Development Application

Middleton Beach Apartments

Prepared for DevelopmentWA

Prepared by Taylor Burrell Barnett

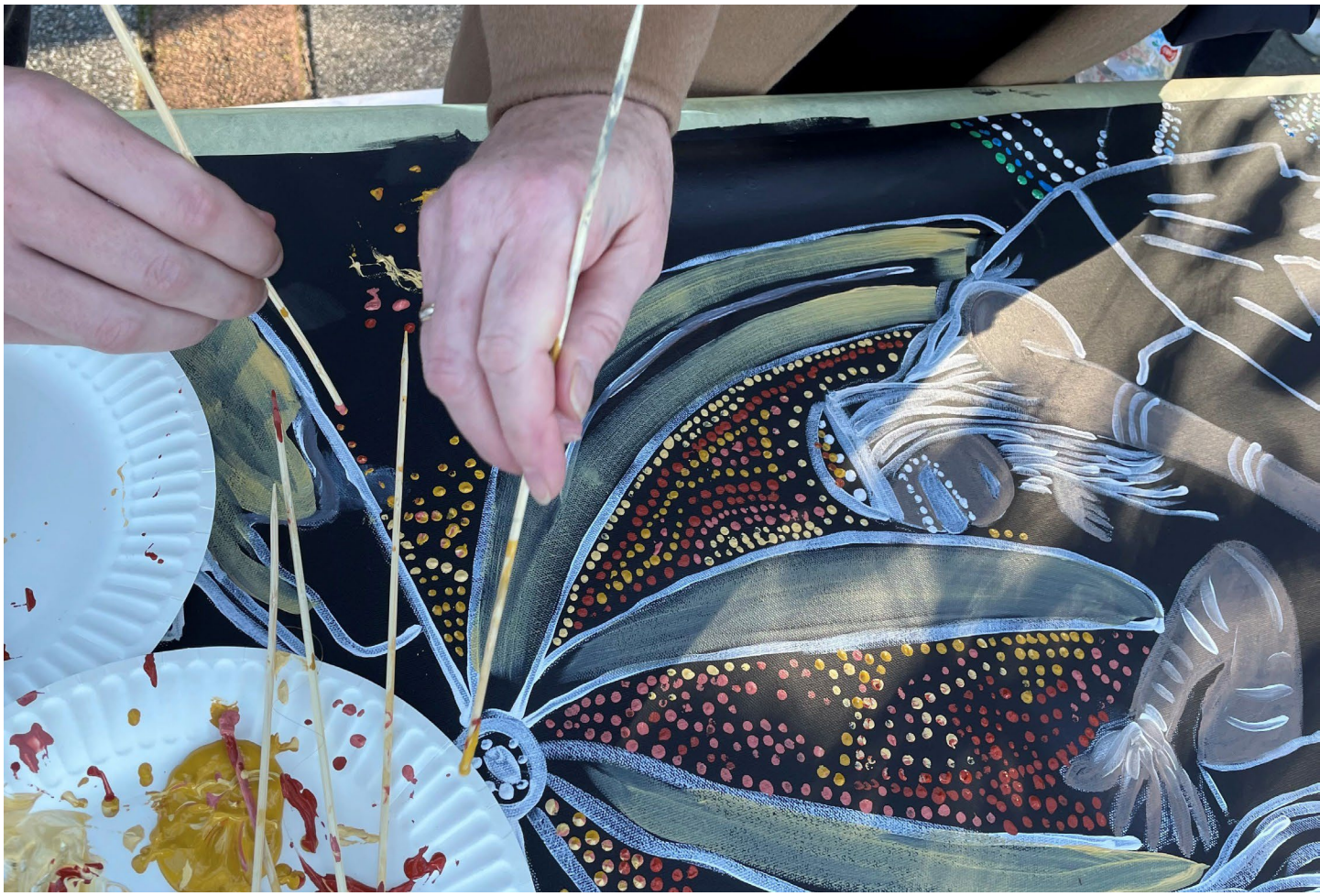
November 2023

Taylor Burrell Barnett

Acknowledgement of country

We respectfully acknowledge the Whadjuk people of the Noongar nation, as the traditional custodians of the land on which we live and work, and recognise their continuing connection.

We pay our respects to the Elders past, present and emerging for they hold the memories, the traditions, the culture and hopes that, through meaningful connection, we aim to apply to the design and planning of communities now and in the future.



Document Information

Development Application

Lot 9002 Flinders Parade, Middleton Beach

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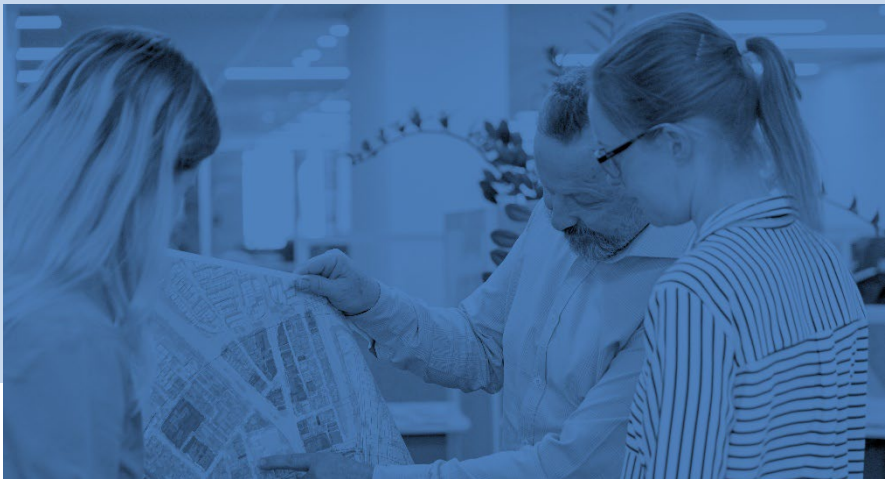

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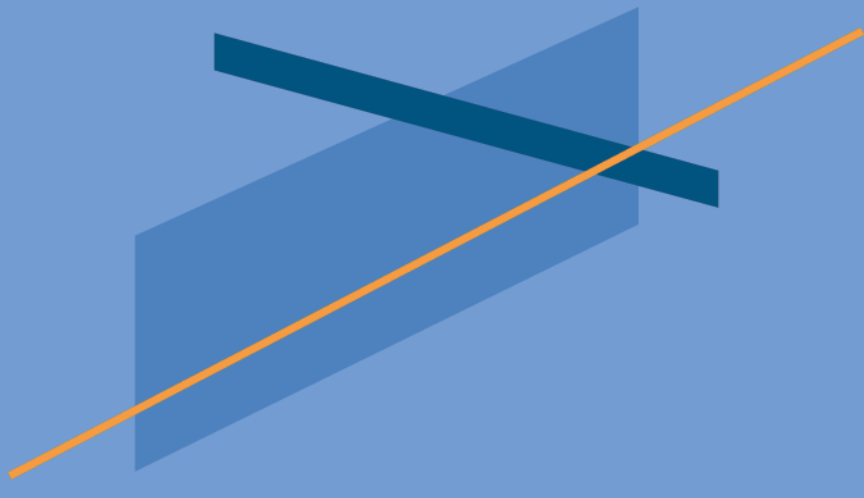
1.0

Introduction



1.0 Introduction

1.1 Project Description

Taylor Burrell Barnett, on behalf of DevelopmentWA, has prepared this report in support of a Development Application for nine apartments and four townhouses as part of Lot 9002 Flinders Parade, Middleton Beach (**Subject Site**). The development application has been prepared in accordance with the provisions of the City of Albany *Local Planning Scheme No.1* (LPS1).

The proposal is located on the south west portion of Lot 9002 Flinders Parade, at the intersection of Adelaide Crescent and Marine Terrace. The development application has been carefully considered and prepared in collaboration with DevelopmentWA and its project team, the City of Albany and the Design Review Panel.

1.2 Background

The land previously contained the old Esplanade Hotel which was acquired and demolished in 2007 by a private developer, prior to the global financial crisis in 2008. The site was acquired by the State Government through the Western Australian Land Authority (DevelopmentWA) in 2014 to buy the site. Since that time, several iterations to the subject sites layout and precinct design have been considered by the City of Albany.

On 10 June 2016, Scheme Amendment 13 was gazetted, adding the land use definition 'multiple dwelling' to the scheme. On 24 January 2017, Scheme Amendment 1 was gazetted to rezone the land to 'Special Use 25' zone, and added the land use definition 'single attached dwelling' to the scheme.

More recently, DevelopmentWA announced Stage 1A: "Duette's' – Innovation through Demonstration" project in Middleton Beach, for medium density terrace homes that offer true flexibility and adaptability to cater for work/life opportunities, changing family compositions or multi-generational living. Continuing from Stage 1A, the proposed development intends to deliver the natural progression of the subject site through a cohesive development containing a mixture of apartment and townhouse dwellings. This is considered to be wholly consistent with the scheme provisions and structure plan.

Table 1 – Development Details

Proposal	**Details**
Zoning	Special Use Zone 25
Zoning Table – Land Use Permissibility	Multiple Dwelling – 'P' Single Attached Dwelling – 'D' (3)
Land Details	Lot 9002 Flinders Parade, Middleton Beach
Construction Timeframe	12 – 24 months
Development Details	**Summary**
Site Area	1282m^2
Building Height – metres and Storeys	Maximum building height of 11.85m (3 storeys) and minimum height of 8.70m (2 storeys)
Plot Ratio	Total for 13 dwellings: 0.87
Number and mix of dwellings	9 apartments and 4 single attached dwellings
Number of parking spaces	18 bays total; 2 public bays in proposed mews

1.3 Pre-Lodgement Consultation

The detail contained within this application is the result of extensive design interrogation as a result of engagement and consultation with the City of Albany, its Design Review Panel and Estate Architect. The key phases of consultation are summarised below:

- General consultation with City of Albany of Stage 1B development intent and design progress, prior to formal LDRP (early 2023);
- Encycle's various consultation and collaboration with the City's Julie Passmore (Sustainability and Waste Strategy) regarding Waste Management solution considerations (June 2023);
- Email confirmation of proposed Waste Management Strategy from City's Julie Passmore (Sustainability and Waste Strategy) to Encycle (29 June 2023);
- City of Albany Design Review Panel Meeting 1 (22 June 2023);
- City of Albany Design Review Panel Meeting 2 (15 August 2023);
- MJA Architects preliminary consultation with the City's Dylan Ashboth (Planning) regarding Percent for Art considerations as a result of deliberation at Design Review Panel meeting (7 September 2023).

1.4 Development Application Package

This development application is prepared as a package including:

- Application for Development Approval, Development Application Checklist and A6 Checklist from the Design Guidelines (refer **Appendix A**);
- Certificate of Title (refer **Appendix B**);
- Development Application Plans and Elevations (refer **Appendix C**);
- Design Compliance Review and Design Review Panel report (refer **Appendix D**);
- Bushfire Management Plan (refer **Appendix E**);
- Sustainability Strategy Report (refer **Appendix F**);
- Landscape Masterplan (refer **Appendix G**);
- Waste Management Plan (refer **Appendix H**); and
- Acoustic Report (refer **Appendix I**);

2.0

Site Context

2.0 Site Context

2.1 Legal Description

The development application is located in the south-western portion of Lot 9002, No.1 Flinders Parade, Middleton Beach.. **Table 2** provides the property details and a copy of the Certificate of Title provided in **Appendix B**.

Three Easements are on the Certificate of Title however, only Easements 2 and 3 are subject to the development site:

1. Easement to the Water Corporation for existing sewer infrastructure;
2. Easement to the Water Authority of Western Australia; and
3. Easement to Western Power for the underground electricity transformer fronting Marine Terrace

Table 2 – Legal Lot Description

Lot No.	Volume/Folio	Plan	Tenure	Site Area	Registered Proprietor
9002 Flinders Parade, Middleton Beach	4025/255	422068	Freehold	1282m^2	Western Australian Lands Authority

2.2 Subject Site

The subject site is bounded by Flinders Parade to the east, Barnett Street to the north, Marine Terrace to the west and Adelaide Crescent to the south. The development site is located on the south-western portion of the subject site, abutting Marine Terrace, refer **Figure 1**.

Figure 1 – Subject Site (MNG)

2.3 Local Context

The subject site is situated within the City of Albany local government area, and is located approximately 4 kilometres east from Albany town centre. The site is setback from Middleton beach foreshore to the east, providing strong access to foreshore amenities. Land to the north and west consists of existing low density residential development, and to the south Mount Adelaide and Mount Clarence.

The subject site is strategically located in proximity to popular community and recreation uses including:

- Middleton Beach
- Whale Observation Deck
- Ellen Cove Boardwalk
- Lake Seppings Boardwalk
- Restaurants and eateries located within 500m of the development including Hybla Tavern and Three Anchors.

2.4 Site Characteristics

The site is currently under construction for Stage 1A for the 'Duette's' located on the south-west corner of the subject site (refer **Figure 1**). The development site is currently vacant, being used temporarily as a laydown area for materials and access, refer to **Images 1 – 3**. Works completed for the Stage 1A development has left the development site relatively flat.

Image 1 – Current Development on Site

Image 2 & 3 – Stage 1A Duette's adjacent Adelaide Crescent

The north-west portion of the subject site consists of existing low density residential development, refer **Figure 1.** In accordance with the Structure Plan, these lots will form part of the residential precinct in the future. Considerations have been made for the existing neighbours to the north through proposed screening, deep set balconies and high-level windows alleviating the perception of overlooking whilst accommodating greater northern light coverage.

The eastern portion of the site is currently vacant, and generally a flat sand surface. **Images 4 – 7** highlight the surrounding streets and pedestrian interface with the current development.

Images 4 – 7 Surrounding Street Context of Marine Terrace and Adelaide Crescent

3.0

Development Proposal

3.0 Development Proposal

3.1 Development Overview

The application seeks approval to develop nine apartments (multiple dwellings) and four townhouse dwellings (single attached dwellings) on the subject site. All dwellings are proposed to be used for residential purposes.

