan and section

7.2 ENERGY EFFICIENCY

Design Objective

- To provide high performance dwellings that minimises energy use and maximise comfort for occupants.

Development Controls For All Dwellings

- DC103 Air-conditioning systems shall be a minimum 3-Star energy rating and sized appropriately for the space.
- DC104 An energy efficient hot water system shall be installed (for example gas or solar boosted gas - either centralised or local).

7.3 WATER EFFICIENCY

Design Objective:

- To reduce running costs and ensure more sustainable water use into the future.

7.3.1 PLUMBING FIXTURES

Development Controls For All Dwellings

- DC105 All kitchen, laundry, bath and basin tap fittings shall be a minimum 4-Star WELS rated.
- DC106 All shower fittings shall be a minimum 3-Star WELS rated 7.5L/min consumption.
- DC107 All WCs shall be a minimum 4-Star WELS rated. All basin taps shall be a minimum 6-Star WELS rated.

7.3.2 WATER COLLECTION

Development Controls For All Dwellings

- DC108 All 1:20 year stormwater volumes shall be contained within the site for multiple residential and mixed-use developments. This may be re-used or disposed of on-site.



7.4 LIGHTING

Design Objective:

- To ensure adequate lighting is provided that highlights the built form without causing nuisance.

Development Controls For All Dwellings

- DC109 Lighting shall be provided under awnings to illuminate the footpath below.
- DC110 All outdoor lighting shall be directed downwards with no light spill above the horizontal plane.
- DC111 Front outdoor/security lights shall be operated via a timed sensor with manual over-ride.
- DC112 Rear outdoor areas adjacent to laneways shall be well lit and incorporate motion activated light fittings.

7.5 ACOUSTICS

Design Objective:

- To ensure development occurs in a manner that does not impact on adjoining uses and maximises internal comfort for all residential uses.

Development Controls For All Dwellings

- DC113 A noise management plan shall be prepared by a suitably qualified consultant and included in an application for development approval. The plan is to address:
- Sound proofing measures to be used in the design and construction of the development and predictions of noise levels.
 - Control measures to be undertaken and a complaint response procedure to be included as part of a land use management plan (for commercial activities within a mixed-use building).
 - Noise-generating services such as air conditioning units to be remotely located or utilise noise control measures to minimise impacts on adjacent users.

Air conditioning units located discretely and away from outdoor dining areas

8.0 LANDSCAPING

8.1 LANDSCAPING ON-SITE

Design Objectives For All Dwellings

- To protect and enhance the tree canopy of the Montario Quarter site.
- To ensure that the built form integrates with the surrounding urban context, streets, parks and neighbouring properties.
- To encourage landscaping that complement the development's topography, natural features, street layout, open spaces and architecture.
- To promote the use of waterwise plant species throughout the precinct.
- To promote Water Sensitive Urban Design techniques throughout the streetscape and public realm.
- To provide landscaped areas of high quality and amenity.

8.1.1 BIODIVERSITY AND HABITATS

Development Controls For All Dwellings

- DC114 For multiple dwellings, a minimum 25 per cent of the combined communal open space (excluding balconies) shall be provided as deep root zones within consolidated areas for planting larger trees. Lots that are required to conserve/ retain existing trees (Tree Protection Zone) can include those areas within the 25 per cent.
- DC115 Developments are encouraged to use these zones for the location of communal open space.
- DC116 Tree protection setbacks shall apply to specific lots (Refer to Block Specific Building Requirements.).
- DC117 A Tree protection setbacks shall be developed during the concept design phase demonstrating adequate building setbacks and other protective measures to ensure existing trees avoid damage during construction, and also in the long-term. An arborist report confirming the approach shall be included in the development application.
- DC118 Weed potential plants shall be avoided. Refer to DevelopmentWA's Public Realm Design Guidelines for Landscape planting lists.



Setbacks enable tree planting which can provide a buffer to adjacent developments, through minimising overlooking and improving the outlook from upper level apartments.



Example of a development lot where a existing tree was retained in a courtyard, 13 Taylorsouth, Fremantle WA

8.1.2 HARDSCAPING

Development Controls For All Dwellings

- DC119 Hard stand areas shall be designed so that heat retention and re-radiation is minimised to ensure that any increase in ambient air temperature around buildings is contained.
- DC120 Minimise the extent of paving, or use permeable paving, to increase stormwater permeability.

- DC121 Paths and hard surfaces shall be constructed of materials expressive of the immediate site context, prevailing adjacent architecture or preferred precinct materials.
- DC122 Damage to public realm works shall be rectified by the developer at the developer's expense to match pre-existing works.

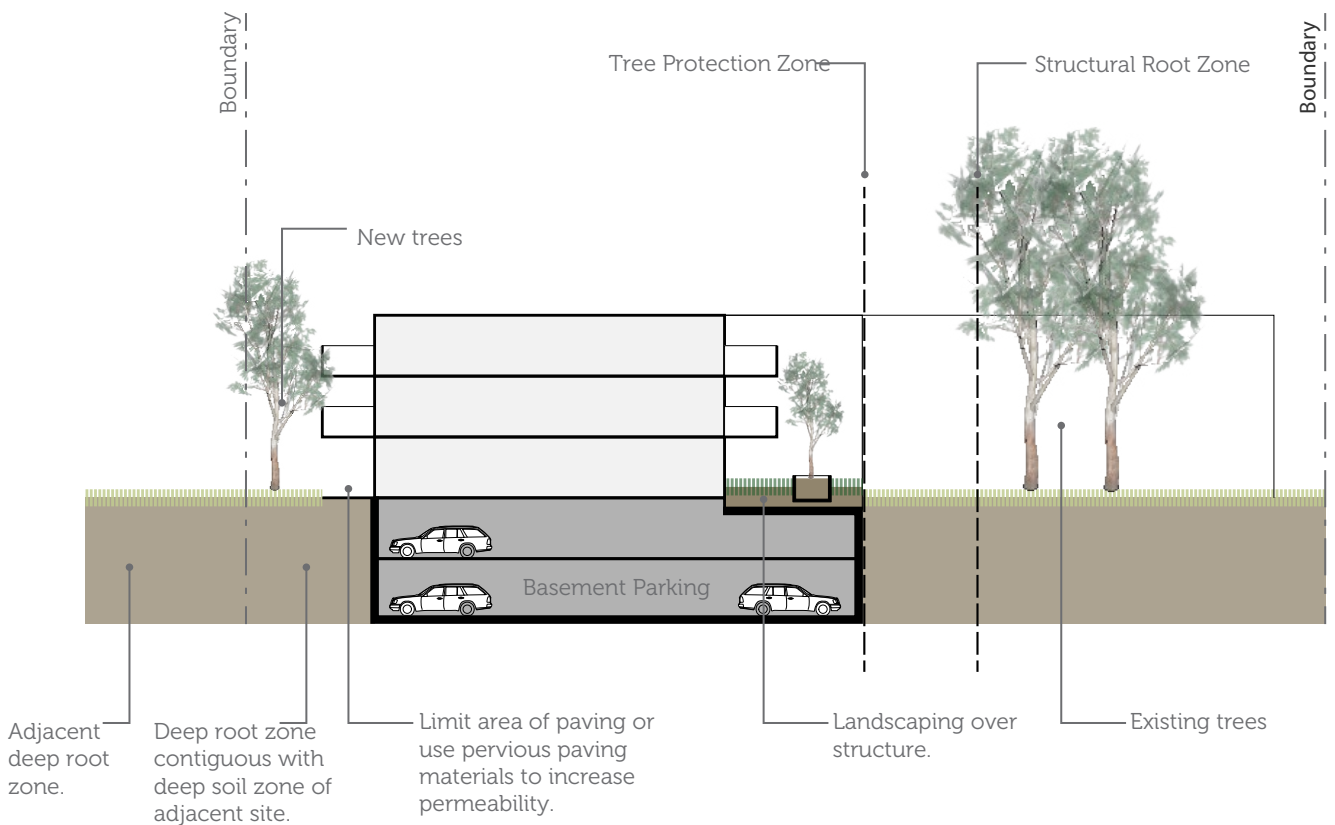


Figure 8 Deep Root Zone Section

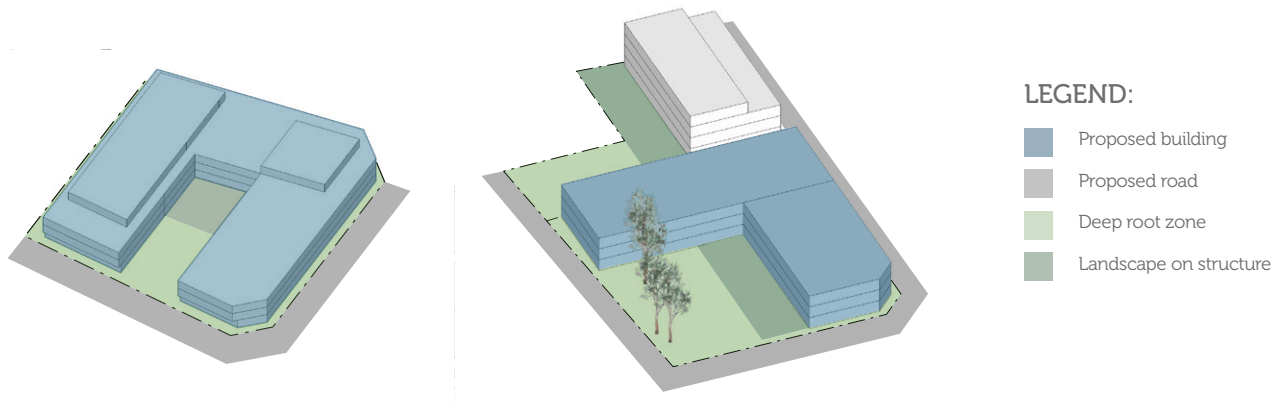


Figure 9 Deep Root Zone 3D view

8.1.3 SOFTSCAPING

Development Controls For Multiple Dwellings

DC123 A minimum of one shade tree per 10 metres shall be included in the following frontages (Refer to Block Specific Building Requirements):

- For developments within the Heritage precinct addressing Victoria House and public open space.
- For developments within the Woodland precinct along the western boundary to screen adjacent lots.
- Along Lemnos Street.

DC124 A landscaping plan shall be submitted when applying for a Building Permit, detailing plant types, number, irrigation and mulch type.

DC125 Landscaping will be designed with a view to CPTED principles and allow development to take advantage of views over open space while assisting with creation of an attractive urban edge. Landscaping on verge and near-verge areas should soften the appearance of buildings and provide shading.

DC126 Landscaping plans are to be prepared by a suitably qualified Landscape Architect and submitted with all development applications to demonstrate how the site responds to the relevant precinct character.

DC127 Plants shall be selected based on relevance to the precinct planting plan and climate tolerance. Species selection and planting themes shall respond to local conditions and relate to the character, scale and proportions of the streetscape and are best chosen with reference to the Public Realm Design Guidelines.