The development seeks to provide beach style apartments with communal amenities, a strong landscaping response and a mix of dwelling typologies.

Vehicle access is achieved via a mews connecting Marine Terrace to the west, proposed to be named Nerita Way. This mews will provide pedestrian and localised vehicle connections through to Flinders Parade, Barnett Street and Adelaide Crescent. This assists in fostering a high-quality pedestrian environment along the frontage to Marine Terrace, whilst ensuring suitable vehicle access and onsite parking.

The primary resident and pedestrian access is proposed via the ground floor of the East Apartments, with the entrance through a garden lobby. Universally accessible communal facilities are centralised on the ground floor of the East apartments facilitating social interaction, ground floor activation and appropriately responding to the interface with the foreshore. The site is supported by a resident pathway traversing east-west across the car-park, forming a landscaped social connector between the east and west dwellings. Access to the west townhouses is also provided from Marine Terrace via walk-up garden terraces to maximise pedestrian options accessibility. West townhouse courtyards and balconies are orientated to Marine Terrace to ensure the streetscape remains activated, supporting the visual amenity and passive surveillance.

The proposed dwelling types are further detailed in **Table 3** below.

Table 3 – Dwelling Typologies

Dwelling Type	No. of Dwellings	Development Proposal
1-bedroom apartments	2	1-bath, indoor living area, balcony
2-bedroom apartments	7	2-bath, indoor living area, outdoor courtyard / balcony
3-bedroom single attached dwellings	4	1.5-bath, indoor living area, outdoor courtyard / balcony

3.2 Landscaping

The proposed development incorporates extensive landscaping to complement the built form. The proposed landscaping plays a significant role in responding to the context of the site, complementing the existing local character; dramatic coastline, granite outcrops and curving beaches.

The proposed landscaped social connector (resident pathway) between East and West Apartments is thoughtfully designed to integrate pedestrians as priority within the development. At the boundary of the site, landscaping has been designed to provide a connective interface to Marine Terrace to the west, and planted screening from development to the north. The development proposes planting and hardscape fencing against the north-eastern corner of the site to mitigate from the strong easterly winds.

Shade trees are proposed around the development boundary to provide a privacy screen between public and private spaces, shade over public footpaths and create a desirable first impression. The ground floor spaces are strongly articulated with elements that convey a human scale to the streetscape such as feature brick screening, metal trellises and window shrouds. The landscaping plan is prepared by **See Design Studio – Landscape Architects** (refer **Appendix G**).

3.3 Access, Circulation and Parking

3.3.1 Site Access

Vehicle and pedestrian access to the development is achieved from the Mews (public road) adjoining the southern site boundary. This provides access to the centrally configured resident parking and maintains the pedestrian friendly frontage along Marine Terrace (west) and the shared access street (east) currently under construction.

Legible vehicle and pedestrian connectivity to Marine Terrace, Adelaide Crescent and Barnett Street provides accessibility to local neighbourhood amenities.

3.3.2 Circulation

The proposed mews located on the southern boundary will accommodate one-way traffic, encouraging slow vehicular movements and its priority use for access to the dwellings. It is intentionally designed to discourage through-traffic. The mews will link to the currently under construction shared access street that connects between Barnett Street and Adelaide Crescent. Adelaide Crescent and Marine Terrace will be retained as two-way traffic routes.

The principal building entry via Marine Terrace and rear shared space enhances ground floor activation and passive surveillance. The development includes open air, landscaped common circulation spaces including outdoor showers and outdoor kitchen providing high amenity for residents.

3.3.3 Car Parking

Proposed car parking is outlined in **Table 4.**

Table 4 – Car Parking Composition

Car Park Type	Proposed Development
On-site resident parking	10-resident parking bays are located oriented to the West dwellings.
	8-resident parking bays are located oriented to the East apartments.
On-street parking	4-parallel on-street parking bays are indicated in the proposed mews adjacent the proposal.
	9-right angle verge parking bays are indicated along Marine Terrace adjacent the proposal.

Under SU 25, car parking requirements for dwellings within the Mixed-Use Precinct is as outlined as follows;

- *Single attached dwelling – resident parking as determined by local government.*
- *No visitor car parking requirement for permanent residential developments.*

Integrated on-street parking is provided and conveniently located along the mews and surrounding streets. The provision addresses visitor parking needs and functions as a traffic calming measure allowing for a pedestrian prioritised environment, in accordance with the Middleton Beach Activity Centre Plan. The parking and pedestrian access design is displayed in **Appendix C**.

3.3.4 Bicycle Parking

Under SU 25, one bicycle parking space is required per residential dwelling, and 1 bicycle parking space per 10 dwellings for residential visitors.

The proposed development sufficiently provides bicycle parking for each dwelling within the storage area, with a total of 13 bicycle parking bays. These are clearly identified on the plans, refer to **Appendix C**. Public bicycle racks are located along Flinders Parade, supporting visitor parking requirements.

3.4 Noise

Herring Storer Acoustics was commissioned by DevelopmentWA to conduct a preliminary review, to address acoustic considerations of the proposed development.

With regard to BCA/NCC requirements, the assessments identified the following actions for the development:

- Indoor and outdoor living areas are located away from highly trafficked areas.
- The west apartment buildings will be constructed to comply with part 3.8.6 of the BCA/NCC.
- The east apartment building component of the proposed development will be constructed to comply with the requirements of Part F5 of the BCA/NCC.
- All services are located in fully enclosed garages and storerooms minimising the impact on neighbouring dwellings and the public realm.

The primary source of noise from the proposed development will be from mechanical services consisting of air-conditioning plant. The assessment of the proposed development and mitigation measures are provided in **Appendix I**.

3.5 Sustainability

The proposed development incorporates a sustainability strategy prepared by EMERGEN. The strategy report has been designed in accordance with the Town of Albany Design Guidelines Built Form – Middleton Beach Activity Centre.

The proposed development incorporates passive environmental design measures, responding to local climate and site conditions by providing optimal orientation, shading, thermal performance, and natural ventilation. These measures will assist in reducing the reliance on technology for heating and cooling minimising energy use, resource consumption and operating costs over the life cycle of the project.

The design includes several elements that provide community benefits and allow for future proofing with the ability to harness renewable energy sources and increase in EV stations. The Sustainability Strategy is found in **Appendix F**.

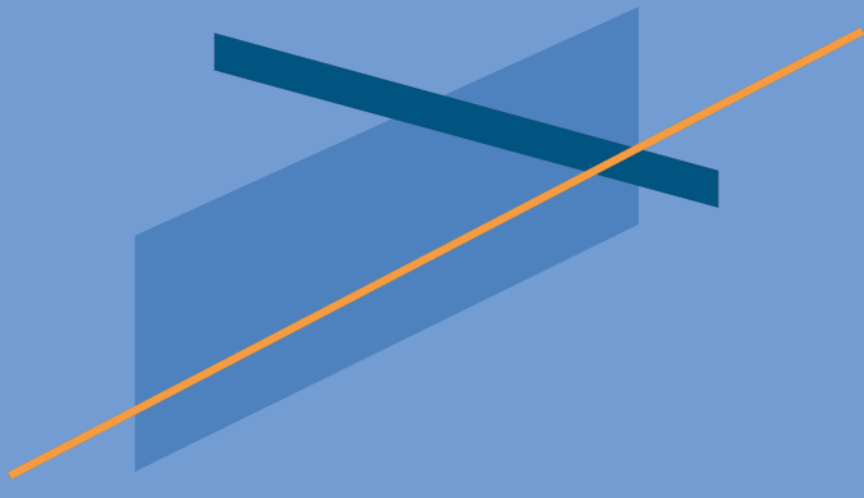
3.6 Waste Management

A Waste Management Plan was developed by Encycle for the proposed development. For efficient and effective waste management, the collection and centralisation of waste and recyclables has been carefully considered at the building design phase. The enclosed bin storage area is located on the ground floor of the apartment building with resident access to the communal lobby, refer **Appendix H**.

Separate access is provided for bins to be moved from the bin storage on collection day without movement through the lobby. Waste is proposed to be collected from the shared space access road between the existing and future development from Barnett Street. As such, the waste vehicles will not need to manoeuvre within the mews, avoiding the resident lobby.

4.0

Planning Framework



4.0 Planning Framework

4.1 City of Albany Local Planning Scheme No.1 (LPS 1)

4.1.1 Zoning

The subject land is zoned 'Special Use 25' (SU 25) under the City of Albany *Local Planning Scheme No. 1* (LPS 1), refer **Figure 2.**

SU 25 refers to the Structure Plan as a planning instrument of due regard. The Structure Plan contains specific provisions for land use permissibility and conditions against which all development will be assessed. These are addressed further, in sections 4.1.2 and 4.1.4 of this report.

Figure 2 – Extract from City of Albany LPS1

4.1.2 Land Use Permissibility

Permissible land uses are listed under SU25, which refers to the precincts identified within the Structure Plan, which outline precinct specific performance criteria and development conditions. The proposed development is situated within the Mixed-Use Precinct of Special Use Zone 25. The development is comprised of 9 multiple dwellings and 4 single attached dwellings. The permissibility of the proposed uses is outlined in **Table 5.** The proposal is consistent with the land use definitions, and is capable of being favourably considered.

Table 5 – Land Use Permissibility

Land Use	Definition	Permissibility	Justification
Multiple Dwelling (9 Apartments)	*A dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but;* - *does not include a grouped dwelling; and* - *includes any dwellings above the ground floor in a mixed-use development.*	Permissible (P)	The multiple dwellings are consistent with the development expectations of the site.
Single Attached Dwelling (4 dwellings)	*means one of a group of two or more attached dwellings each being separated by a common wall and may include a row house, terrace house or town house, not located above or below another dwelling;*	Discretionary (D) '3' *(3) means that the use is prohibited where it fronts the street at pedestrian level within the 'Primary Active Frontage' area as depicted on the Precinct Plan*	The single attached dwellings continue the natural progression of the development and dwelling typologies established in Stage 1A, connected by the mews. The single attached dwellings proposed are a group of four, forming one building form, that are separated by a common wall. No dwellings are located above or below each single dwelling. The single attached dwellings face Marine Terrace, not identified as a 'Primary Active Frontage' in the Precinct Plan (**Figure 3**). The dwellings are consistent with scale and intensity of the Structure Plan.

4.1.3 Precinct Plan

The Precinct Plan is embedded into the LPS 1 scheme text under Schedule 2 CL.4.5. The precinct plan is shown in **Figure 3**.

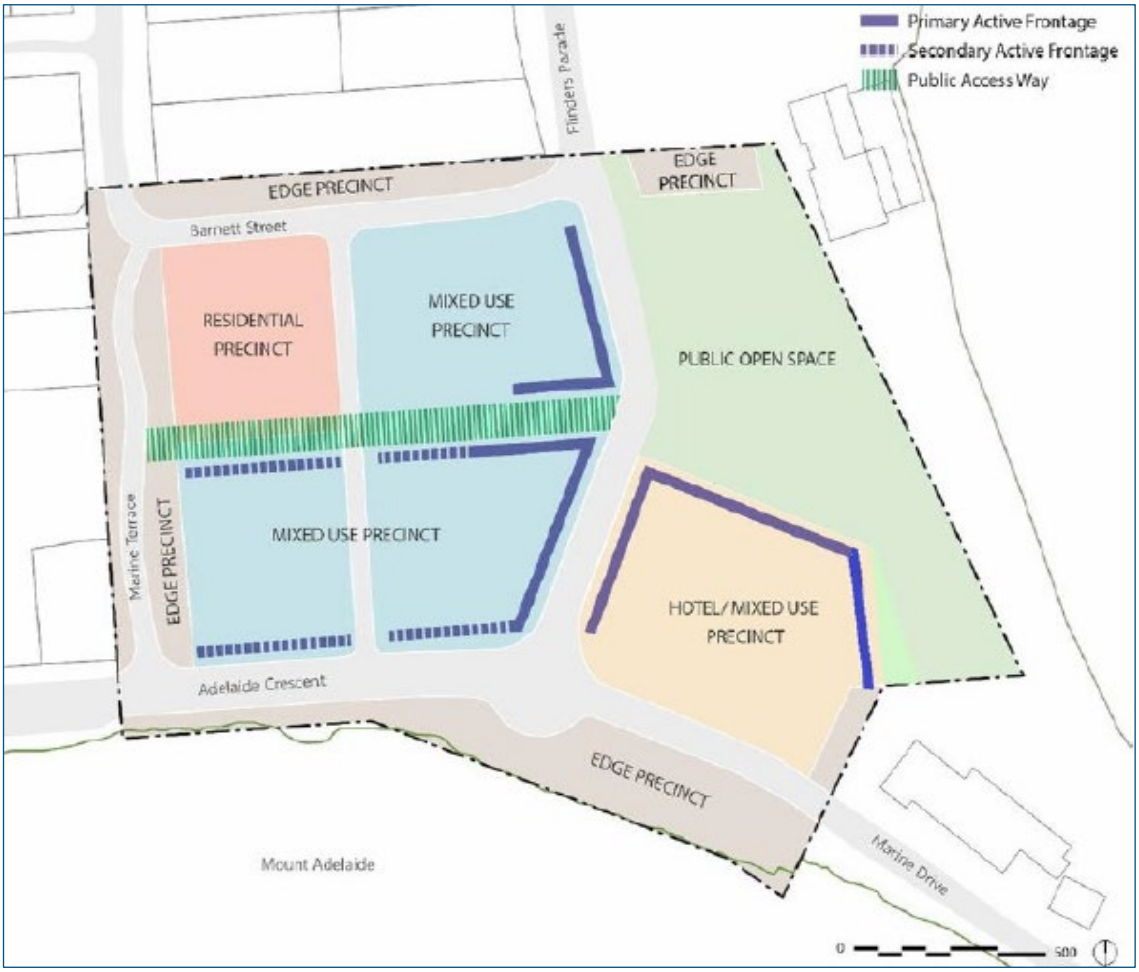


Figure 3 – Middleton Beach Activity Centre Precinct Plan

4.1.4 Compliance with SU 25 conditions

The SU 25 contains a number of development requirements and conditions. These are briefly summarised as follows.

- Performance Criteria numbered 1 and then conditions 2-4;
- Foreshore Protection and Management condition numbered 5;
- Bushfire Management conditions numbered 6-7;
- Development Requirements numbered 8-14;
- Mixed Use precinct requirements; and
- Active Frontage requirements.

Table 6 below outlines the proposed developments compliance with the performance criteria as outlined under LPS1.

Table 6 – Compliance Table against SU 25 conditions

SU 25 Conditions	Proposed Development
1. *(a) The Middleton Beach Activity Centre is developed in a co-ordinated manner, recognising its significance for local recreation, organised sporting and cultural events and as a tourist destination;*	**Compliant.** The concept plan for the subject site has been informed by the lot layout and public domain to integrate the site within the wider precinct. The scale of development is in keeping with the surrounding streetscape and the heights established in the MBAC Structure Plan.
(a) High-quality built form and public place design is provided across the Special Use zone and public	**Compliant.**

foreshore reserve interfaces recognise the iconic location and significance of the site to the community;	Landscaping is utilised to enhance the developments interface with the public realm, reflect the local character and coastal context and prioritise public connection with the foreshore.
(b) *The development of public and private land is integrated to establish a safe, vibrant mixed-use centre with an active beach front and urban edge that includes but is not limited to: local and tourist facilities; restaurants, cafes and shops; holiday and short stay accommodation; together with a range of permanent residential uses but excludes detached houses*	**Compliant.** The design of the west townhouses orientates each dwelling with pedestrian access via Marine Terrace. Vehicle access is located to the southern boundary along a one-way mews, encouraging slow vehicular movement and prioritises pedestrians. Dwelling balconies provide passive surveillance to surrounding street frontages in a manner that considers a balance between resident privacy and neighbourhood security. The design aims to minimise overshadowing of neighbouring properties and the public realm. The development contains no detached houses, only comprising of single attached and multiple dwellings.
(c) *An effective, efficient, integrated and safe transport network that prioritises pedestrians, cyclists and public transport users is provided;*	**Compliant** The desired outcome is to create a mews providing vehicle access to the rear of the proposed dwellings, minimising crossover to the site. The scale of the dwellings at two storeys promotes passive surveillance of the mews.
(d) *Vehicle parking is efficient and promotes the establishment of shared, reciprocal and common use facilities;*	**Compliant** The centralised vehicle parking accessed via the mews promotes accessibility of the communal facilities located on the ground floor of the east apartments. The parking design encourages slow vehicle movements and sense of community between the east and west apartments.
(e) *Developments incorporate sustainable technologies and design including best practice with regard to energy efficiency, water sensitive urban design and fire safety requirements; and*	**Compliant.** A sustainability Strategy Report has been produced by Emergen and is appended to the development application in **Appendix G**.
(f) *Opportunities for investment and development are facilitated.*	**Compliant.** The proposed development represents investment in the precinct.
1. *Due regard shall be given to the Activity Centre Structure Plan in accordance with the relevant clauses within the deemed provisions for Local Planning Schemes.* 2. *Development will be compliant with design guidelines that have been prepared, referred to the State Design Review Panel for its advice and recommendations, and adopted by the City of Albany prior to development of the site.* 3. *Notwithstanding that a use is not specifically listed in this schedule, the Local Government may consider the proposed use on its merits as an 'A' use where that use, and development complies with the performance criteria set out in Condition 1 and other relevant conditions in this schedule and is compatible with the listed uses in the designated precinct.*	**Completed.** Due regard has been given to the MBAC SP, refer to section 4.2 of this report. **Completed.** The development has been prepared having regard to the Design Guidelines, and has been reviewed by the Design Review Panel, refer **Appendix D**. **Noted.**
<u>Foreshore Protection and Management</u> 4. *Development within the Hotel/Mixed Use Precinct and/or creation of the Hotel/Mixed Use Lot will be subject to satisfactory arrangements for the implementation and ongoing management of coastal adaptation and protection measures consistent with State Planning Policy 2.6, including but not limited to:* • *Public advertising, adoption and implementation of a Foreshore Management Plan that includes the existing foreshore reserve adjacent to the Special Use zone, prepared in conjunction with the City of Albany in accordance with SPP2.6 Sub-Clause 5.10*	**Not applicable**. The development application is not situated within the Hotel/Mixed Use Precinct.

Coastal Strategies and Management Plans and endorsed by the WAPC; and • *Notification on Title stating that the lot is within a Vulnerable Coastal Area.*	
Bushfire Management 5. *The Middleton Beach Activity Centre has been identified as a bushfire prone area and development and use of the site shall comply with the provisions of the approved Bushfire Management Plan and the Scheme.*	**Addressed**. A Bushfire Management Plan has been prepared and accompanies the development application refer **Appendix E**.
6. *All residential buildings and, as far as is practicable, non-residential developments, are to incorporate the bushfire resistant construction requirements of the Building Code, including as appropriate the provisions of AS3959 Construction of Buildings in Bushfire Prone Areas (as amended), commensurate with the bushfire attack level (BAL) established for the relevant portion of the site.*	**Addressed**. The Bushfire Management Plan contains relevant construction requirements. The design has been considered to comply with SPP3.7 demonstrating that development will have a moderate bushfire hazard level with a BAL-12.5 or less rating.
Development Requirements 7. *Before commencing or carrying out any development on land within the Special Use zone, the developer must:* • *demonstrate that the proposal aligns with the principles of any relevant State Planning Policy for design of the built environment;* • *comply with the requirements of the design guidelines referred to in Condition (3) above; and* • *incorporate the recommendations of an appointed design review panel, where available.*	**Addressed.** The design has been carefully considered in relation to SPP 7.0 – Design for the Built Environment and the ten principles of good design. Refer section 4.3 of this report and the design statement in **Appendix D**.
8. *Notwithstanding the permissibility of the proposed use, any works proposed to be undertaken within the Special Use zone shall require the development approval of Local government following advertising of the proposal in accordance with clause 64(3) of the Deemed Provisions unless exempted by the provisions of Schedule 2, Cl 61 (1) of the Deemed Provisions to the Planning and Development Regulations 2015.*	**Noted.** It is understood that the local government will process the development application in accordance with the provisions of LPS 1 and the Deemed Provisions.
9. *Applications for development approval are to demonstrate appropriate design and management controls to minimise conflict between permanent & short term residential, tourism and mixed uses and, in particular, night time hospitality and entertainment.*	**Addressed.** The development itself does not propose mixed use development, only permanent residential. The development has due regard for future development on adjacent lots on the subject site, providing for sufficient separation and appropriate landscape interface to manage proposed permanent and potential future short-stay residential.
10. *Any approved development is to be constructed to plate height prior to the submission of any diagram or plan of survey (deposited plan) for subdivision of the parent lot to create individual lot(s) for the development(s).*	**Noted.**
11. *Basement car parking shall be integrated into the built form and screened from view, such that the car parking area is not directly visible from the street or other public spaces. Car parking areas shall be accessed from a laneway or secondary street where available.*	**Addressed.** Basement parking is not proposed. The proposed car-parking is at grade in the form of open parking with canopy design, proposed to be accessed from the mews. All parking is screened from Marine Terrace.
12. *Car parking shall be provided in accordance with the provisions of the Scheme unless otherwise stated below.*	**Addressed** Refer to section 3.3.3 of the report.
13. *The following development requirements specifically apply to the following precincts as identified on the Middleton Beach Activity Centre Precinct Plan:*	**Refer below.**
Mixed-Use Precinct	

Building Height • *2 storey (11 metres) minimum / 3 storey (14.5 metres) maximum between Barnett Street and the Public Access Way.* • *2 storey (11 metres) minimum / 4 storey (18 metres) maximum for development fronting the southern extent of the Public Access Way;* • *2 storey (11 metres) minimum / 5 storey (21.5 metres) maximum for development south of the Public Access Way, fronting Adelaide Crescent or Flinders Parade.*	**Compliant**. The proposed development seeks a maximum height of 11.85m (3 storeys) and a minimum height of 8.7m (2 storeys). The 11-metre minimum height limit is not workable for a two-storey house typology. The 11-metre measurement is taken from the MBAC SP, which anticipates for multiple dwellings. The MBAC SP heights were based on the calculation outlined in section 4.2.1 of the structure plan, being a floor height of 4.5m (ground floor) plus 3.5m floor height (first floor) plus a 1.5m height for a subterranean protrusion for parking, plus 1.5m for a roof projection. This equals the 11m minimum. In this regard, the proposed development does not require subterranean parking and is proposed with a contemporary flat roof. Given the number of assumptions built into the 11m minimum, it is considered that the building height should be only considered for 2-storeys. This approach is consistent with SPP 7.3 R Codes Volume 2, which says in planning guidance PG2.2.2 that "***building*** *heights should typically be expressed in* ***storeys*** *to allow flexibility of design solutions at ground and roof levels, promote generous floor to ceiling heights and provide for future building adaptability*".
Setbacks *Generally nil street and side setbacks.*	**Compliant.** Nil side setbacks are proposed for internal south boundary for west townhouses. 1.08m setbacks are proposed for the north side boundary along Marine Terrace and boundaries adjoining the public domain to the east to achieve articulation to the building form and interest to the public realm.
Car Parking • *Single attached dwelling - resident parking as determined by Local government.* • *No visitor car parking requirement for permanent residential developments.* • *Retail – 1 bay per 40m2 NLA.*	**Compliant.** A total of 18 resident parking bays are provided. Whilst not required, visitor on-street parking is proposed along the mews and along Marine Terrace. Retail is not provided.
Bicycle Parking: • *1 bicycle parking space per residential dwelling and 1 bicycle parking space per 10 dwellings for residential visitors.*	**Generally compliant.** 1 bicycle parking space is provided for each residential dwelling (13). Secured bicycle racks are provided.

4.2 Middleton Beach Activity Centre Structure Plan

The Middleton Beach Activity Centre Structure Plan (MBAC SP) was approved by the Western Australian Planning Commission (WAPC) on 4 January 2017 (WAPC ref: ALB-2016-1). The subject site is shown within 'Mixed Use Precinct', refer **Figure 3**.

The Mixed-Use precinct allows for multiple dwellings with heights ranging from 2 – 5 storeys. Short stay accommodation or permanent residential have been identified as suitable uses within the Precinct due to high accessibility to the beach and exposure to amenities and services provided by the Precinct Avenue, uses are encouraged adjacent to Flinders Parade to assist development of a high street.

The development application proposes dwellings that would be consistent with medium density development. The dwellings are aligned with the broader concept design plan for the area, with proposed road and public domain informed from the Structure Plan.

The MBAC SP outlines design guidelines and development controls to ensure the desired urban form and structure is achieved. The developments compliance against these development controls are outlined as follows in **Table 7**.

Table 7 – Middleton Beach Activity Centre Structure Plan Design Guideline Compliance

Development Control	Design Guideline	Compliance
Land Use **(Mixed Use Precinct)**	Multiple Dwelling 'P' (3) Single Attached Dwelling 'D' (3)	Refer to **Table 5.**
Building Height	Maximum height 11m – 21.5m (2 – 5 storeys)	Refer **Table 6** – Mixed Use Precinct
Street Setbacks **(Marine Terrace)**	A nil setback is encouraged to promote connection to adjacent residential areas and promote passive surveillance.	Refer **Table 6 –** Mixed Use Precinct

4.3 Middleton Beach Activity Centre Guidelines

The Design Guidelines (DGs) adopt the principles of design excellence and establish the urban design framework and process for design review. The DGs integrate the SPP 7 10 principles of good design (refer **Appendix D**).

The DGs utilise a performance-based structure and are complemented by specific measurable standards where appropriate for some elements.

Consistent with the development application process described in section 1.8 of the DGs, the proposal has been:

- Subjected to initial design discussions with the Estate Architect and the City of Albany;
- The design has been submitted to the Design Review Panel (DRP) for design compliance review (2 meetings and 1 Chair review); and
- The proposal has been presented to the Estate Architect as part of those DRP processes.

These steps in the design refinement process have informed the development application plans and detailed information. Key comments and matters identified by the DRP at the two meetings are summarised below.

The first meeting with the City of Albany Design Review Panel occurred on 22nd June 2023. The proposed development was generally well-received, with several design features identified for improvement, and only a singular guideline was considered to not be adequately addressed. The comments for improvement are outlined as follows:

- *Suggest the introduction of wind protection measures to address concerns over prevailing easterly winds onto apartment terraces and communal open spaces.*
- *Improved detail to illustrate how universal access is achieved.*
- *Exploration of waste management plan to address collection, screening, access.*
- *East and west orientation of main living habitable rooms and open spaces however, the visual privacy impacts to the north are noted.*
- *Limited northerly orientation with most glazing, outdoor areas and habitable rooms orientated east/west.*
- *A sustainability strategy may demonstrate proposed treatments to alleviate noise transfer between dwellings.*
- *Impact of strong easterly winds on the terraces and through the lobby should be considered.*
- *Provision of a lift in the apartments could help to facilitate aging in place. Are accessible apartments proposed?*
- *Ground level solar light or downward facing lighting should be considered to minimise light spill from carparks into adjacent areas.*
- *Passive design outcomes and energy efficient strategies are should be considered and addressed through an accompanying design report.*
- *Stormwater and urban water management plans to be addressed at a later stage of the LDRP process.*

The second Design Review Panel meeting with the City of Albany occurred on the 16th August 2023. Whilst the Panel broadly supported the fundamental design direction at the first design review, the design has been further refined with

additional detail in response to the Panel's comments. This has resulted in a significantly improved and better integrated design response across all the 10 design principles.

The development design was considered to significantly improve in regard to climate responsive design, ground floor movement, bin access and is generally consistent with LPS1, MBAC Structure Plan and the R-Codes. The second meeting only resulted in minor recommendations for refinement, which are outlined below:

Principle 2 – Landscaping Quality

1. *Review planting palette for appropriateness to the locality, including the high-water table.*
2. *Ensure consistency between the renders and the landscape plans.*
3. *Continue to refine the hardscape design.*
4. *Ensure sufficient growing areas for viable planting.*
5. *Integrate civil engineering with the landscape response.*

Principle 5 – Sustainability

1. Continue to refine the sustainability strategy and differentiate between aspirations and commitments.
2. Future proof the development for EV ownership.
3. Refine the strategy for solar protection to exposed openings.