DC128 Avoid the use of continuous lengths of blank walls on sites where outdoor space (private or communal) is raised over 0.5 metres above street level (or open space) by placing planting to soften the edges and reduce their apparent scale.

DC129 All road verges adjacent to private development shall be designed to be reticulated and maintained by the development, including street trees and planting beds beyond immediate foot-path barriers.

DC130 Refer to DevelopmentWA's Public Realm Design Guidelines regarding the development of streetscape planting plans.

Development Controls For Group Dwellings

Refer to Section 5.16.2 Softscaping from Area B Design Guidelines

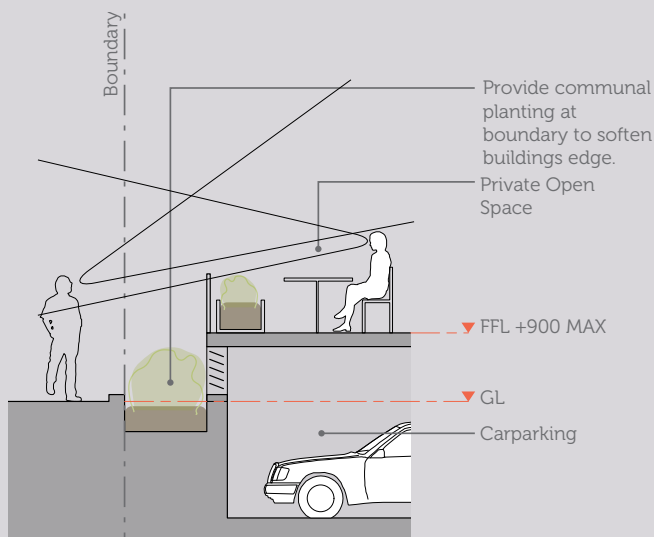


Figure 10 Building Edge and Street Interface

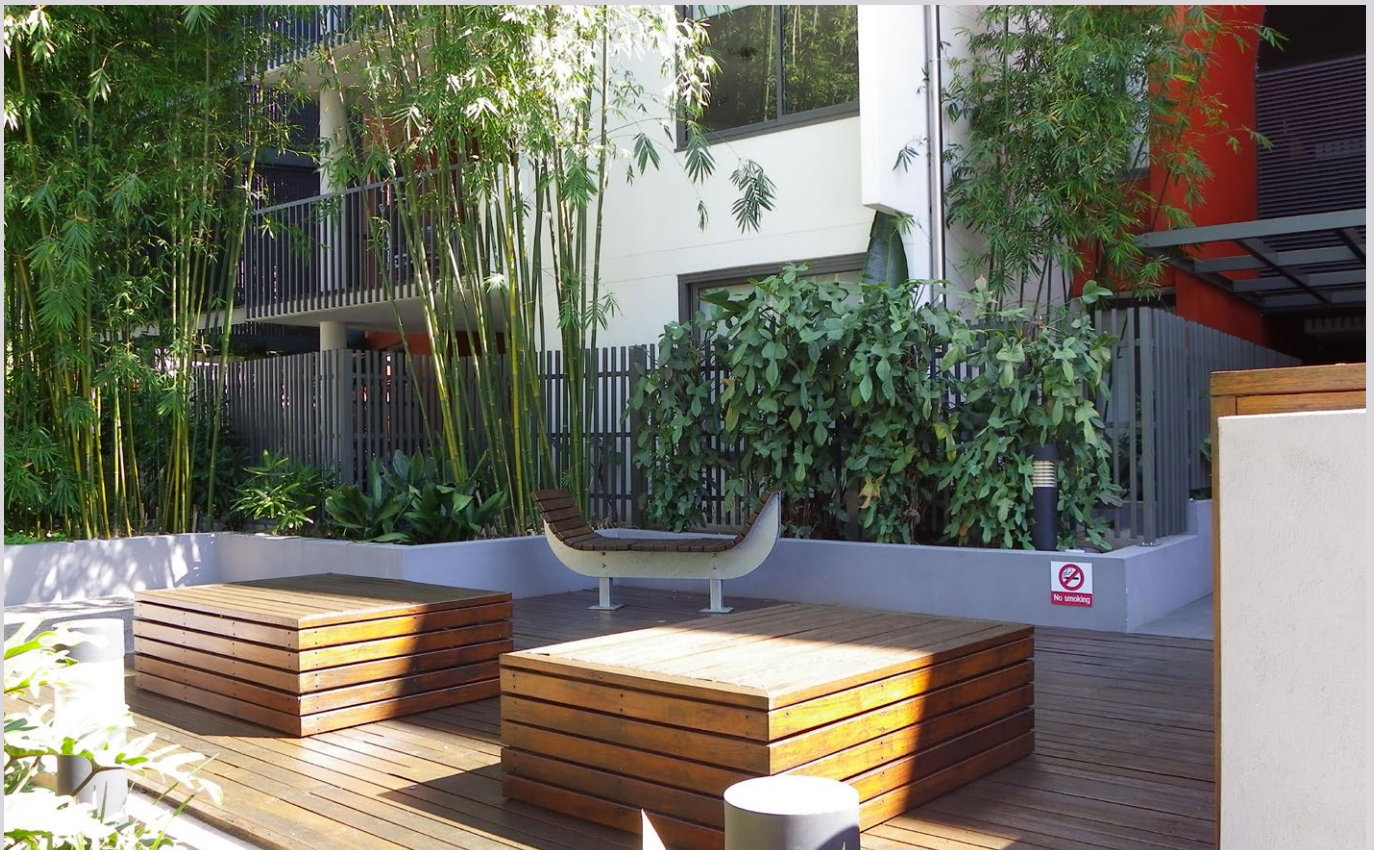


Reduced front setbacks still offer the potential for small gardens and balconies

8.1.4 WATER EFFICIENCY AND MAINTENANCE

Development Controls For All Dwellings

- DC131 Water-efficient in-line drip irrigation shall be installed for all garden beds.
- DC132 Private water bores are not permitted.
- DC133 Spray irrigation may be used on turf areas only.
- DC134 An automatic irrigation system including a rain sensor shall be installed.
- DC135 Developments shall allow water to permeate the ground surface by maximising permeable ground surface treatment such as gravel, crushed stone, permeable paving or pavers on a sand base.
- DC136 Developments shall install systems which capture and treat stormwater such as rain gardens, swales or roof gardens.
- DC137 An irrigation plan shall be included as part of the landscape plan for Building Approval.



An inviting communal outdoor area which makes use of vegetation to screen and provide privacy

9.0 BLOCK SPECIFIC BUILDING REQUIREMENTS



BLOCK 1 PRECINCT: LINKAGE

KEY CONTROLS*

LAND USE:	Residential		
APPLICABLE R-CODE:	R160		
PLOT RATIO:	2.0		
MIN. STOREYS	3		
PARKING	As per the Shenton Park Hospital Improvement Scheme.		
END OF TRIP FACILITIES	As per the Shenton Park Hospital Improvement Scheme.		
ACCESS:	Refer to block diagram 1. If developed as a single lot, one access for across multiple sites is preferred.		
SETBACKS:	Ground Floor	1st -2nd storey	3rd + storey
NORTH & EAST	Refer to Block Diagram 1	Refer to Block Diagram 1	Refer to Block Diagram 1
SOUTH	5m minimum	5m minimum	8m minimum
WEST	2m average	2m average	5m minimum
MIN. OPEN SPACE:	20% of site area minimum		
DEEP ROOT ZONES:	25% of open space		
BUSHFIRE PROTECTION ZONE	Applicant to check bushfire protection requirements		
BONUS PLOT RATIO:	Up to 50% plot ratio bonus may apply at the discretion of Western Australian Planning Commission (refer to Design Guidelines Appendix A)		

* to be read in conjunction with relevant General provisions. General setbacks apply.