Principle 6 – Amenity

1. Review the use of obscure glazing where it is not required as an R-Code solution.

Principle 9 – Community

1. Review the finishes of the communal area to improve its appearance.
2. Clarify the public art strategy in more detail in accordance with the City of Albany Percent for Art Developer Guidelines (attached).

At the conclusion of the second Design Review Panel, it was determined that considering the minor refinements had largely been addressed across two Design Review Panel meetings, a third meeting is not required. It was determined that a Chair review of the remaining areas for improvement is adequate to secure full support of the design response.

4.4 State Planning Policies

4.4.1 State Planning Policy 3.7 Planning in Bushfire Prone Areas

SPP3.7 addresses bushfire risk management to people, property, and infrastructure by informing and guiding management of strategic planning, subdivision, development and other planning decisions proposed in bushfire-prone areas. The subject site is identified as bushfire prone under the Department of Fire and Emergency Services Map of Bushfire Prone Areas.

A Bushfire Management Plan prepared by Bushfire Prone Planning is attached as **Appendix E** of this report.

4.4.2 State Planning Policy 7.0 Design of the Built Environment

State Planning Policy 7.0 Design of the Built Environment (SPP7.0) is the leading policy to guide and inform good design outcomes in the built environment. SPP7.0 includes 10 principles for good design and establishes framework for integrating design review as part of the evaluation process.

The design report assessed against the 10 principles is found in **Appendix D.**

4.4.3 State Planning Policy 7.3 Residential Design Codes

Residential development in Western Australia requires consideration and assessment against State Planning Policy 7.3 – Residential Design Codes, except when varied by the local planning framework.

The R-Codes densities do not apply to the subject land. As such, the proposal has been considered solely against the LPS 1 and the SU 25 provisions, the MBAC SP and the DGs.

Pursuant to clause 4.8.7 of the LPS 1, Table 8 Site Requirements refers to Schedule 4 of the Scheme. Schedule 4 contains the SU 25 provisions. The SU 25 has no reference to R-Codes density on the scheme map nor in the Schedule 4 SU 25 provisions.

Pursuant to clause 25(3) of the Deemed Provisions, the R-Codes apply if an R-Code density coding is superimposed on the Scheme Map, or a provision of the Scheme provides that the R-Codes apply to that area.

The R-Codes do not apply to the subject land as:

- there is no R-Code shown on the Scheme Map for the SU 25 zoned area, and
- there is no R-Code referenced in the SU 25 provisions.

4.5 Local Planning Policies

4.5.1 Local Planning Policy – Public Art Policy (13/06/2019)

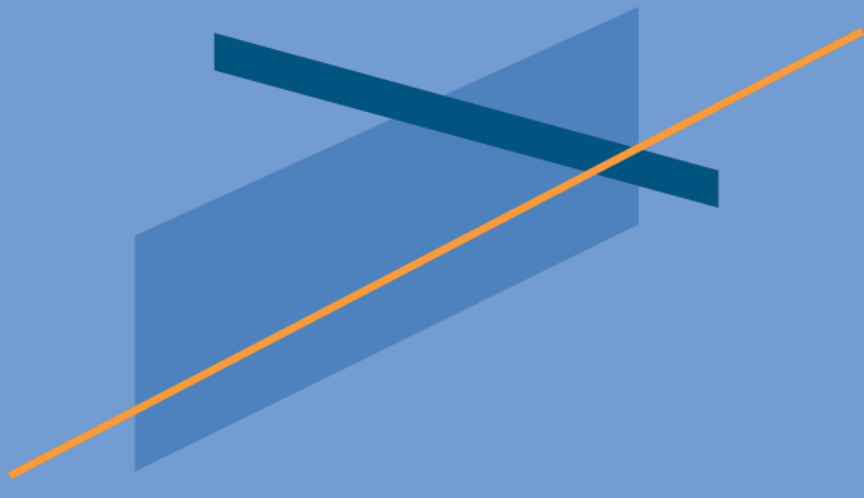
City of Albany Public Art Policy sets out cost allocations for private development involving commercial, non-residential, and or mixed residential/commercial development. Projects exceeding $1,500,000 are required to allocate 1% of the estimated total project cost for the development of public artwork which reflect or enhance local cultural identity.

The proposed development's Public Art Strategy promotes consideration of meaningful public artwork that reflects the local character of the development. The site's north-east corner is identified as an opportunity to become a point of visual interest, way finding and social interaction. Working in conjunction, an interactive public artwork is proposed at the termination of the pathway to the beach, offering visual amenity and way finding.

It is understood that Public Art work will be required as a condition of approval and will be assess in accordance with the City of Albany Percent for Art Developers Guidelines.

4.0

Conclusion



5.0 Conclusion

5.1 Conclusion

The Development Application proposes the development of 9 apartments and 4 townhouses (single attached dwellings) as part of Lot 9002 Flinders Parade, Middleton Beach. The development forms the natural progression from Stage 1A also located on the subject site, maintaining the scale and design character for consistent development form and language within the wider precinct.

The development seeks to provide beach style apartments with communal amenities, a strong landscaping response and a mix of dwelling typologies. The proposal represents an innovative built form design to deliver permanent residential development to the precinct, alongside the other supporting mixed-use sites and the hotel site. In this regard, the application of the proposed 9 apartments and 4 townhouses addresses the requirements of LPS1 MBAC SP and the MBAC Design Guidelines.

We trust that the enclosed information and plans are sufficient for the City's assessment and favourable determination of the development application.

Appendix C

Masterplan, Site Plan and Elevations

MIDDLETON BEACH
LOTS 8-12: APARTMENTS
DEVELOPMENT SUMMARY

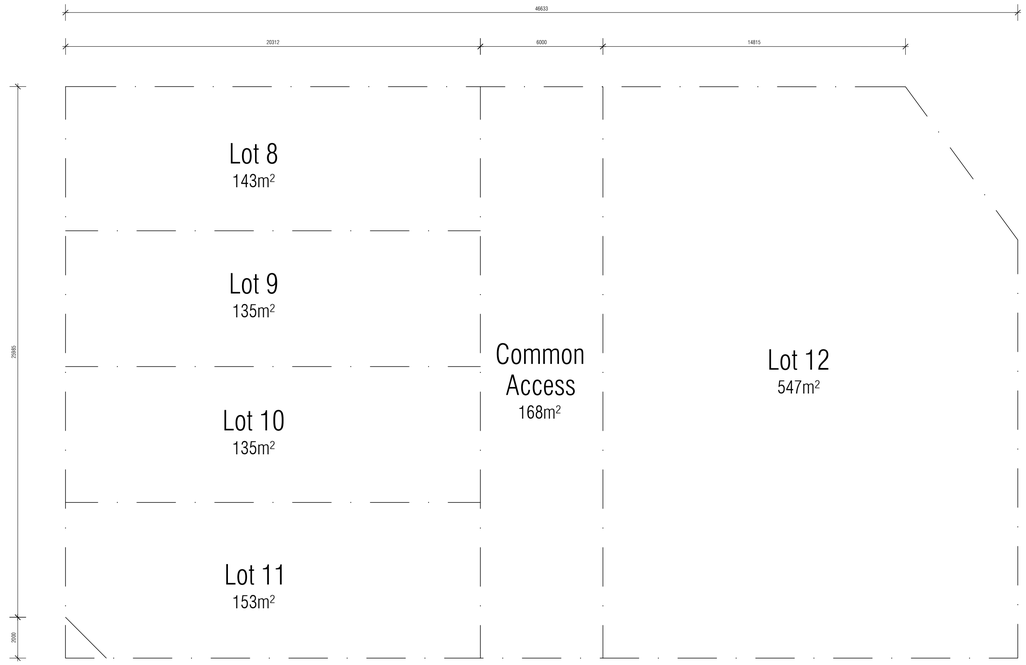
	3X1.5	3X1.5	2X2	2X2	2X2	1X1	2X2	TOTAL
	113	107	85	86	78	51	81	
GROUND	1	3	1*					5
L01				1	1	1	1*	4
L02				1	1	1	1*	4
TOTAL	1	3	1	2	2	2	2	13
TOTAL AREA (m^2)	113	321	85	172	156	102	162	TOTAL 1111

*LHA SILVER STANDARD APARTMENT

SITE AREA	1282m^2
PLOT RATIO	0.87

APT MIX	No	%	RESI BAYS REQUIRED	BAYS PROVIDED
2X2	7	47%	8.75 BAYS (1.25 PER UNIT)	8
1X1	2	13%	2 BAYS (1 PER UNIT)	2
TH 3X1.5	4	27%	5 BAYS (1.25 PER UNIT)	8
VISITOR			0 BAYS	0
TOTAL	18	100%	18 BAYS	18 BAYS

	SOIL:	- REQ. DEEP SOIL	10% 128m^2
		- PROVIDED DEEP SOIL	10.6%
	COMM. OPEN SPACE	- REQ	78m^2 (13 APT)
		- PROVIDED	81m^2
	BICYCLE:	- REQ. RESI BIKES	13
		- PROVIDED RESI BIKES	13
		- REQ. VIS BIKES	1
		- PROVIDED VIS BIKES	1
	*LHA SILVER STANDARD APARTMENT	- REQ.	20% (3 APT)
		- PROVIDED	40% (5 APT)



LOT PLAN

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MECHANICAL:	
HYDRAULIC:	
FIRE:	
ENERGY:	
ESD/SUSTAINABILITY:	CADDS GROUP
QUANTITY SURVEYOR:	GHC GROUP

PLANNING:	TAYLOR BURRELL BARNETT
LANDSCAPE:	SEE DESIGN STUDIO
BCA COMPLIANCE:	
STRUCTURAL:	GHC GROUP
TRAFFIC:	SHAWMAC
WASTE:	ENCYCLE
ACOUSTIC:	HERRING STORER

CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

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CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

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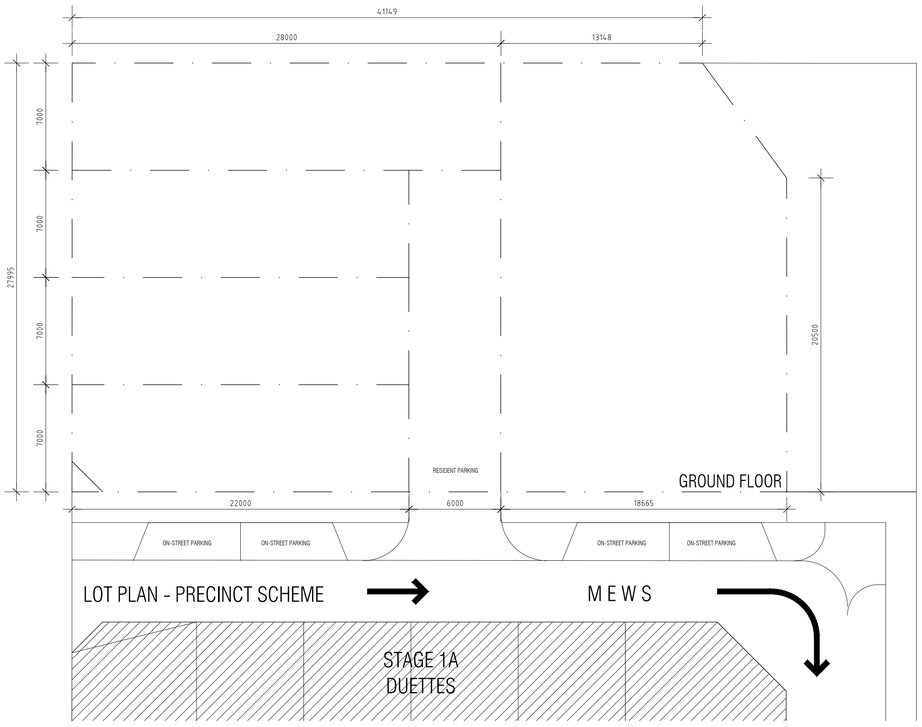

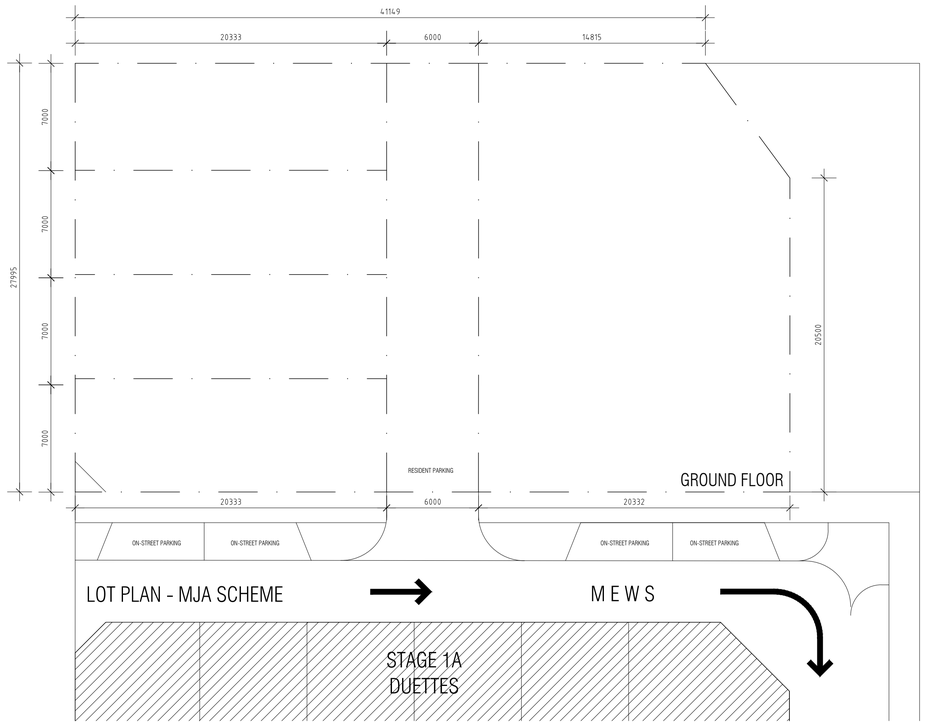

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DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

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WASTE:	ENCYCLE
ACOUSTIC:	HERRING STORER

CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

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22057

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BCA COMPLIANCE:
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WASTE: ENCYCLE
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CLIENT
DEVELOPMENT WA

PROJECT
STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS
MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
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CLIENT
DEVELOPMENT WA

PROJECT
STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS
MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS
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PROJECT NUMBER
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ROOF PLAN

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CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

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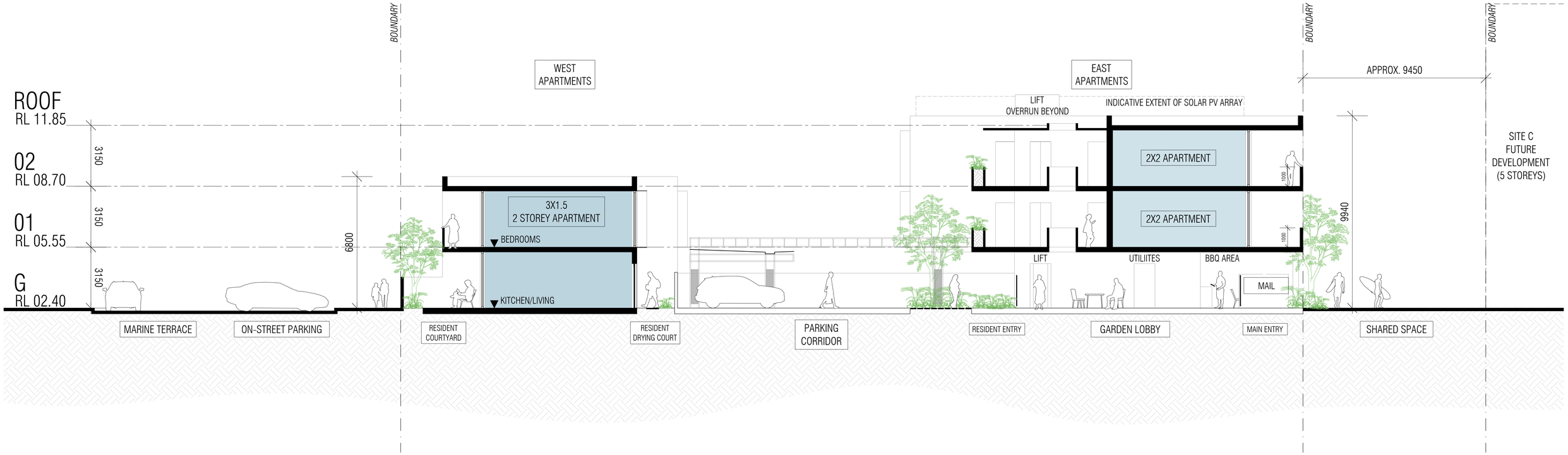

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CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

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CLIENT
DEVELOPMENT WA

PROJECT
STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS
MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
22057

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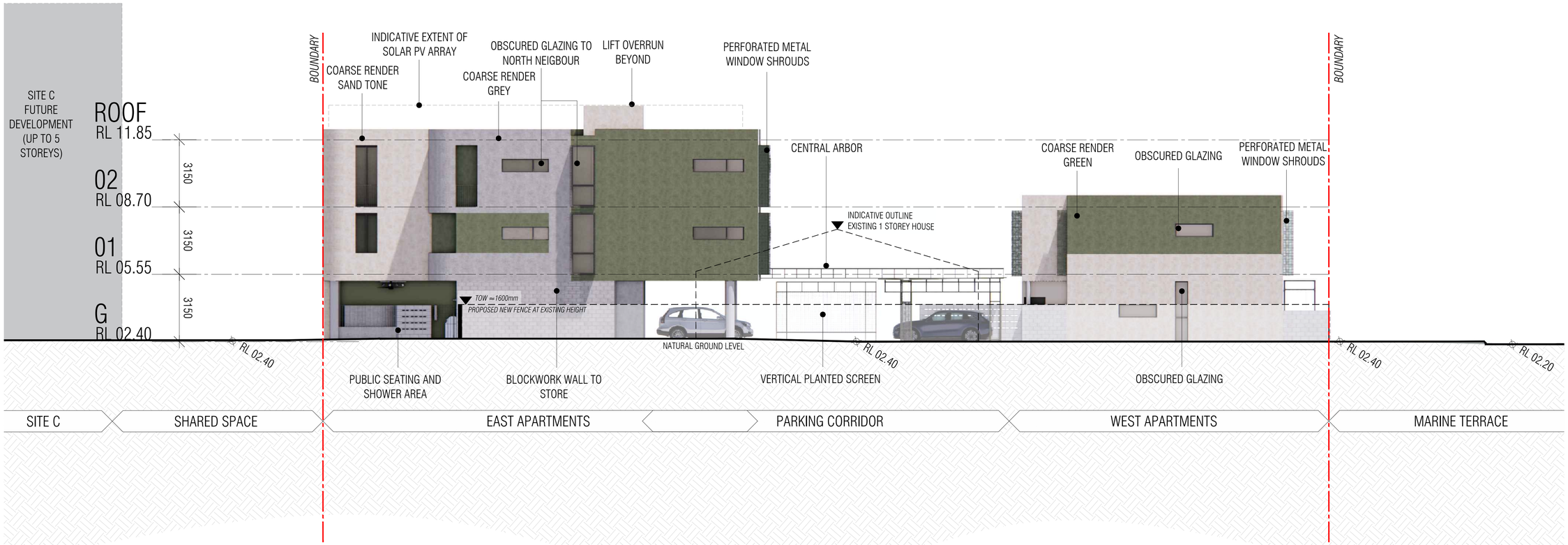

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DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER 22057

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NORTH ELEVATION

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ACOUSTIC:	HERRING STORER

CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

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SCALE

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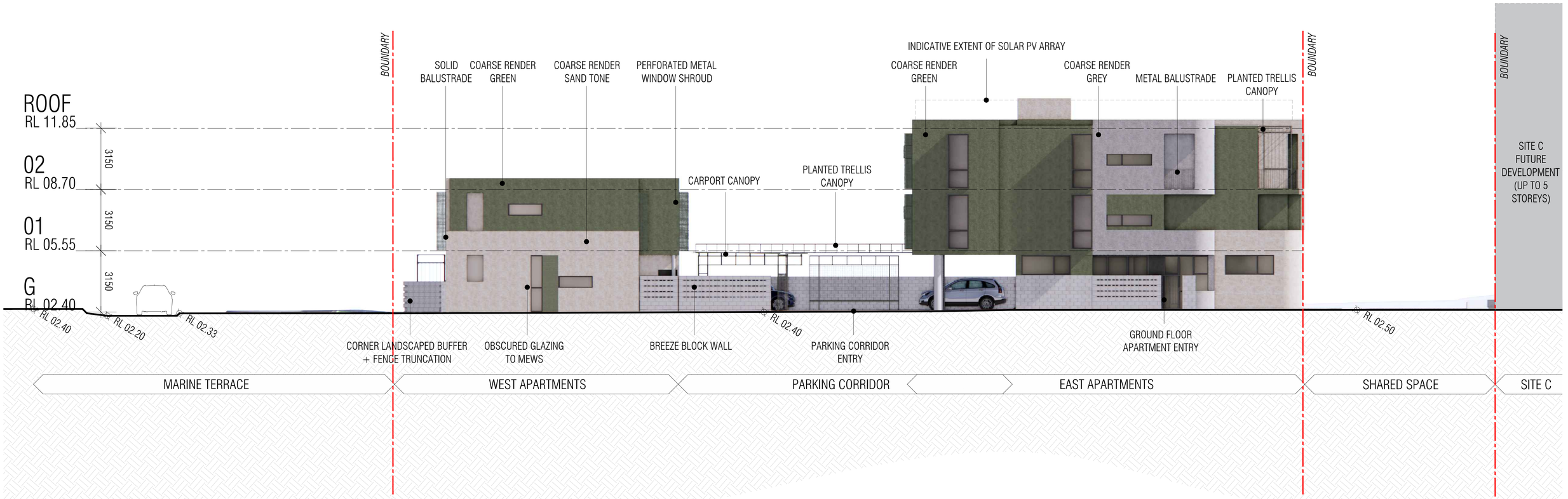

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ACOUSTIC:	HERRING STORER

CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

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SCALE

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Appendix D

Design Compliance Review and Design Review Panel Report

A DA Report
prepared by_

See Design Studio
Landscape Architects

Taylor Burrell Barnett

DevelopmentWA

We would like to acknowledge the Menang Noongar people, on who's land this project is sited and the Wadjuk Noongar people on who's land we work.

Middleton Beach_ Binalup Apartments

October 2023

Design Statement_

A landmark site on a historic and unique coastline...

...provides a special opportunity to offer polite & considered medium denisty & diverse living options.

An iconic, east-facing coastal site...


...just 200 metres from the beach, adjacent to natural parkland and public spaces.
Site.
200m
Ellen Cove
500m
Mt. Adelaide
Mt. Clarence

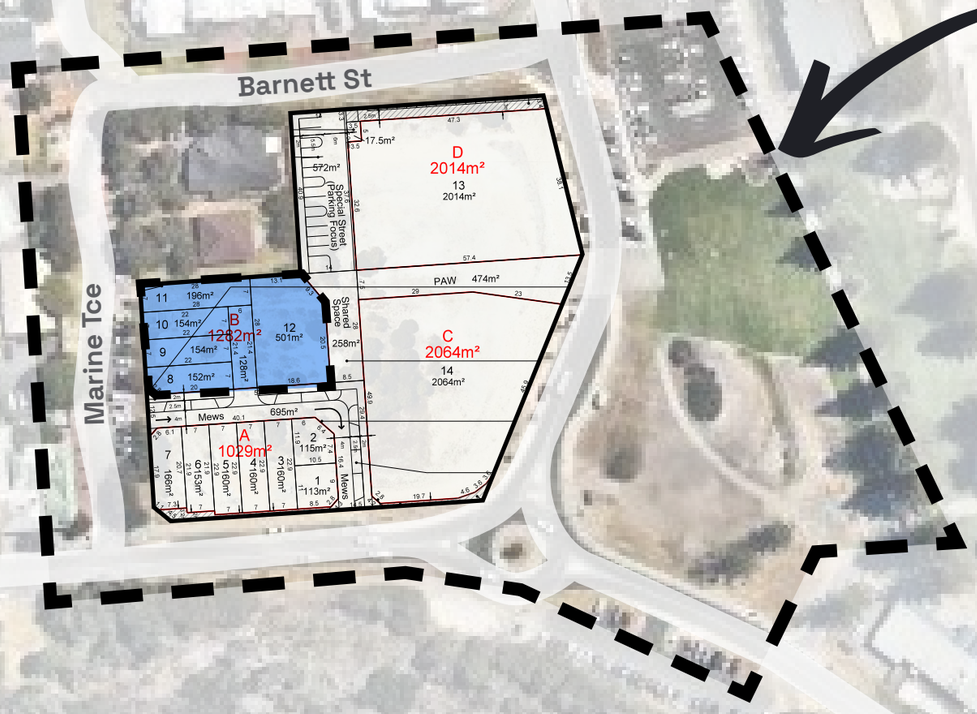
The Menang Noongar people recognised the cove as a specical place for its calm waters & great fishing.

Section from Panoramic view of King George's Sound, Part of the Swan River Colony. Robert Dale and Rober Havell Jnr, 1834.

Settling Europeans also recognised the beauty of the area for the same reasons.

The local bus to Middleton Beach, 1913

Today the site is part of the Middleton Beach Activity Centre Plan...

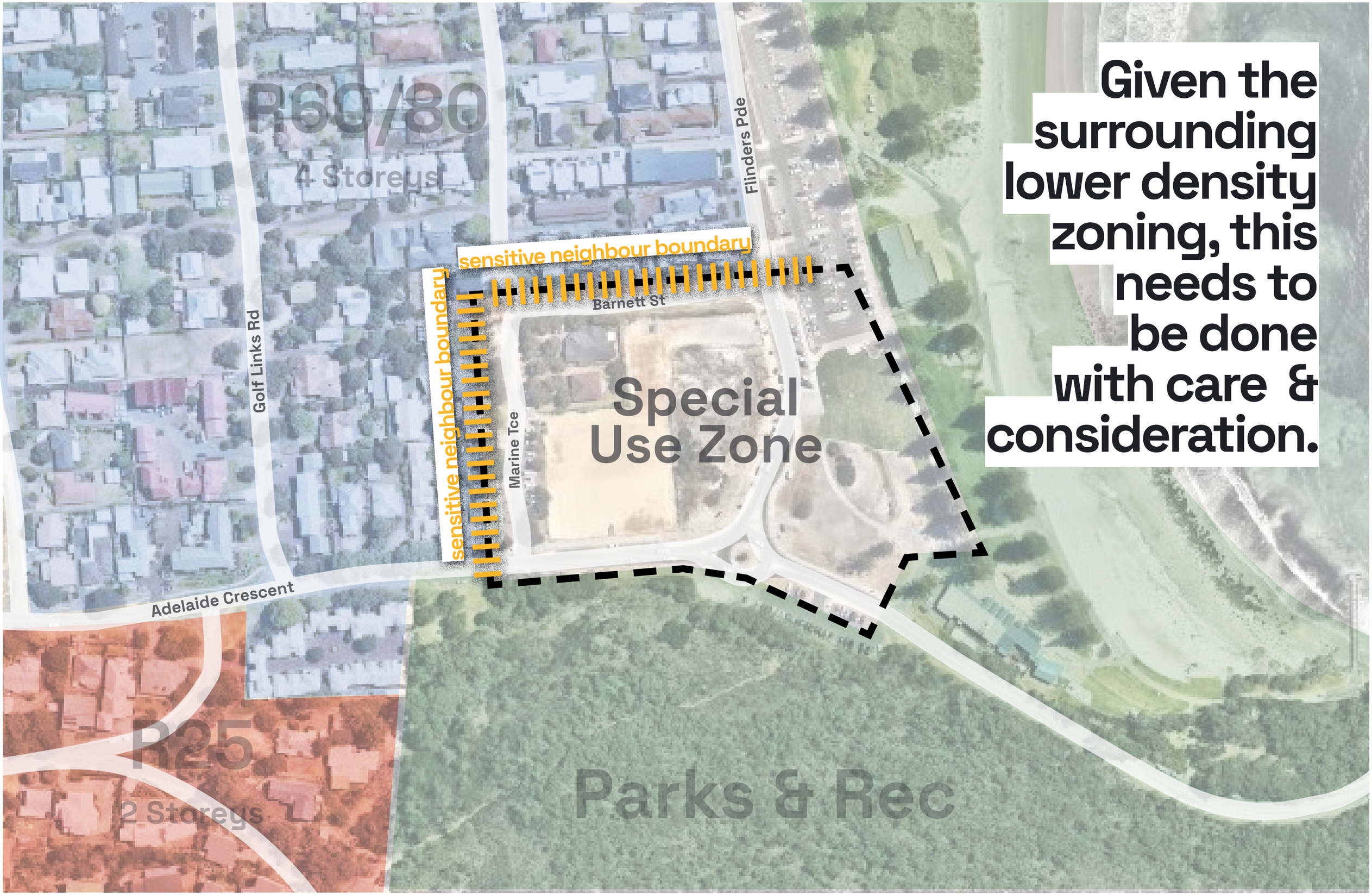


Middleton Beach Activity Centre Plan

...a plan that's intended to create...