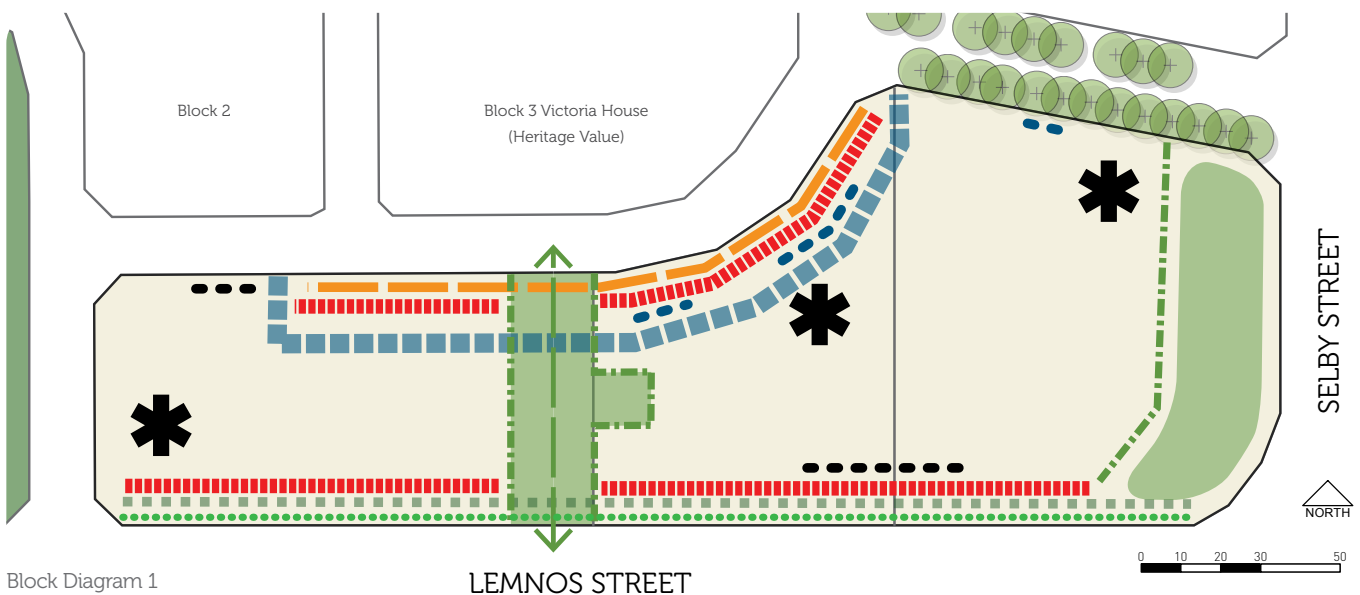
Legend

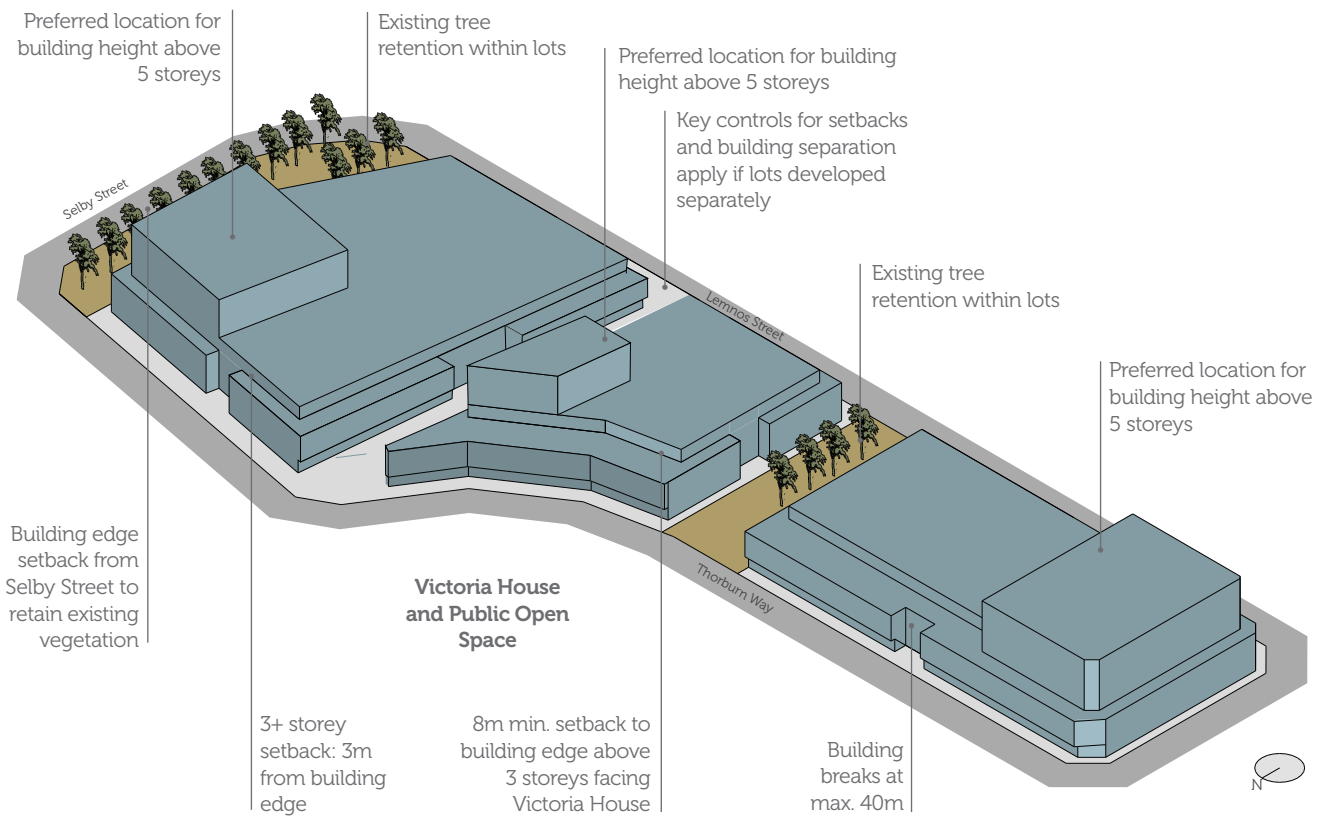
SETBACKS:

- 3m average setback to Victoria House and public open space
- Development over 3 storeys shall be setback 8m minimum from the building edge.
- Setback to retain existing trees within lots
- 3m setback along Lemnos Street to retain existing tree within lots

HEIGHT, LANDSCAPING & ACCESS:

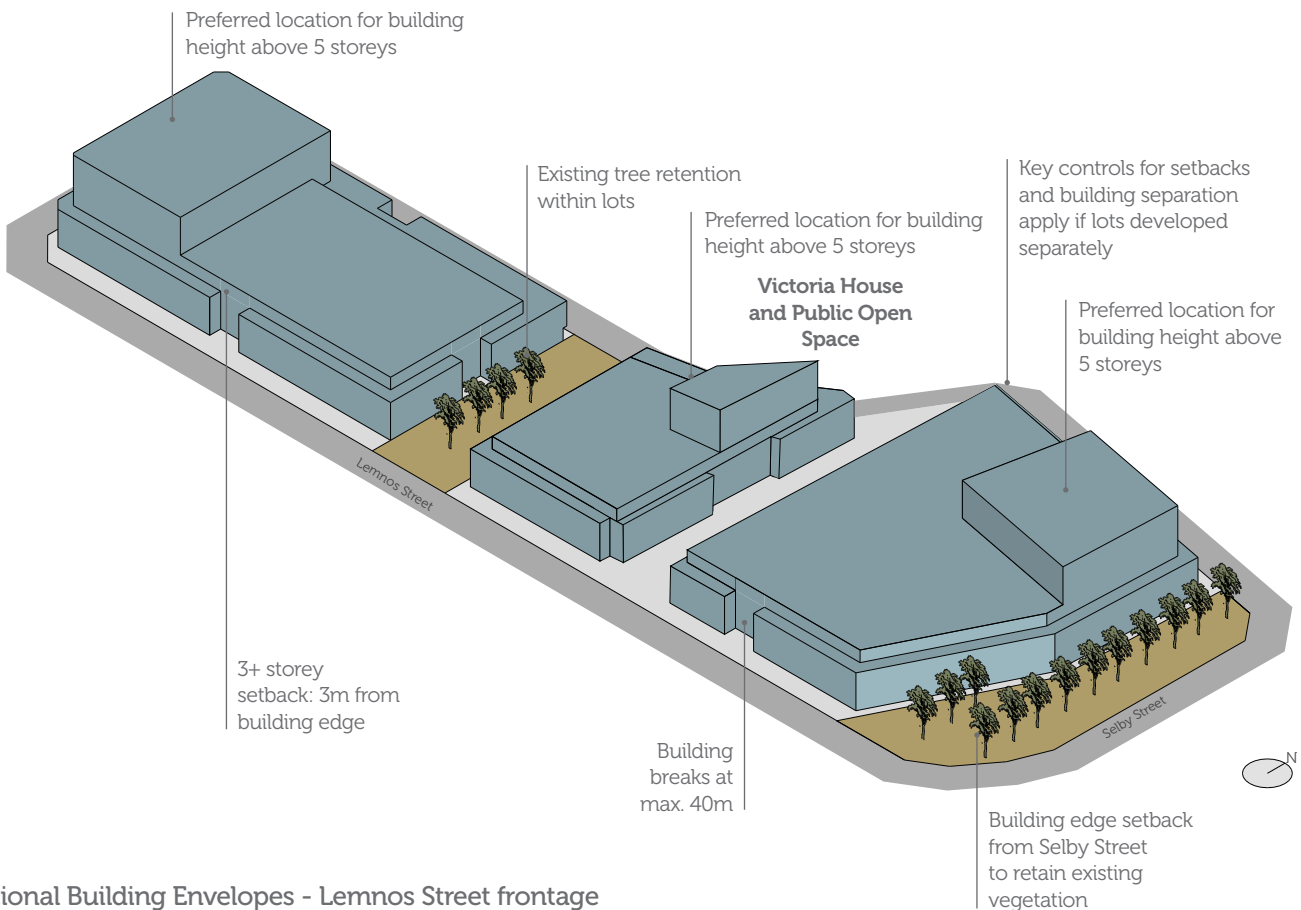
- Primary Frontage
- Requirements for existing tree retention within lots (indicative only)
- Preferred location for building height over 5 storeys
- Plant trees at 8m spacing to provide Continuous canopy along Lemnos Street
- Heritage Tree Avenue
- Preferred location for vehicle access
- Vehicle access - subject to approval
- Public Pedestrian Access (via easement)





Notional Building Envelopes - Victoria House frontage

Note: These do not represent the only solutions



Notional Building Envelopes - Lemnos Street frontage

Note: These do not represent the only solutions

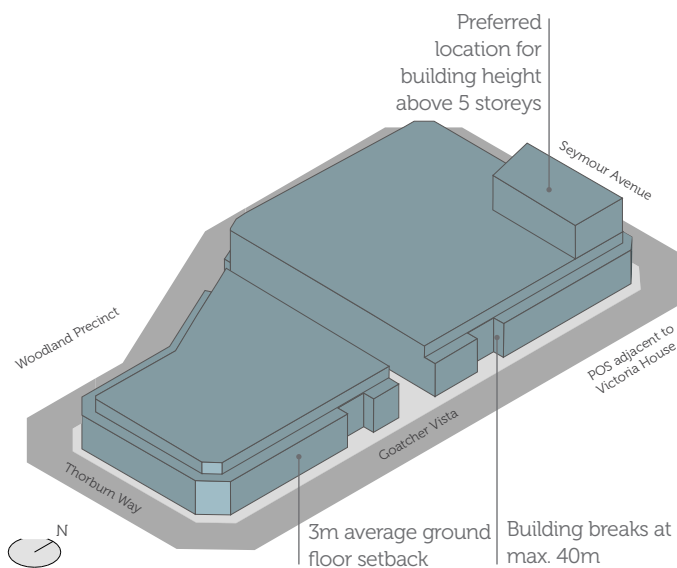


BLOCK 2 PRECINCT: HERITAGE

KEY CONTROLS*

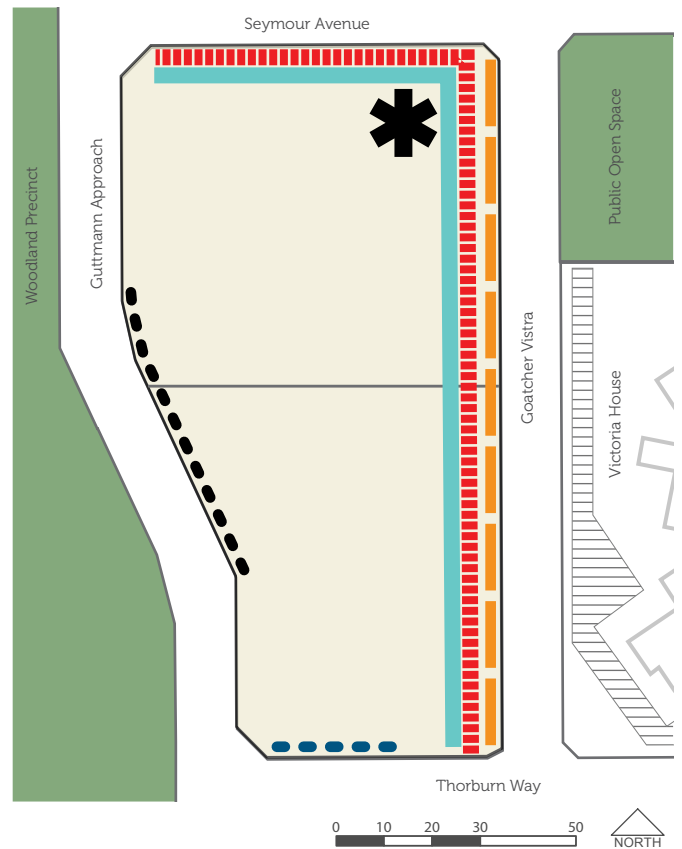
LAND USE:	Residential		
APPLICABLE R-CODE:	R160		
PLOT RATIO:	2.0 (Applicable to multiple dwellings only)		
MIN. STOREYS	2: Applicable to grouped dwellings only 3: Applicable to multiple dwellings only		
PARKING:	As per the Shenton Park Hospital Improvement Scheme.		
END OF TRIP FACILITIES	As per the Shenton Park Hospital Improvement Scheme.		
ACCESS:	Vehicle and pedestrian access requirements. Refer to block diagram 2		
SETBACKS:	Ground Floor	1st -2nd storey	3rd + storey
NORTH, SOUTH AND WEST	2m average	2m	5m minimum
EAST	2m	2m	6m minimum
MIN. OPEN SPACE:	20% of site area		
DEEP ROOT ZONES:	25% of open space		
BUSHFIRE PROTECTION ZONE	Applicant to check bushfire protection requirements		
BONUS PLOT RATIO:	Up to 50% plot ratio bonus may apply at the discretion of Western Australian Planning Commission (refer to Design Guidelines Appendix A) (Applicable to multiple dwellings only)		

* to be read in conjunction with relevant General provisions. General setbacks apply.



Notional building envelope

Note: These do not represent the only solutions



Block diagram 2

Legend

SETBACKS:

3m average ground floor setback to Victoria house and public open space

HEIGHT, LANDSCAPING & ACCESS:

Primary Frontage and activation

Preferred location for building height over 5 storeys

Preferred location for vehicle access

Alternative location for vehicle access

Pedestrian access only (no vehicle access)

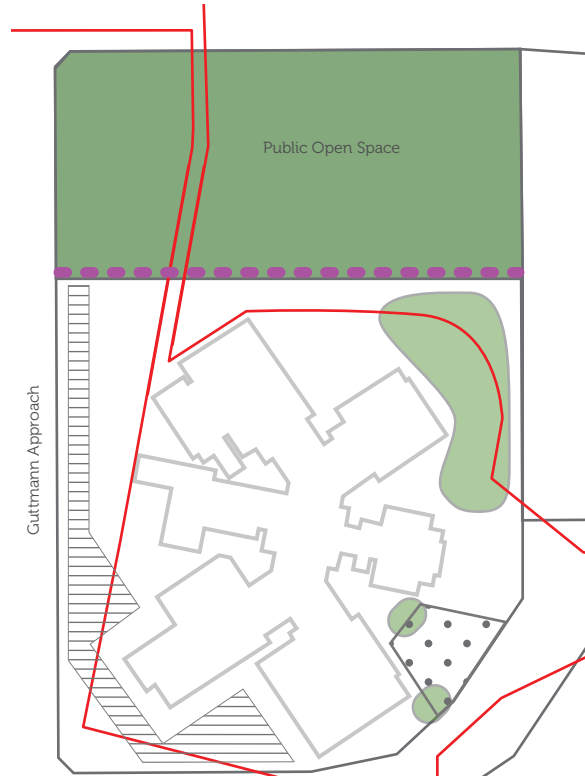


BLOCK 3 PRECINCT: HERITAGE

KEY CONTROLS*

LAND USE:	Mixed Use Zone
APPLICABLE R-CODE:	R160
PLOT RATIO:	2.0
PARKING:	As per the Shenton Park Hospital Improvement Scheme.
END OF TRIP FACILITIES	As per the Shenton Park Hospital Improvement Scheme.
ACCESS:	Refer to block diagram 3.
MIN. OPEN SPACE:	20% of site area
DEEP ROOT ZONES:	25% of open space
RETAIL USES	Maximum Retail Floorspace – 1,000sqm NLA (5,000 sqm for entire Mixed-Use Zone)
BONUS PLOT RATIO:	Up to 50% plot ratio bonus may apply at the discretion of Western Australian Planning Commission (refer to Design Guidelines Appendix A)
HERITAGE VALUE	State Heritage Office approval required

* to be read in conjunction with relevant General provisions. General setbacks apply.

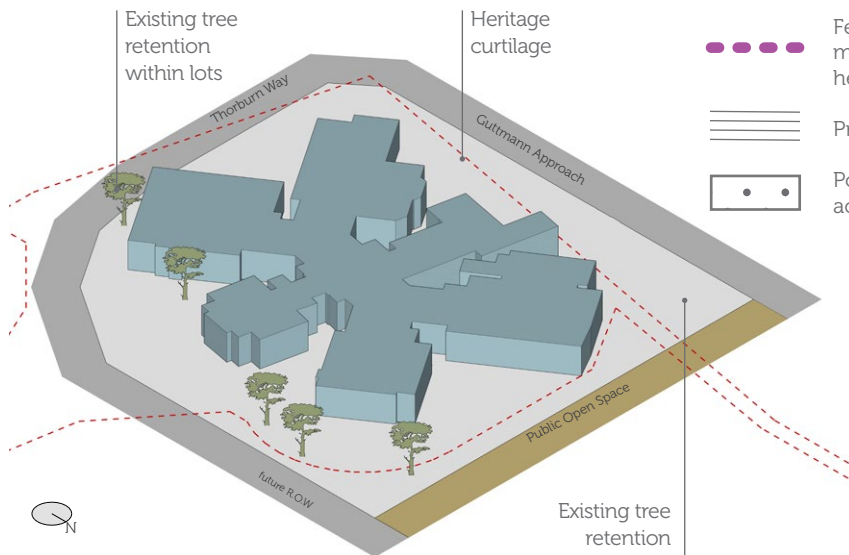


Block diagram 3

Legend

HEIGHT, LANDSCAPING & ACCESS:

- Heritage curtilage
- Requirement for existing tree retention - indicative only
- Fencing - where deemed necessary will be 0.5m max in height and be consistent with the heritage context
- Preferred location for vehicle parking
- Possible location for specialized/universal access/visitor parking



Notional building envelope

Note: These do not represent the only solutions

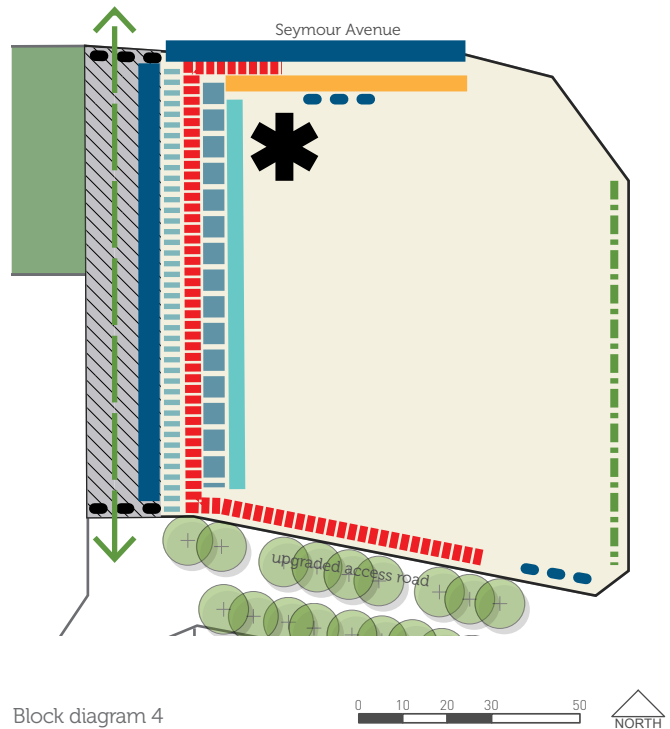


BLOCK 4 PRECINCT: HERITAGE

KEY CONTROLS*

LAND USE:	Mixed Use Zone		
APPLICABLE R-CODE:	R160		
PLOT RATIO:	2.0		
MIN. STOREYS	3		
PARKING:	As per the Shenton Park Hospital Improvement Scheme.		
END OF TRIP FACILITIES	As per the Shenton Park Hospital Improvement Scheme.		
ACCESS:	Refer to block diagram 4.		
SETBACKS:	Ground Floor	1st -2nd storey	3rd + storey
ALL FRONTAGES	Refer to Block Diagram 4	Refer to Block Diagram 4	Refer to Block Diagram 4
PROJECTIONS:	Awning to retail/commercial areas at ground floor (subject to approval if encroaching onto road reserve or public realm).		
ADAPTABILITY	Ground floor areas shall be convertible between commercial/retail and residential uses.		
MIN. OPEN SPACE:	20% of site area		
DEEP ROOT ZONES:	25% of open space		
RETAIL USES	Maximum Retail Floorspace – 4,000sqm NLA (5,000 sqm for entire Mixed-Use Zone)		
BONUS PLOT RATIO:	Up to 50% plot ratio bonus may apply at the discretion of Western Australian Planning Commission (refer to Design Guidelines Appendix A)		

* to be read in conjunction with relevant General provisions. General setbacks apply.



Block diagram 4

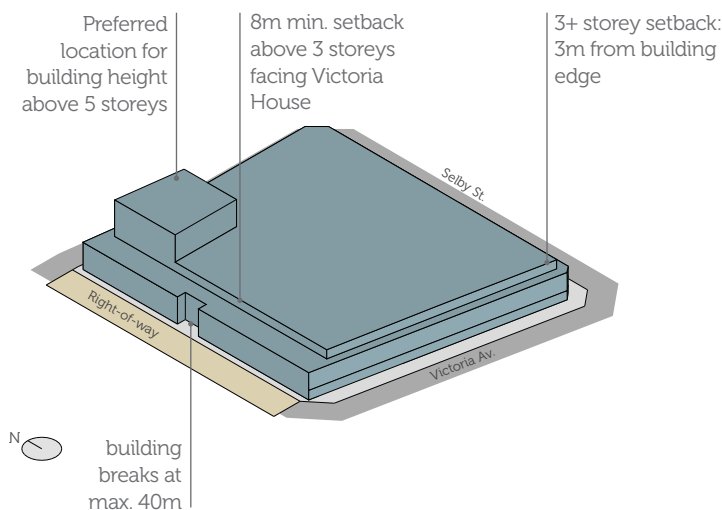
Legend

SETBACKS:

- Development over 3 storeys shall be setback 8m minimum from the building edge.
- Nil setback at ground floor
- Building setback starts at eastern edge of easement

HEIGHT, LANDSCAPING & ACCESS:

- Primary frontage and activation
- Preferred location for building height over 5 storeys
- Heritage tree avenue
- Preferred location for vehicle access
- Vehicle access subject to approval
- Location of awning
- No structure within or above this easement. Awnings and subterranean encroachments permitted.
- Preferred location of convenience parking
- Public Pedestrian and Vehicular Access (via easement)
- Pedestrian access only (no vehicle access)
- Increased setback to protect existing trees