'...a vibrant mixed use precinct & visitor destination with an active beachfront'

DevWA



Given the surrounding lower density zoning, this needs to be done with care & consideration.

The rich site history must also be considered...

...with the iconic Esplanade Hotel serving as an attractive seaside location on & off since the 1890s.

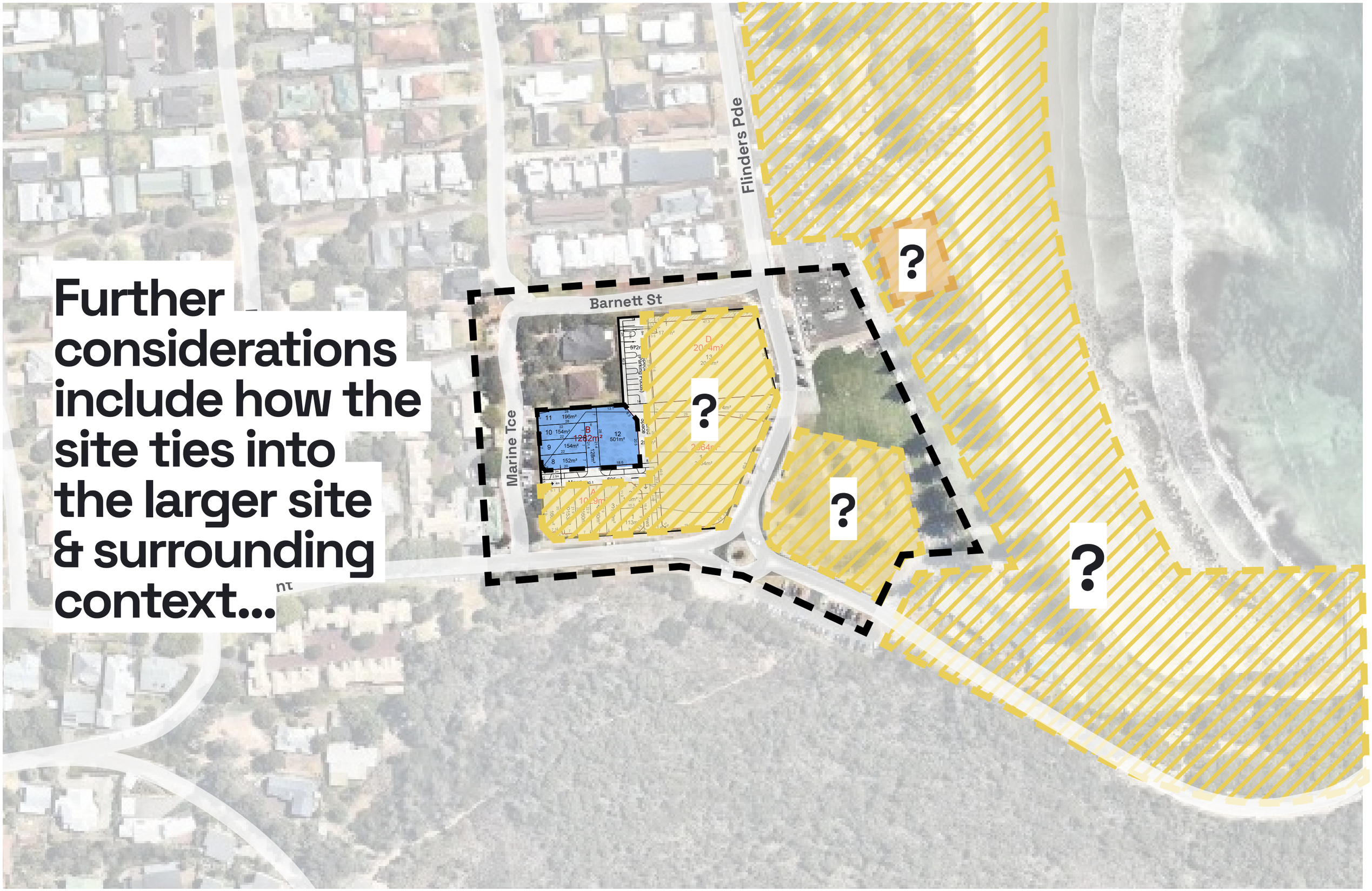

1967


1967

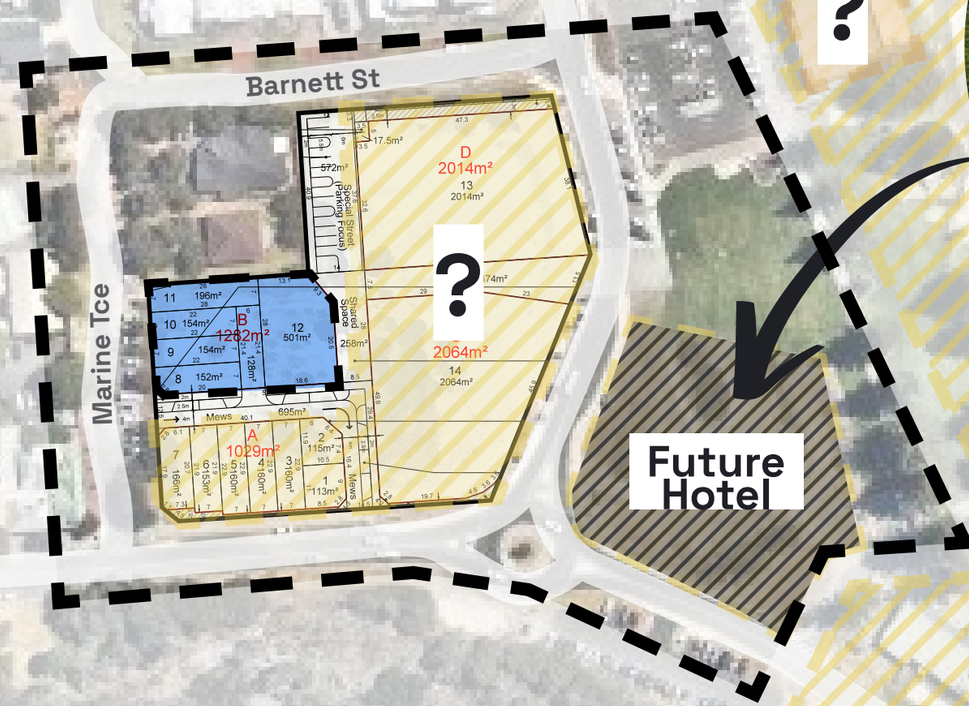

1960s


1908

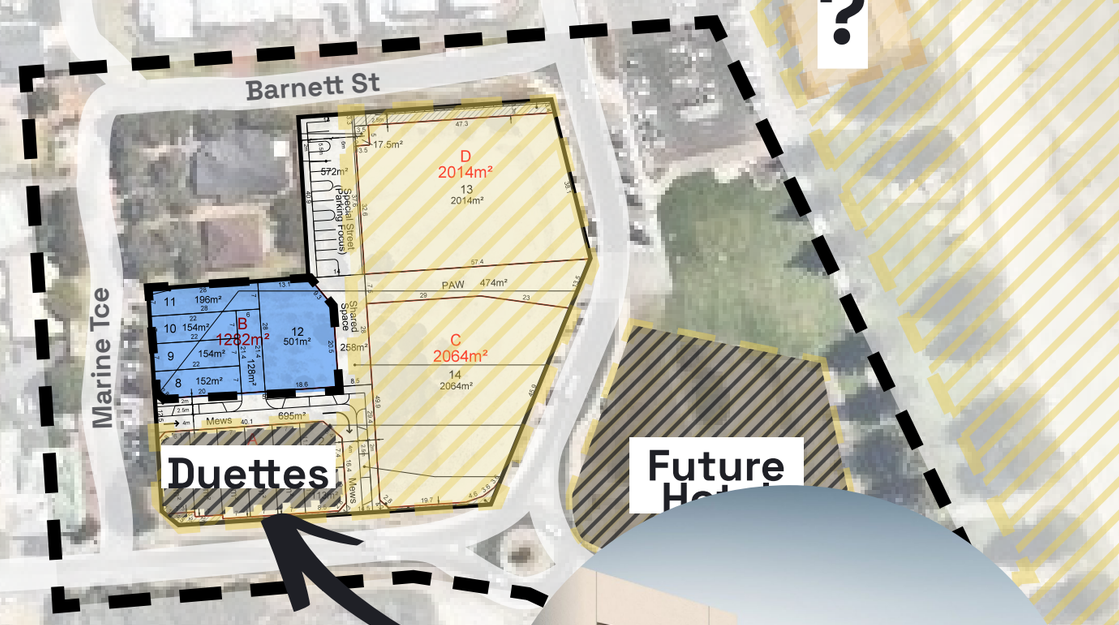
Further considerations include how the site ties into the larger site & surrounding context...



...with the 8 storey, 66 suite hotel development currently seeking approval...



...the soon to be completed Duettes townhouses just south of the proposed site.