Notional building envelope

Note: These do not represent the only solutions

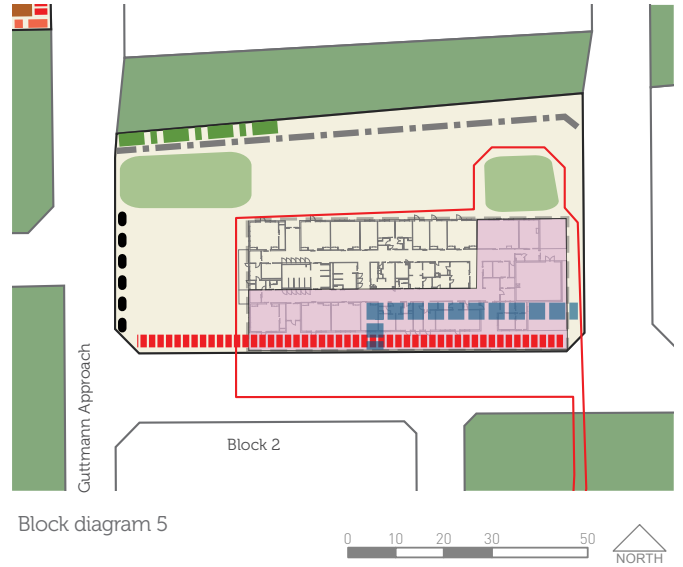
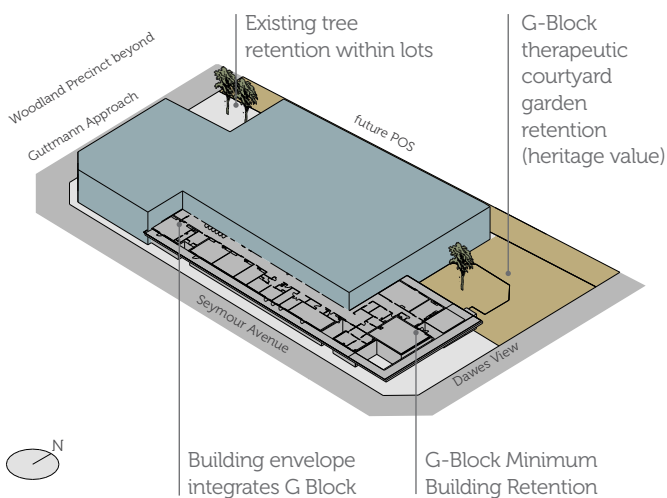


BLOCK 5 PRECINCT: HERITAGE

KEY CONTROLS*

LAND USE:	Residential		
APPLICABLE R-CODE:	R60		
PLOT RATIO:	0.7		
PARKING:	As per the Shenton Park Hospital Improvement Scheme.		
END OF TRIP FACILITIES:	As per the Shenton Park Hospital Improvement Scheme.		
ACCESS:	Vehicle and pedestrian access requirements. Refer to block diagram 5.		
SETBACKS:	Ground Floor	1st -2nd storey	3rd + storey
NORTH, SOUTH AND EAST:	Refer to Block Diagram 5	Refer to Block Diagram 5	Refer to Block Diagram 5
WEST:	2m average	2m average	5m minimum
MIN. OPEN SPACE:	20% of site area		
DEEP ROOT ZONES:	25% of open space		
BUSHFIRE PROTECTION ZONE:	Applicant to check bushfire protection requirements		
BONUS PLOT RATIO:	Up to 50% plot ratio bonus may apply at the discretion of Western Australian Planning Commission (refer to Design Guidelines Appendix A)		
HERITAGE VALUE:	Minimum G-block building and therapeutic courtyard retention and adaptive reuse as shown on Block diagram 5.		
STATE HERITAGE OFFICE:	<p>No building permitted above any retained portion of G-Block.</p> <p>Heritage Council comment and review required prior to lodgement of Development Application.</p> <p>Preference to retain Paraplegic Building (G-Block) in its entirety.</p> <p>Supportive of higher density development outcomes for the lot trading off with further retention and adaptive reuse of G-Block building.</p>		

* to be read in conjunction with relevant General provisions. General setbacks apply.



Legend

SETBACKS:

- Development over 3 storeys shall be setback 8m minimum from the building edge.
- Increased setback to protect existing trees

HEIGHT, LANDSCAPING & ACCESS:

- Primary Frontage
- Preferred location for vehicle access
- Fenceline against the public open space to be compatible with the fencing established on sites to the north
- Heritage Curtilage
- Block 2
- Requirement for existing tree retention within lots (indicative only)
- G-Block minimum building retention

Notional building envelope

Note: These do not represent the only solutions

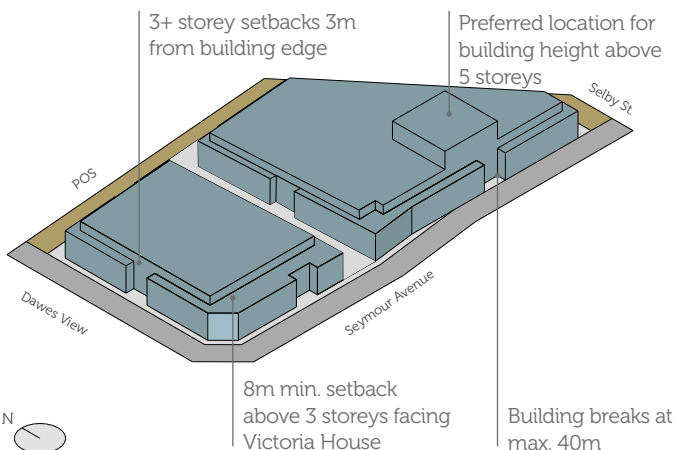


BLOCK 6 PRECINCT: PARKLAND

KEY CONTROLS*

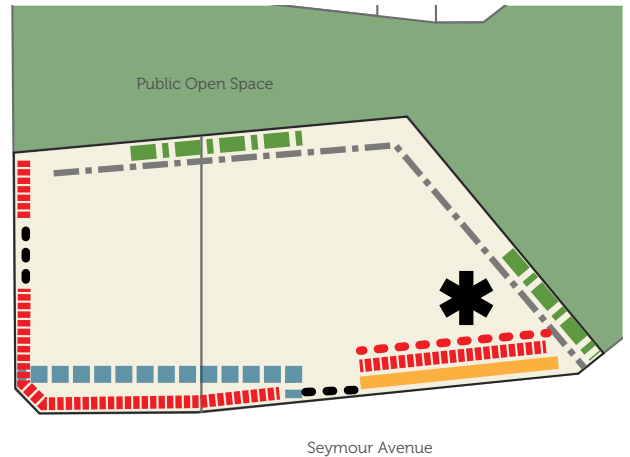
LAND USE:	Residential and Additional Uses		
APPLICABLE R-CODE:	R160		
PLOT RATIO:	2.0		
MIN. STOREYS	3		
PARKING:	As per the Shenton Park Hospital Improvement Scheme.		
END OF TRIP FACILITIES	As per the Shenton Park Hospital Improvement Scheme.		
ACCESS:	Vehicle and pedestrian access requirements. Refer to block diagram 6.		
SETBACKS:	Ground Floor	1st -2nd storey	3rd + storey
NORTH, SOUTH AND EAST	Refer to Block Diagram 6	Refer to Block Diagram 6	Refer to Block Diagram 6
WEST	2m average	2m average	5m minimum
PROJECTIONS:	Awning to retail/commercial areas at ground floor (subject to approval if encroaching onto road reserve or public realm).		
ADAPTABILITY	Ground floor areas shall be convertible between commercial/retail and residential uses.		
MIN. OPEN SPACE:	20% of site area		
DEEP ROOT ZONES:	25% of open space		
ADDITIONAL USES	Maximum Retail Floorspace – 500sqm NLA - shall be located on the ground floor and address the street frontage. A fast food outlet shall not include a drive-through facility. Additional retail floorspace may be considered at the discretion of WAPC on advice from DRP.		
BONUS PLOT RATIO:	Up to 50% plot ratio bonus may apply at the discretion of Western Australian Planning Commission (refer to Design Guidelines Appendix A)		

* to be read in conjunction with relevant General provisions. General setbacks apply.



Notional building envelope

Note: These do not represent the only solutions



Block diagram 6

Legend

SETBACKS:

- Development over 3 storeys shall be setback 8m minimum from the building edge.
- Increased setback to protect existing trees
- Nil set back (possible location for awnings)

HEIGHT, LANDSCAPING & ACCESS:

- Primary Frontage and Activation
- Preferred location for over 5 storeys
- Preferred location for vehicle access
- Fenceline against the public open space to be compatible with the fencing established on sites to the north
- Preferred location for additional uses

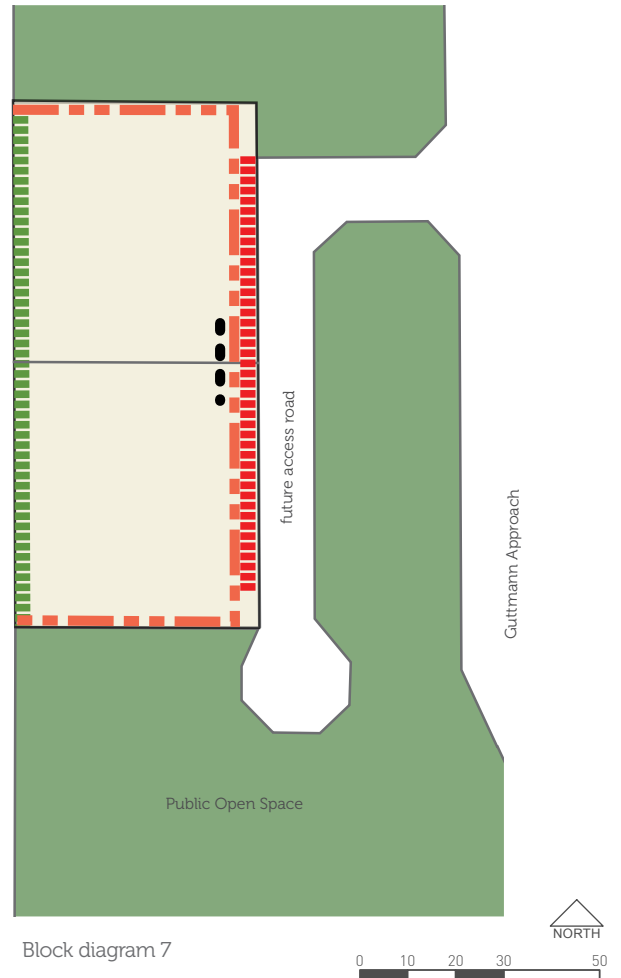


**BLOCK 7
PRECINCT:
WOODLAND**

KEY CONTROLS*

LAND USE:	Residential		
APPLICABLE R-CODE:	R160		
PLOT RATIO:	2.0		
MIN. STOREYS	3		
PARKING:	As per the Shenton Park Hospital Improvement Scheme.		
END OF TRIP FACILITIES	As per the Shenton Park Hospital Improvement Scheme.		
ACCESS:	Refer to block diagram 7		
SETBACKS:	Ground Floor	1st -2nd storey	3rd + storey
NORTH, SOUTH AND EAST	Refer to Block Diagram 7	Refer to Block Diagram 7	Refer to Block Diagram 7
WEST	4m minimum	4m minimum	7m minimum
MIN. OPEN SPACE:	20% of site area		
DEEP ROOT ZONES:	25% of open space		
BUSHFIRE PROTECTION ZONE	Applicant to check bushfire protection requirements		
BONUS PLOT RATIO:	Up to 50% plot ratio bonus may apply at the discretion of Western Australian Planning Commission (refer to Design Guidelines Appendix A)		

* to be read in conjunction with relevant General provisions. General setbacks apply.