The MBAC plan also ties into the Foreshore Enhancement Program

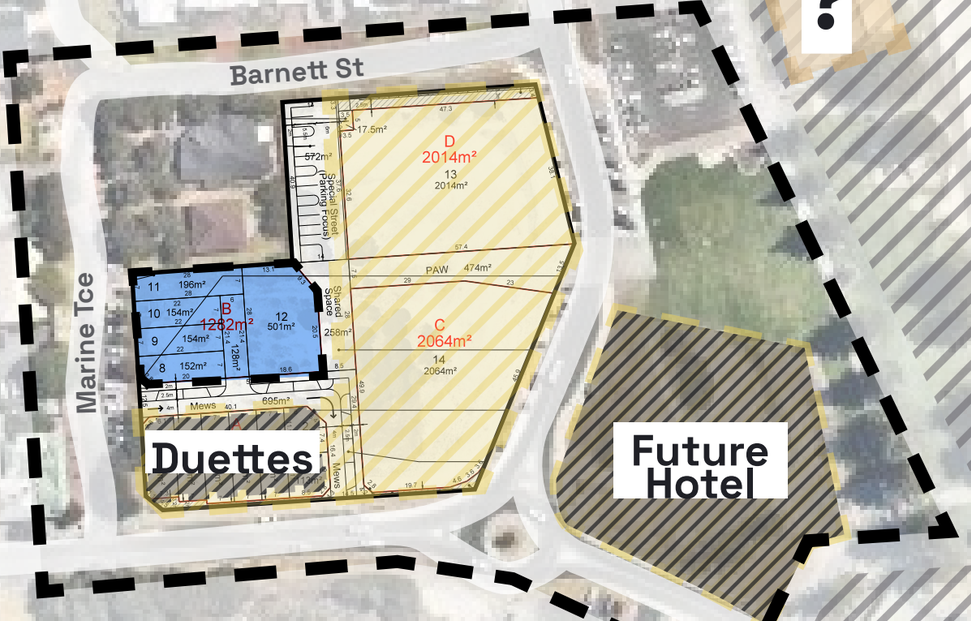
Barnett St

Flinders Pde

Marine Tce

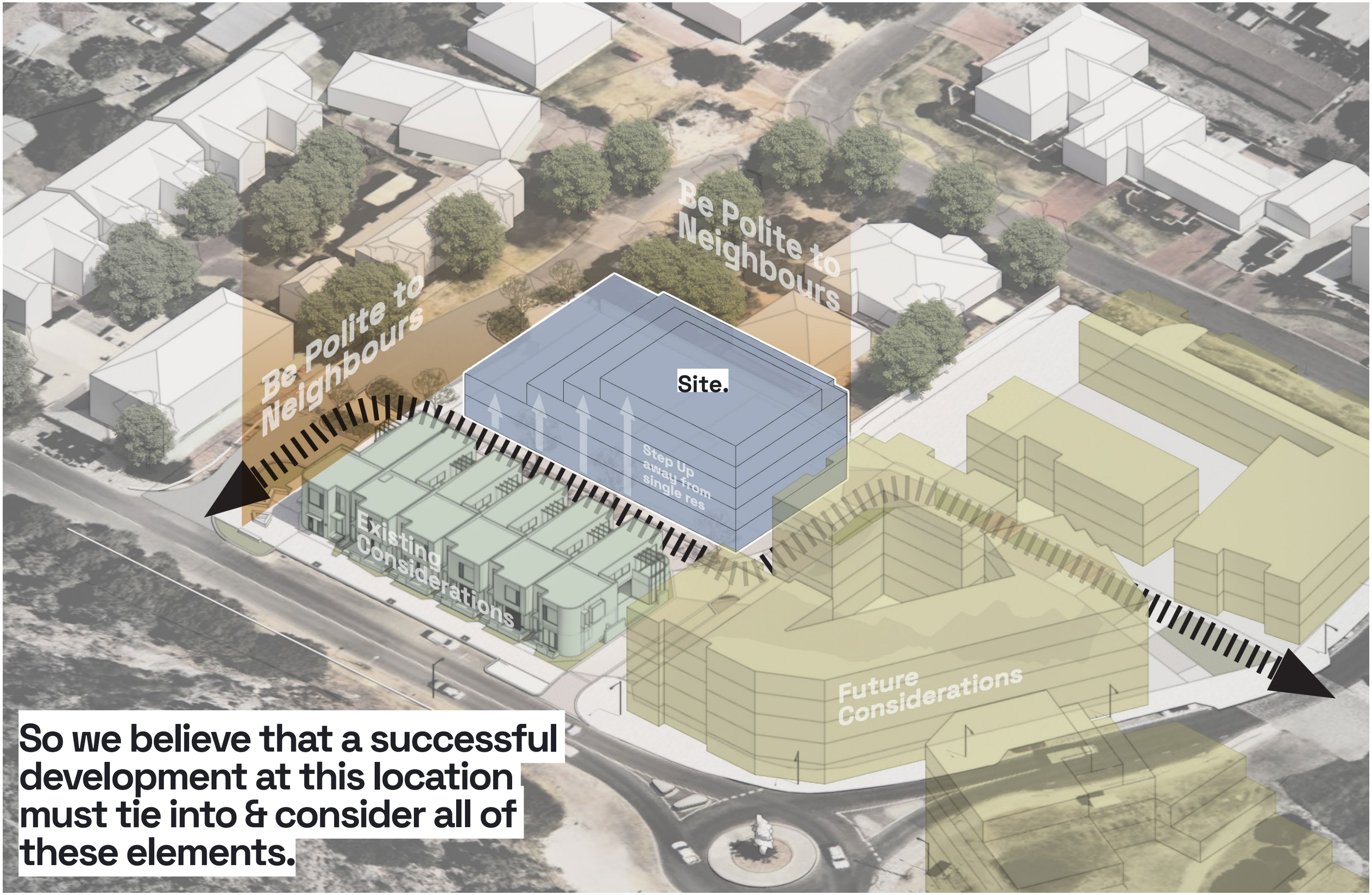
Adelaide Crescent

?

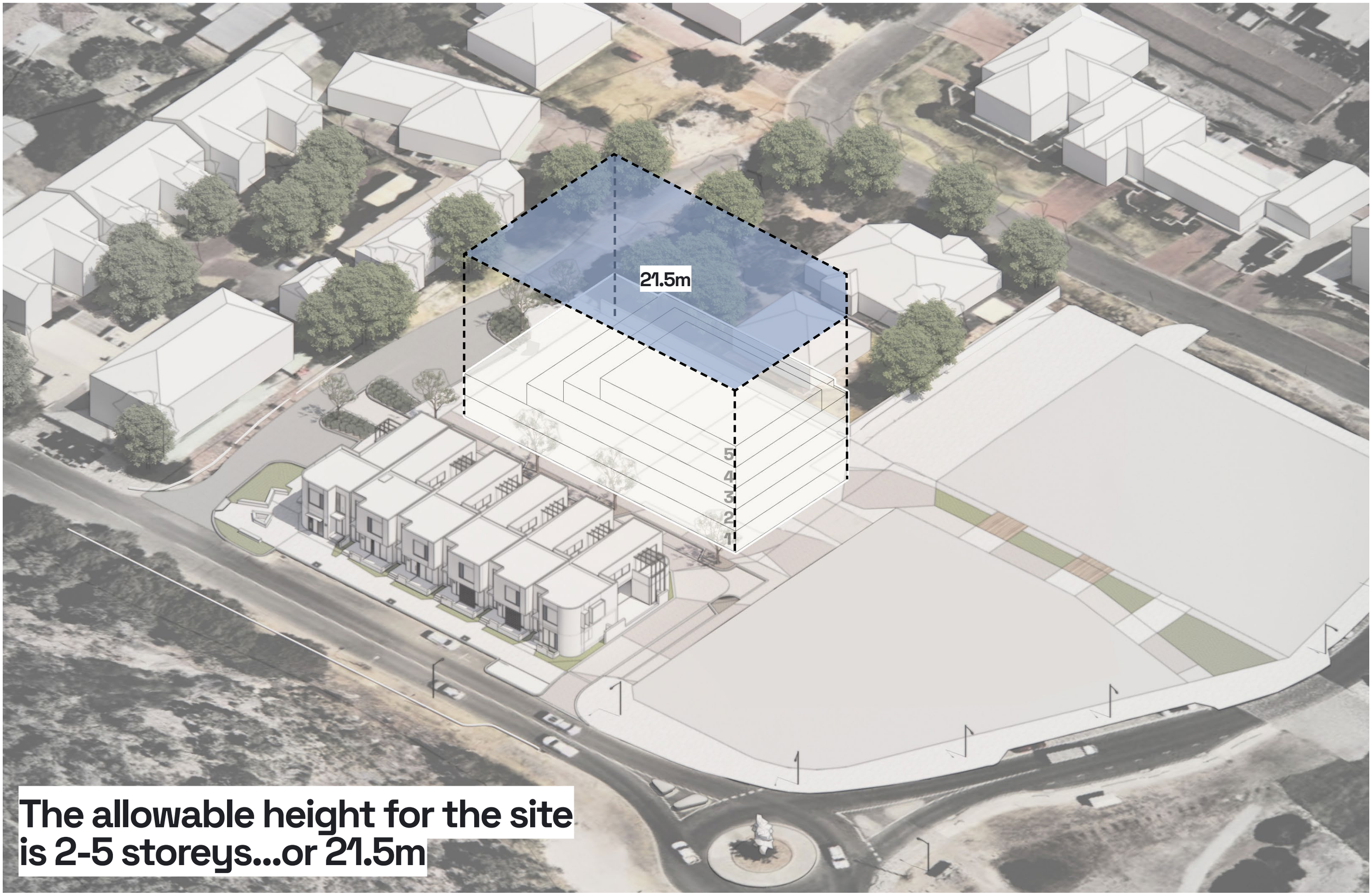


Foreshore Enhancement

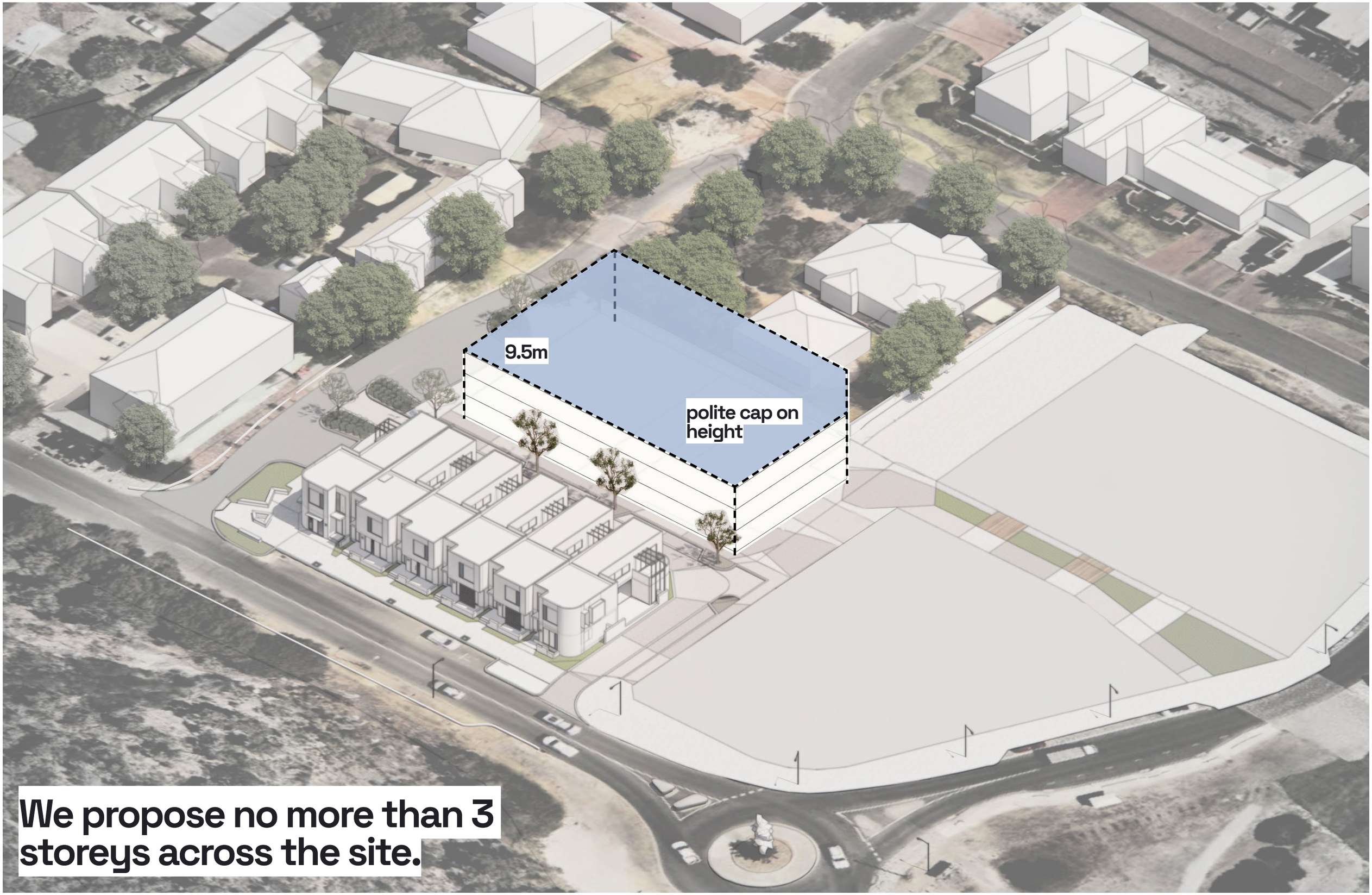
...and finally the Surf Life Saving Club Redevelopment.



So we believe that a successful development at this location must tie into & consider all of these elements.