Legend

HEIGHT, LANDSCAPING & ACCESS:

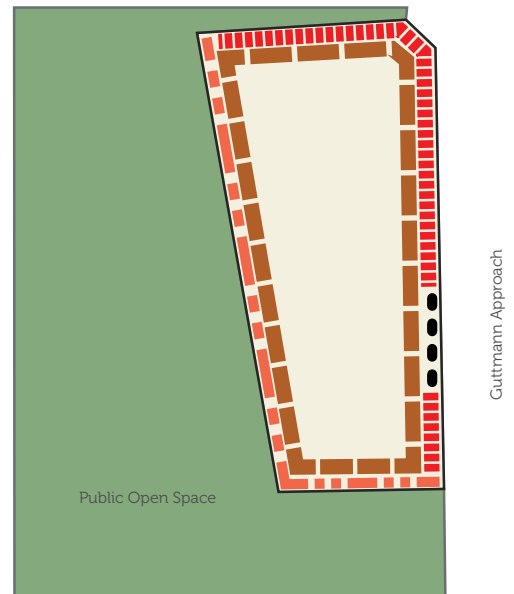
- Bushfire protection zones apply. Proponents responsibility to address relevant approvals
- Preferred location for vehicle access
- Primary Frontage
- Tree planting every 10m within lot boundary



**BLOCK 8
PRECINCT:
PARKLAND**

KEY CONTROLS*

LAND USE	Residential		
APPLICABLE R-CODE:	R60		
PLOT RATIO:	0.7		
PARKING:	As per the Shenton Park Hospital Improvement Scheme.		
END OF TRIP FACILITIES	As per the Shenton Park Hospital Improvement Scheme.		
ACCESS:	Refer to block diagram 8.		
SETBACKS:	Ground Floor	1st -2nd storey	3rd + storey
NORTH AND EAST	2m average	2m average	5m minimum
SOUTH AND WEST	Refer to Block Diagram 8	Refer to Block Diagram 8	Refer to Block Diagram 8
MIN. OPEN SPACE:	20% of site area		
DEEP ROOT ZONES:	25% of open space		
BUSHFIRE PROTECTION ZONE	Applicant to check bushfire protection requirements		
BONUS PLOT RATIO:	Up to 50% plot ratio bonus may apply at the discretion of Western Australian Planning Commission (refer to Design Guidelines Appendix A)		



Block diagram 8



* to be read in conjunction with relevant General provisions. General setbacks apply.

Legend

HEIGHT, LANDSCAPING & ACCESS:

- Bushfire protection zones apply. Proponents responsibility to address relevant approvals
- Preferred location for vehicle access
- Primary Frontage
- 2 Storey Frontage allowable

APPENDIX A - BONUS PLOT RATIO CRITERIA

The following performance criteria have been developed to guide the WA Planning Commission's discretion with respect to development applications which propose greater plot ratio than that prescribed under the relevant R-Code. The criteria aims to ensure any proposed increase in density is balanced with the delivery of a high quality public realm and occupant liveability.

The intent of the bonus plot ratio criteria is to:

- Balance increased dwelling density with high quality public realm and occupant liveability.
- Promote development flexibility.
- Improve building performance.
- Acknowledge design excellence.
- Improve amenity for all residents.

For selected lots within Montario Quarter, the WA Planning Commission may approve a development application with a maximum 50% bonus plot ratio, where in the WAPC's opinion, the relevant Performance Criteria from the following table are met.

A variation to the development controls within the Design Guidelines will be permitted if the proposed development satisfies every performance criterion outlined within this section, at the discretion of the WAPC.

Residential Bonus Plot Ratio criteria:

PERFORMANCE CRITERIA	BONUS PLOT RATIO FACTOR	
A) Design Excellence	0 to 35%	adding to a
B) Environmentally Sustainable Design	0 to 35%	maximum of 50%

SUBMISSION REQUIREMENTS

DESIGN EXCELLENCE

Applicants seeking bonus plot ratio for design excellence are required to submit a report at the development application stage demonstrating how each objective within A) DESIGN EXCELLENCE is addressed.

ENVIRONMENTALLY SUSTAINABLE DESIGN

Proponents seeking bonus plot ratio for environmentally sustainable design are required to meet a 5 star Green Star rating as outlined below.

- Applicant to submit an ESD Report outlining how the design intends to meet the 5 star rating..
- Applicant to submit an ESD Detail Design Report with the application for a building permit.
- Applicant to submit ESD Report to the Green Building Council of Australia for official certification.

COMMUNITY AND ECONOMIC (MIXED USE DEVELOPMENT ONLY)

Applicants are required to submit a report at the development application stage demonstrating how at least 3 objectives within C) COMMUNITY AND ECONOMIC are addressed.

OBJECTIVES

A) DESIGN EXCELLENCE

CRITERIA

In considering an application proposing bonus plot ratio, the WA Planning Commission shall have due regard to the following principles to assist in determining the design excellence of the development:

1. Character – a development with its own identity

Objectives:

- New development should integrate into its setting and reinforce local distinctiveness.
- Building materials, construction techniques and details should enhance local character.
- New development should promote the re-establishment of local distinctiveness that builds on the past and reinvigorates locally distinctive patterns of development, landscape and culture to provide the area with a 'sense of place'.

2. Continuity and enclosure – A development where public and private spaces are clearly distinguished

Objectives:

- Streets should be made up of continuous building frontages and open spaces with few gaps that could leave streets lifeless and uninteresting.
- Buildings should be used to enclose spaces and separate private from public areas.

3. Quality of the public realm - A development with well-designed, high quality communal open spaces.

Objectives:

- New developments should have open spaces and routes that are well-designed, attractive, safe and uncluttered.
- New developments should provide communal open space that is easy for everyone to use, including children, disabled and elderly people.
- Building materials should be durable and easy to maintain.
- Well-designed communal open space shall relate to adjacent buildings.
- The design of open spaces should take account of the microclimate.

4. Ease of movement - A development that is easy to get to and move through

Objectives:

- The development should prioritise pedestrians over vehicles.
- The layout of the development should minimise the need for car travel and exploit any proximity to public transport.
- Pedestrian movement at street level should be given priority over movement at other levels.
- Access and circulation should contribute to a fine grain network of direct and connected routes within and beyond the site and avoid creating large non-permeable blocks.

5. Legibility - A place that is easy to navigate

Objectives:

- The development should be recognisable to help people understand where they are and find their way around.
- Landmark buildings should be visible at street level and be distinctive and memorable.
- The scale of the buildings and the design of the street interface should inform the public about the nature of the route.
- Well-designed building corners enhance legibility by creating visual interest and contribute to a distinctive identity.

6. Adaptability - A place that can change and adapt

Objectives:

- New development should have the capacity to meet changing social, environmental and economic conditions.
- New development should demonstrate the capacity to adapt rather than be replaced.
- New development should have the capacity to adapt to changing climate patterns and demonstrate strategies for the conservation of non-renewable resources including energy, water and materials and for minimising waste through construction and operation.
- New development should have some capacity to adapt to changing demographics, an ageing population, new uses and people with disabilities.

7. Diversity - A place with Variety and Choice

Objectives:

- New development should be accessible and navigable by all people regardless of physical ability.
- Landscape design should promote biodiversity and offer a variety of habitats for flora and fauna.

NOTE: Applicable to developments identified within the Block Specific Requirements.

B) ENVIRONMENTALLY SUSTAINABLE DESIGN CRITERIA

New development shall meet a 5 star Green Star rating through the Design and As-Built tool with official Green Star certification.

NOTE: All developments are required to meet a minimum 4 star Green Star rating through the Design and As-Built tool with official Green Star certification (Refer to 8.1 Climate Responsive Design).

NOTE: Applicable to MIXED USE DEVELOPMENT (including Additional Uses) ONLY

The objective of the Mixed Use zone of the Improvement Scheme (in particular the area fronting Selby Street) is to provide an activated local commercial centre adjacent to Selby Street comprising a supermarket and a range of ancillary retail/shop uses. Residential uses are permitted above commercial uses within the Mixed Use and Additional Uses zone, to encourage a variety of active

Refer to Block Specific Building Requirements for maximum floor area permitted.

C) COMMUNITY AND ECONOMIC CRITERIA

The proposed development shall provide a community benefit above and beyond a development complying with the requirements of the Design Guidelines through achieving a minimum of 3 of the following 7 criteria:

1. High quality active street frontages, street art, furniture and landscape features.
2. Landscaped spaces and/or other facilities accessible to the public such as gym equipment and public art.
3. A range of dwelling sizes and costs.
4. Improvements to pedestrian networks and public security.
5. Provision of view corridors and/or mid-winter sunlight to adjacent land/buildings.
6. Community, communal and/or commercial meeting facilities.
7. Car parks for public use beyond the users of the building.

APPENDIX B – GLOSSARY

BLOCK SPECIFIC BUILDING REQUIREMENTS

Development parameters that apply to each specific development site (blocks 1 to 8) that refine the general provisions (section 6 to 9) of these design guidelines by setting site specific development requirements.

BONUS PLOT RATIO

Bonus Plot ratio available for multiple dwellings and non-residential development, subject to compliance with these design guidelines, calculated in accordance with the bonus plot factor set out in Appendix A.

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. Covered communal facilities connected to open space, publicly accessible open space and public open space within the development site (if provided) can contribute to communal open space requirements.

DEEP ROOT ZONE

Soft landscape area on a lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees, and meets a stated minimum dimension. Used primarily for landscaping and open to the sky, deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

FLOOR AREA

The gross total area of all floors of buildings on a development site, including the area of any internal and external walls but **not** including:

- the areas of any lift shafts
- stairs or stair landings common to two or more dwellings or tenancies
- machinery, air conditioning and equipment rooms
- space that is wholly below natural ground level
- areas used exclusively for the parking of wheeled vehicles at or below natural ground level;
- storerooms
- lobbies, bin storage areas, passageways to bin storage areas or amenities areas common to more than one dwelling or tenancy
- balconies, eaves, verandahs, courtyards and roof terraces.

HABITABLE ROOMS

As defined by the National Construction Code (NCC); a room/ space used for normal domestic activities, and includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio; but **excludes** a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, verandah and unenclosed swimming pool or patio and other spaces of a specialised nature occupied neither frequently nor for extended periods.

PLOT RATIO

The ratio of the floor area of a building to the area of land within the boundaries of the lot or lots on which that building is located.

PRIVATE OPEN SPACE

Open 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 apartment. It excludes car parking spaces and access ways.

TREE PROTECTION ZONE

The distance from the stem set aside for the protection of a tree's crown and roots to provide for the viability and stability of the tree. This is defined by AS4970-2009, unless otherwise agreed by the decision maker on advice of an arborist.

TREE PROTECTION SETBACK

The setback required to guarantee the on-going health an survival of a tree.

APPENDIX C – APPLICATION CHECKLIST

APPENDIX C – APPLICATION CHECKLIST

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
5.0 URBAN DESIGN			
5.1 DESIRED CHARACTER			
DC1 All applications are to be accompanied by a context plan that outlines the response to local setting.			
5.2 DIVERSITY & ADAPTABILITY			
DC2 Demonstrate the incorporation of the Diversity and Adaptability Design Objectives and clearly outline the extent of the essential universal design features that are included.			
5.3 STREETS AND PUBLIC SPACES			
DC3 A landscape plan shall be required for newly created pedestrian access ways to ensure they contribute and become part of the high-quality public realm.			
DC4 Direct pedestrian access to public open space from lots shall be provided.			
DC5 Buildings shall address the street and public open space, providing architectural quality and interest at ground level.			
5.4 PUBLIC ART			
DC6 All public art proposals shall be in accordance with Shenton Park Improvement Scheme: Policy No.1 – Provision of Public Art and have due regard for the Public Art Strategy which forms part of Montario Quarter Public Realm Design Guidelines.			
5.5 PLACE LEGIBILITY			
DC7 Development shall respond to key vistas and public open space through the positioning, orientation and massing of buildings and landscape elements.			
DC8 New developments shall integrate with existing surrounding development.			
5.6 SAFETY AND SURVEILLANCE			
DC9 The size and position of windows from living spaces, balcony openings, hospitality and commercial areas shall be designed to promote natural surveillance of the public realm.			
DC10 Developments are to incorporate design principles of Crime Prevention Through Environmental Design (CPTED). Developments should be designed to			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
engage with and activate the public realm, particularly at ground level.			
DC11 Proposed access ways shall provide adequate lighting and passive surveillance to meet the CPTED guidelines for safety.			
5.7 ACCESS			
DC12 Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement.			
DC13 Crossovers should be constructed from a material consistent with the Public Realm Design Guidelines and generally respond to the materiality of the verge hardscaping, either as constructed or proposed. Asphalt crossovers are not permitted.			
DC14 Paving to vehicle access ways shall be of an equivalent quality to paving used within public open space and public access ways, while meeting the requirements of heavy vehicles.			
DC15 Car park entries, shall be positioned to minimise visual impact from the public realm.			
5.8 VEHICLE PARKING <i>(Refer Section 5.9 of Area B Design Guidelines for Grouped Dwellings)</i>			
DC16 Vehicle parking shall be provided as per the rate specified in the Shenton Park Hospital Improvement Scheme.			
DC17 Any above or at grade parking adjacent to the public realm shall be sleeved with habitable uses (residential or commercial). DC18 Underground or concealed decked parking shall not be visible from the street or public realm or inhibit the activation of streets or public places.			
DC19 The maximum width of car parking and basement access shall be 6.5m and shall not be co-located with pedestrian access.			
5.9 SIGNAGE			
DC20 Signage shall be in accordance with the Signage Improvement Scheme Policy.			
6.0 BUILT FORM DESIGN			
6.1 BUILDING ENVELOPES			
N/A			
6.2 PRIMARY BUILDING CONTROLS			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
6.2.1 SITE PLANNING, ORIENTATION AND SETBACKS			
DC21 All street setbacks where not specifically nominated in the Block Specific Building Requirements shall achieve an average of 2m. Developments over three storeys shall set back a minimum of 3m from the building edge, with the exception of developments within the Woodland precinct and locations where an alternative setback is applied. Refer to Block Specific Building Requirements.			
DC22 Increased setbacks shall be required where necessary to accommodate a tree protection zone for an existing tree on a site or within the road reserve.			
6.2.2 HEIGHT			
DC23 All new development shall be a minimum of three storeys along street frontages except where noted on Block Specific Building Requirements			
6.2.3 PLOT RATIO (Multiple Dwellings Only)			
DC24 Development shall not exceed the nominal plot ratio for the R Code as provided in and referenced in Block Specific Building Requirements.			
DC25 The Design Review Panel may endorse a proposal with a maximum 50% bonus plot ratio for sites, where the proposal has met performance criteria outlined in Appendix A - Bonus Plot Ratio .			
DC26 All sites must achieve a minimum of 75% of the plot ratio achievable under its R-Code designation (except Block 3: Heritage Precinct).			
DC27 For entire Mixed-Use Zone, maximum retail floorspace of 5,000 sqm NLA shall be permitted, of which a maximum of 4,000 sqm NLA shall be permitted on Block 4. An additional 500 sqm is allowed on Block 6.			
6.2.4 BUILDING SEPARATION (Multiple Dwellings Only)			
DC28 Developments shall comply with Table 1 and Figure 6 for minimum separation distances between two buildings on the same lot.			
DC29 For developments in contiguous lots, lot boundary setbacks shall be half the distances provided in Table 1 and			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
Figure 6, unless a different setback is defined in the block specific diagram.			
6.2.5 FLOOR LEVELS			
DC30 Floor to floor heights on the ground floor commercial tenancies shall be a minimum of 3.5m. This may only be varied to meet site specific level constraints at the discretion WAPC on advice of the Design Review Panel (DRP).			
DC31 Residential developments shall have minimum floor to ceiling height of 2.7m for habitable rooms.			
DC32 Changes in internal floor levels shall be a maximum of 1.2m above the parallel street. Where larger internal level changes are needed, they shall occur at least 5m back from the building edge.			
DC33 To provide direct access to ground floor active use premises, finished floor levels are to correspond to the adjacent footpath.			
DC34 Residential ground floors shall not be more than 0.9m above natural ground level at any point.			
6.2.6 Visual Privacy			
DC35 Minimal direct overlooking of primary living areas, active habitable spaces and outdoor living areas of adjoining dwellings, achieved through: <ul style="list-style-type: none"> • Building layout and location; • Design of major openings; • Landscape screening of outdoor active habitable spaces; and/or • Location of screening devices. 			
6.3 BUILT FORM CHARACTER			
DC36 Developments on corner lots shall address both the primary and secondary streets and/or public realm.			
DC37 Blank walls, vehicle access and building services (e.g. bin store, booster hydrant meters) shall not exceed 20% of the total lot frontage to the public realm. DC38 Long street facades shall contain building breaks at a maximum of every 40m.			
DC39 Continuous horizontal and vertical elements shall be broken into smaller components through architectural features, materials, textures and building breaks to provide variety and relief.			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
DC40 Awnings must be provided to Ground Floor commercial/ retail developments with a minimum width of 2.2m.			
DC41 Awning structures shall be an average 2.7 to 3.2m from the ground and not higher than 3.5m. Refer to Block Specific Building Requirements. Note: Awnings structures encroaching into road reserve or public realm shall require approval from the DPLH prior to Building Permit.			
DC42 Maximum building depth shall be 18m from the glass line.			
6.4 HERITAGE			
DC43 Alterations and additions to places of heritage value shall enhance the established heritage value and be compatible with or complementary to the design, siting, scale, built form, materials and external finishes.			
DC44 Development shall conserve, maintain, enhance and reinforce the existing historic character, exhibiting architectural designs which complement without attempting to reproduce historic buildings or their detailing.			
DC45 Dependant on the proposed use and resultant form and scale , contemporary interpretations and additions may be considered and approved based on the integration of the new design with the heritage building.			
DC46 For lots that have heritage value through existing building, spaces or identified for heritage interpretation, a Heritage Impact Statement shall be submitted to the DRP (Refer to Block Specific Building Requirements). Note: All heritage approvals required prior to issue of Building Permit.			
DC47 Development must be in accordance with the Conservation Management Plan (where applicable)			
6.5 MATERIALS AND COLOUR			
DC48 Highly reflective materials for roofs/facades that could cause glare and discomfort shall not be used.			
DC49 Development shall incorporate a variety of materials such as rendered masonry, face brick, stone, steel, glazing and contemporary cladding materials.			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
DC50 Colour selection composition shall be limited and well considered to reflect the local environment and heritage.			
DC51 Materials and Colours shall respond to existing site character palettes. Additional materials and colours that complement the existing character are permitted.			
DC52 Highly reflective materials that could cause glare and discomfort shall not be used.			
6.6 BUILDING ENTRANCES			
DC53 Pedestrian entrances shall be clearly defined and separate from vehicle access.			
DC54 Commercial and residential entries shall be separate and well defined.			
DC55 Building entrances shall be designed and located to be highly visible, well lit spaces that optimise the safety of residents and visitors.			
DC56 Building entrances shall be designed to assist with interest and fine grain at the ground level.			
6.7 ROOF			
DC57 Design consideration shall be given to the view of the roof and cantilevered elements such as awnings from adjacent streets, taller buildings and the greater public realm.			
DC58 Roofing materials including shading structures shall have the following: - For a pitched roof <15 degrees, a three year solar reflective index (SRI) of greater than 64 is required. - For a pitched roof >15 degrees, a three-year SRI of greater than 34 is required			
6.8 OPEN SPACE			
6.8.1 COMMUNAL OUTDOOR AREAS <i>(Multiple Dwellings Only)</i>			
DC59 A minimum area equivalent to 20% of the lot area to be provided for Communal Open Space.			
DC60 Where Communal Open Space cannot be provided on the ground level, it may be provided on a podium or roof.			
DC61 Opportunities for passive solar access to usable outdoor areas shall be optimised.			
DC62 Where applicable, for lots that directly abut public open space,			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
development is encouraged to respond through the placement of communal and private open space, which is accessible from, or provides a direct visual connection to these areas.			
DC63 All multiple dwelling developments shall incorporate a community garden, with a minimum size of 25sq.m per 250 residents or less (pro-rata).			
DC64 The strata company is to retain responsibility for maintenance.			
6.8.2 PRIVATE OUTDOOR AREA (Refer Section 5.7 of Area B Design Guidelines for Grouped Dwellings)			
DC65 Each unit shall be provided with at least one balcony or equivalent accessed directly from a habitable room with a minimum area of 10sq.m and a minimum dimension of 2.8m. Smaller balconies can be considered for studio apartments.			
DC66 Balconies or courtyards are to be provided for all dwellings fronting the public realm. Bushfire regulations may impact on the location of private outdoor areas.			
DC67 Balcony balustrades shall be visually permeable to 50% of the area and compliant with minimum height requirements			
DC68 Air-conditioning condenser units are to be located as to not impact on the functionality of space.			
DC69 All ground level dwellings shall have an outdoor living area relative to the size of dwelling, directly accessible from an internal living space: - <80sqm dwelling = 12sqm min outdoor space - 80-120sqm dwelling 16 sqm min outdoor space - >120sqm dwelling = 20sqm min. outdoor space			
DC70 Overlooking between balconies and adjoining residences shall be carefully considered and privacy screening provided where necessary.			
DC71 Development fronting Lemnos Street or adjacent to existing residential development shall be designed to minimise overlooking from private development. Planting trees in specific locations may assist in providing a visual screen.			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
<i>Note: The strata company is to have the power to enter a property if not maintained to a suitable standard.</i>			
6.9 BUILDING SERVICES			
6.9.1 WASTE MANAGEMENT			
DC72 An integrated Waste Management Strategy shall be submitted at the development application stage.			
DC73 For development of more than 5 dwellings (multiple or grouped), waste collection is to occur via storage internal waste collection areas, with verge side collections are not to be considered. Access to waste collection areas from the primary frontage is not permitted. Alternatively, a strategy for transfer of waste is to be developed within the waste management strategy			
DC74 Waste collection areas shall be located and designed so they are not visible from the public realm and screened from view.			
DC75 Waste collection areas shall be located behind the primary building line, incorporated into the building with a quality material, compatible with the building design.			
DC76 Bin storage areas shall be located to minimise the impact on adjoining residences and screened from public view.			
6.9.2 DRYING AREAS			
DC77 A naturally ventilated drying cupboard/ area shall be provided to each dwelling. This may be within a secondary balcony.			
DC78 Any drying areas shall be screened from view.			
6.9.3 STORAGE <i>(Refer Section 5.8.2 of Area B Design Guidelines for Grouped Dwellings)</i>			
DC79 Adequate storage shall be incorporated into the building design.			
DC80 Storage areas in 1-bedroom apartments shall be a minimum of 6m ³ in addition to storage in kitchens, bathrooms and bedrooms.			
DC81 Storage areas in 2-bedroom apartments shall be a minimum of 8m ³ in addition to storage in kitchens, bathrooms and bedrooms.			
DC82 A minimum of 50% of the required storage shall be located within the apartment.			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
6.9.4 MECHANICAL SERVICES			
DC83 Piped and wired services including conduit shall be concealed from view or integrated into the building design.			
DC84 Building services, including air conditioning units, satellite dishes and other plant equipment shall be screened from view or not be visible from the public realm and should not impact on visibility of outdoor areas.			
DC85 Building services, including air conditioning units and condensers, shall not be located on balconies or viewed from the public or private realm, unless screened from view.			
DC86 Meter boxes and letter boxes shall be contained within development lots, screened and integrated into the overall development.			
DC87 Car park venting service lids and other utility infrastructure, or equipment's shall not be visible from the adjacent public or private realm and shall be appropriately screened to ensure they do not detract from the visual quality of the development.			
DC88 Plant, service equipment and lift overruns shall not be visible from the public realm.			
6.9.5 END OF TRIP FACILITIES			
DC89 Bicycle parking and end-of-trip facilities shall be provided in accordance with the Improvement Scheme.			
6.10 FENCING			
DC90 Front fences shall not exceed 1.2 m in height and shall be a minimum of 50% permeable.			
DC91 All fencing adjacent to POS shall be at least 50% visually permeable and no more than 1.5 m high.			
DC92 Front fencing shall be designed to complement the built form design.			
DC93 Colorbond and super six style fencing is not permitted.			
7.0 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT			
7.1 CLIMATE RESPONSIVE DESIGN			
7.1.1 SUSTAINABLE DESIGN <i>(Refer Section 5.11 of Area B Design Guidelines for Grouped Dwellings)</i>			
DC94 The development shall achieve a minimum 4 Star Green Star Design & As Built or Green Star Buildings rating, demonstrated by a Registration			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
Certificate from the GBCA at Development Application and a Green Star Certification Certificate from the GBCA, dated no more than 24 months after Practical Completion.			
7.1.2 SOLAR DESIGN <i>(Multiple Dwellings Only)</i>			
DC95 Minimum 60% of all residential apartments shall receive 2 hours direct sunlight to major living area between 9am and 3pm mid-winter.			
DC96 Development applications require shadow studies on buildings over 10m			
7.1.3 SHADING			
DC97 Openings not shaded by appropriate eave overhangs shall be shaded with an appropriate shading device eg. awning, louvre that enable winter sun penetration while keeping out summer sun.			
DC98 Glazing to habitable rooms facing east and west shall have vertical protection, such as louvered solar-shutters, blinds or screening devices.			
DC99 West-facing outdoor living areas shall be provided with shading devices to provide sun control.			
7.1.4 VENTILATION <i>(Refer Section 5.13 of Area B Design Guidelines for Grouped Dwellings)</i>			
DC100 Maximise natural ventilation potential by orienting buildings and their openings to maximise air intake from the "windward" side of the building and by providing air outlets on the "leeward" side of the building.			
DC101 Residential dwellings shall be designed to maximise cross ventilation by providing direct breeze paths for cooling and air circulation.			
DC102 A minimum of 70% of apartments shall be naturally cross ventilated.			
7.2 ENERGY EFFICIENCY			
DC103 Air-conditioning systems shall be minimum 3 star energy rating and sized appropriately for the space.			
DC104 An energy efficient hot water system shall be installed (e.g. gas or solar boosted gas - centralised or local).			
7.3 WATER EFFICIENCY			
7.3.1 PLUMBING FIXTURES			
DC105 All kitchen, laundry, bath and basin tap fittings shall be minimum 4 star WELS rated.			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
DC106 All shower fittings shall be minimum 3 star WELS rated 7.5L/min consumption.			
DC107 All WCs shall be minimum 4 star WELS rated. All basin taps shall be 6 star WELS rated.			
7.3.2 WATER COLLECTION			
DC108 All 1:20 year stormwater volumes shall be contained within the site for multiple residential and mixed use developments. This may be re-used or disposed of on-site.			
7.4 LIGHTING			
DC109 Lighting shall be provided under awnings to illuminate the footpath below.			
DC110 All outdoor lighting shall be directed downwards with no light spill above the horizontal plane.			
DC111 Front outdoor/security lights shall be operated via a timed sensor with manual over-ride.			
DC112 Rear outdoor areas adjacent to laneways shall be well lit and incorporate motion activated light fittings.			
7.5 ACOUSTICS			
DC113 A noise management plan shall be prepared by a suitably qualified consultant and included in an application for development approval. The plan is to address: <ul style="list-style-type: none"> - Sound proofing measures to be used in the design and construction of the development and predictions of noise levels. - Control measures to be undertaken (including monitoring procedures), and a complaint response procedure (for commercial activities within a mixed-use building/or contained as part of a land use management plan). - Noise generating services such as air conditioning units to be remotely located or utilise noise control measures to minimise impacts on adjacent users 			
8.0 LANDSCAPING			
8.1 LANDSCAPING ON-SITE			
8.1.1 BIODIVERSITY AND HABITATS			
DC114 For Multiple Dwellings, a minimum 25% of the combined Communal Open Space and Private Open			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
Space (excluding Balconies) shall be provided as deep root zones within consolidated areas for planting larger trees. Lots that are required to conserve/retain existing trees (Tree Protection Zone) can include those areas within the 25%.			
DC115 Developments are encouraged to use these zones for the location of Communal Open Space.			
DC116 Tree Protection Setbacks shall apply to specific lots (Refer to Block Specific Building Requirements.).			
DC117 A Tree Protection Setbacks shall be developed during the concept design phase demonstrating adequate building setbacks and other protective measures to ensure existing trees avoid damage during construction and also the long term. An arborist report confirming the approach shall be included in the development applications.			
DC118 Weed potential plants shall be avoided. Refer to DevelopmentWA's Public Realm Design Guidelines for Landscape planting lists.			
8.1.2 HARDSCAPING			
DC119 Hard stand areas shall be designed so that heat retention and re-radiation is minimised so the increase in ambient air temperature around buildings is contained.			
DC120 Minimise the extent of paving, or use permeable paving, to increase stormwater permeability.			
DC121 Paths, and hard surfaces shall be constructed of materials expressive of the immediate site context, prevailing adjacent architecture or preferred precinct materials.			
DC122 Damage to public realm works shall be rectified by the developer at the developer's expense to match pre-existing works.			
8.1.3 SOFTSCAPING <i>(Refer Section 5.16.2 of Area B Design Guidelines for Grouped Dwellings)</i>			
DC123 A minimum of 1 shade tree per 10 metres shall be included in the following frontages (Refer to Block Specific Building Requirements): - For developments within Heritage Precinct addressing Victoria House and POS.			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
- For developments within Woodland Precinct along western boundary to screen adjacent lots. - Along Lemnos Street.			
DC124 A landscaping plan shall be submitted detailing plant types, number, irrigation and mulch type for Building Permit.			
DC125 Landscaping will be designed with a view to CPTED principles and allow development to take advantage of views over open space while assisting with creation of an attractive urban edge with landscaping on verge and near-verge areas to soften the appearance of buildings and provide shading.			
DC126 Landscaping plans are to be prepared by a suitably qualified Landscape Architect shall and submitted with all development applications to demonstrate how the site responds to the relevant precinct character			
DC127 Plants shall be selected based on relevance to the precinct planting plan and climate tolerance. Plant species are best chosen with reference to the Public Realm Design Guidelines. • Species selection and planting themes shall respond to local conditions and relate to the character, scale and proportions of the streetscape.			
DC128 Avoid the use of continuous lengths of blank walls on sites where outdoor space (private or communal) is raised over 0.5 metres above street level (or open space) by placing planting to soften the edges and reduce their apparent scale.			
DC129 All road verges adjacent to private development shall be designed to be reticulated and maintained by the development, including street trees and planting beds beyond immediate foot-path barriers.			
DC130 Refer to DevelopmentWA's Public Realm Design Guidelines regarding the development of streetscape planting plans.			
8.1.4 WATER EFFICIENCY AND MAINTENANCE			
DC131 Water efficient in line drip irrigation shall be installed for all garden beds.			
DC132 Private water bores are not permitted.			

Development Control	Applicant Assessment (tick one)		Comment / Response (where development controls are not achieved)
	Achieved	Not Achieved	
DC133 Spray irrigation may be used on turf areas only.			
DC134 An automatic irrigation system including a rain sensor shall be installed.			
DC135 Developments shall allow water to permeate the ground surface by maximising permeable ground surface treatment such as gravel, crushed stone, permeable paving or pavers on a sand base.			
DC136 Developments shall install systems which will capture and treat stormwater such as rain gardens, swales or roof gardens.			
DC137 An irrigation plan shall be included as part of the Landscape Plan for Building Approval.			