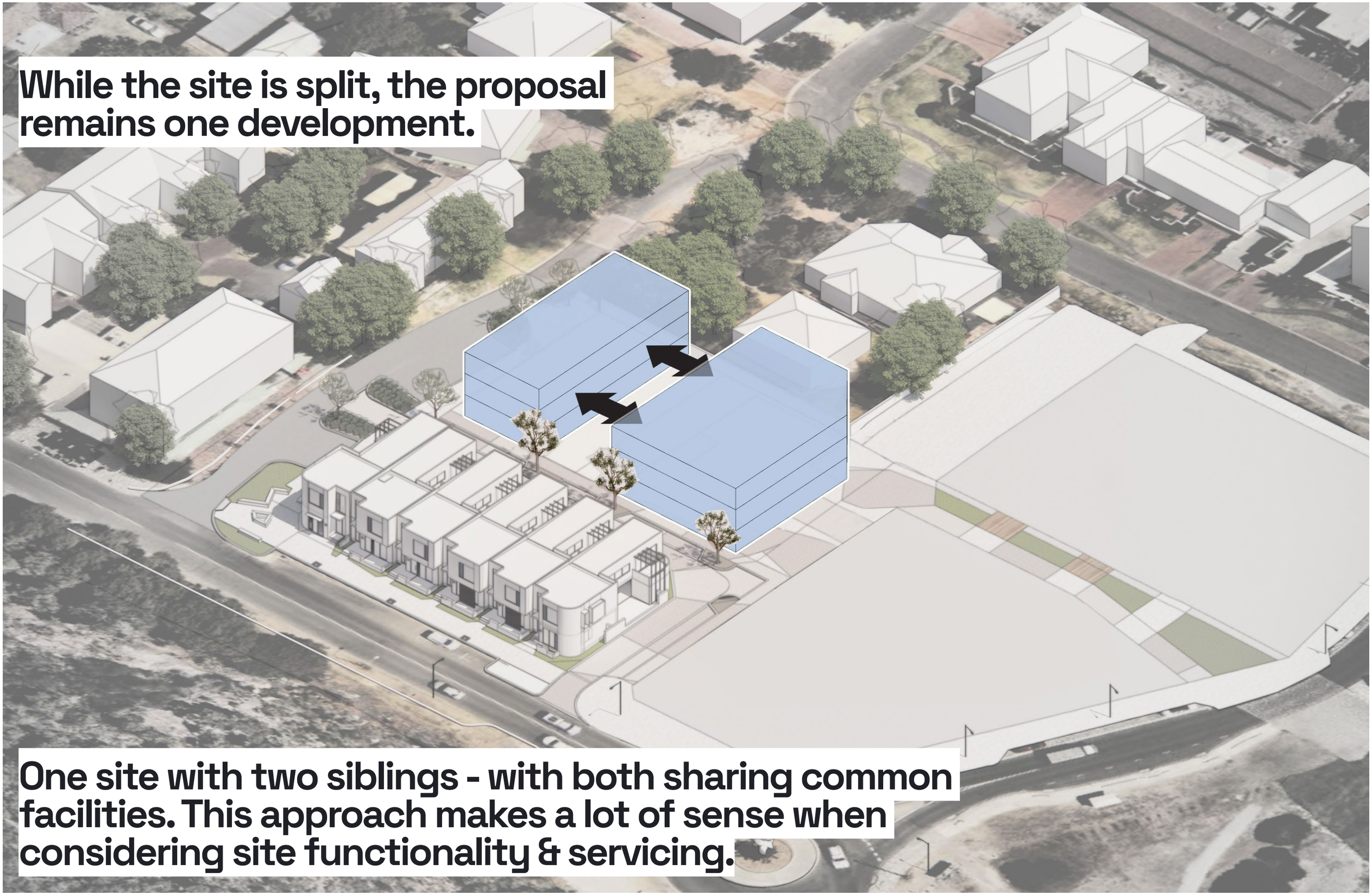


The allowable height for the site is 2-5 storeys...or 21.5m

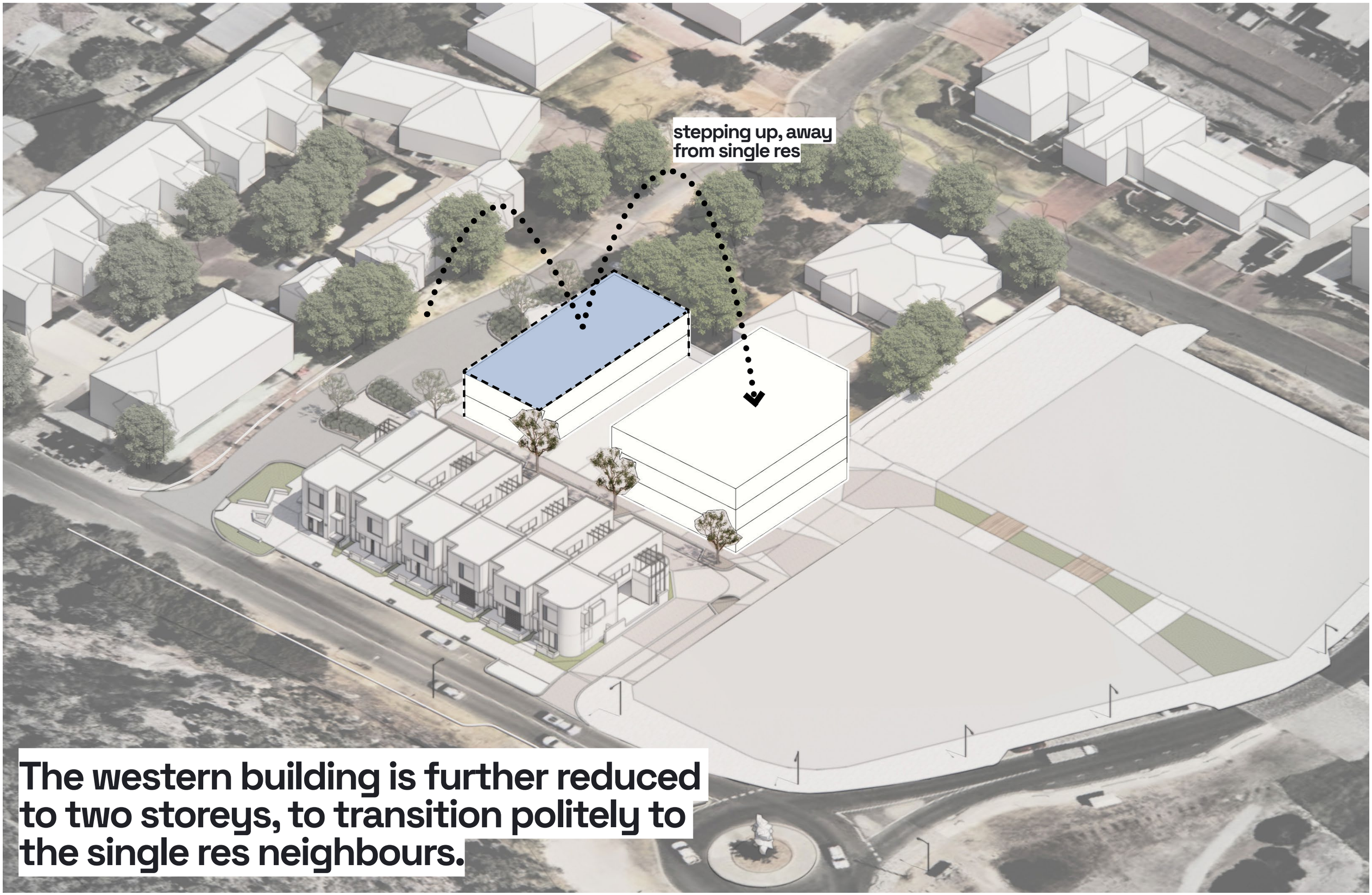

9.5m
polite cap on height
We propose no more than 3 storeys across the site.

The site is then divided between two building masses - east & west, with communal shared parking at the centre.

While the site is split, the proposal remains one development.



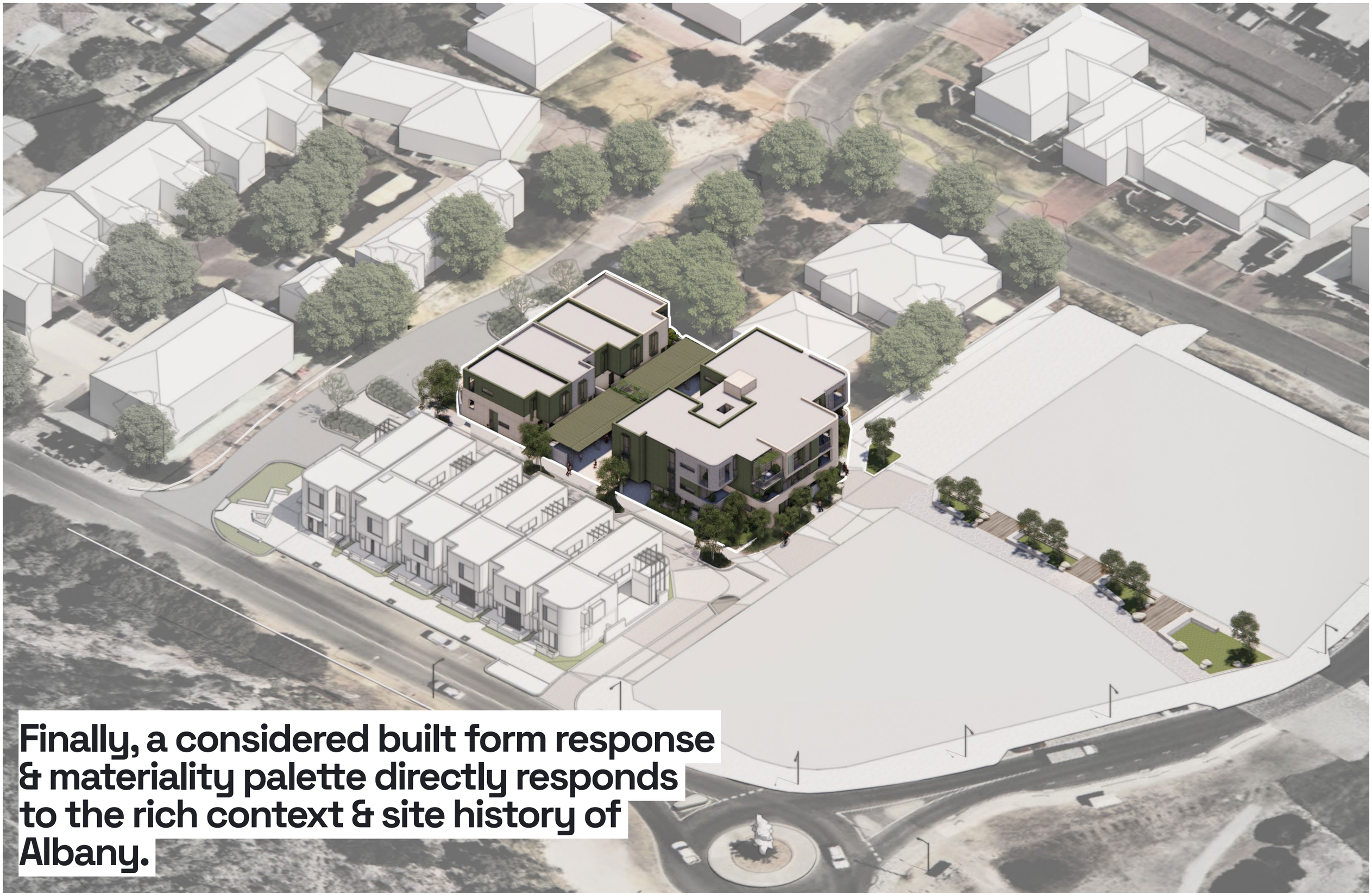
One site with two siblings - with both sharing common facilities. This approach makes a lot of sense when considering site functionality & servicing.


stepping up, away from single res
The western building is further reduced to two storeys, to transition politely to the single res neighbours.

The western building becomes two storey, townhouse apartments, while the eastern mass is the main, three storey apartment building.

Diverse floor plates offer a range of living options...

...while generous deep soil planting areas are inserted, softening the periphery and boundary to the neighbours.



Finally, a considered built form response & materiality palette directly responds to the rich context & site history of Albany.

Middleton Beach Context

Our architectural response takes cues from site, stories, and character of Middleton Beach and its history.

A **neighbourly response** sitting adjacent to the strong benchmark set from Stage 1A's design direction by PTX Architects.

Precinct Context

We have worked with **See Design Studio**, investigating opportunities to **connect into the MBAC precinct.**

See Design Studio are also engaged for the precinct landscape designs which are under design development.

We have been working closely to **integrate our site with the wider precinct.**

Landscape Concept

The proposed **landscape acts as a connector** between the East and West Apartments, indicating areas of movement and activity.

At the boundary of the site, landscape has been thoughtfully designed to **integrate with the surrounding context** or provide screening/protection where appropriate.

Please refer to See Design's Concept Report for full concept design.

Previous PAW design

Revised PAW design integrated with Stage 1B proposal

We have been working closely with SeeDesign to integrate our site with the wider precinct, through design and material selection.

Local Character & Materiality

A site responsive design language.. a new addition to the neighbourhood.

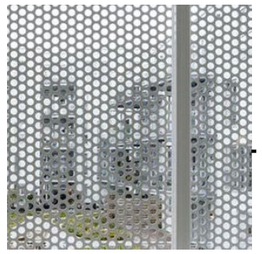
We've continued to look at the **character of Middleton Beach**.. the texture, rhythm, form and materials... and opportunities for applying these nuances to Stage 1B.

masonry foundations

coarse pastel render

corrugated and striping patterns

East Apartments



Balcony screens - operable perforated metal at first level

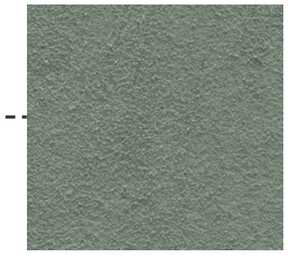
Balcony trellis - galvanised metal

Balcony balustrades - galvanised metal

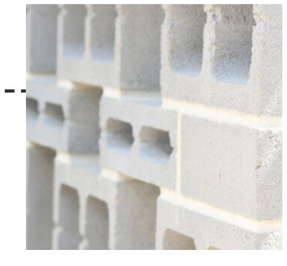
Ground Floor - masonry with paint finish - eucalypt

Rendered finish - warm sand tones

Rendered finish - warm pale grey tones



Rendered finish - eucalyptus green



Ground floor blockwork- raw finish alabaster walls

A colourful, characterful, yet robust palette that speaks to the mountains, shoreline and character of the South West.

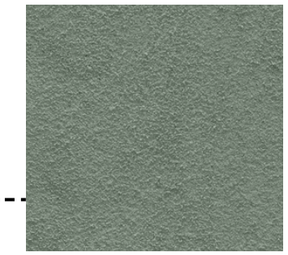
West Apartments

Rendered finish - warm pale grey tones

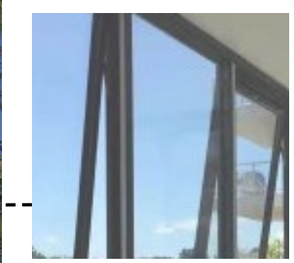
Window Shrouds - powdercoated perforated metal

Balcony balustrades - galvanised metal

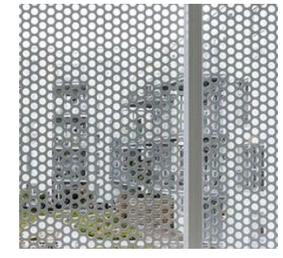
Terrace trellis - galvanised metal



Rendered finish - eucalyptus green



Apartment windows - powdercoat framing



Carport trellis and screening - galvanised metal

Apartment fences and screening - raw limestone finish blockwork walls

Four two-storey apartments, set in a familiar palette with repeating elements

Canopy Design Concept

Architecture as a social connector for residents...

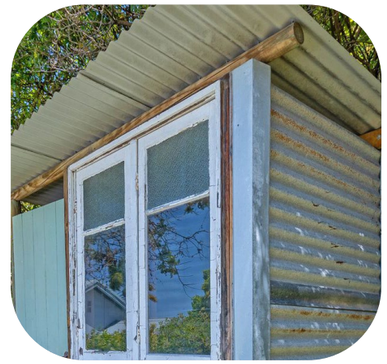
The carpark canopy is a re-imagining and testing of the everyday object: **the scaffold**; a galvanised steel shading structure.

How can we apply this in a functional and visual sense, **binding it across the site**, connecting in to the robust textures and forms of the main sibling buildings?

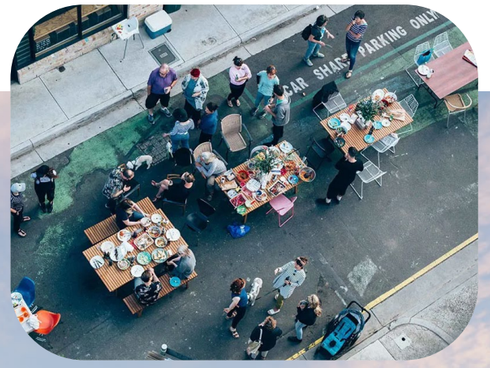
Canopy Design Concept

The canopy structure references the **local vernacular of corrugated steel sheds** with contemporary details such as **rain chains and grid mesh planter screens.**

The central arbor purposefully **connects the east and western buildings together**, acting as a **wayfinding marker and element for protection**.



Parking Corridor as Community Space



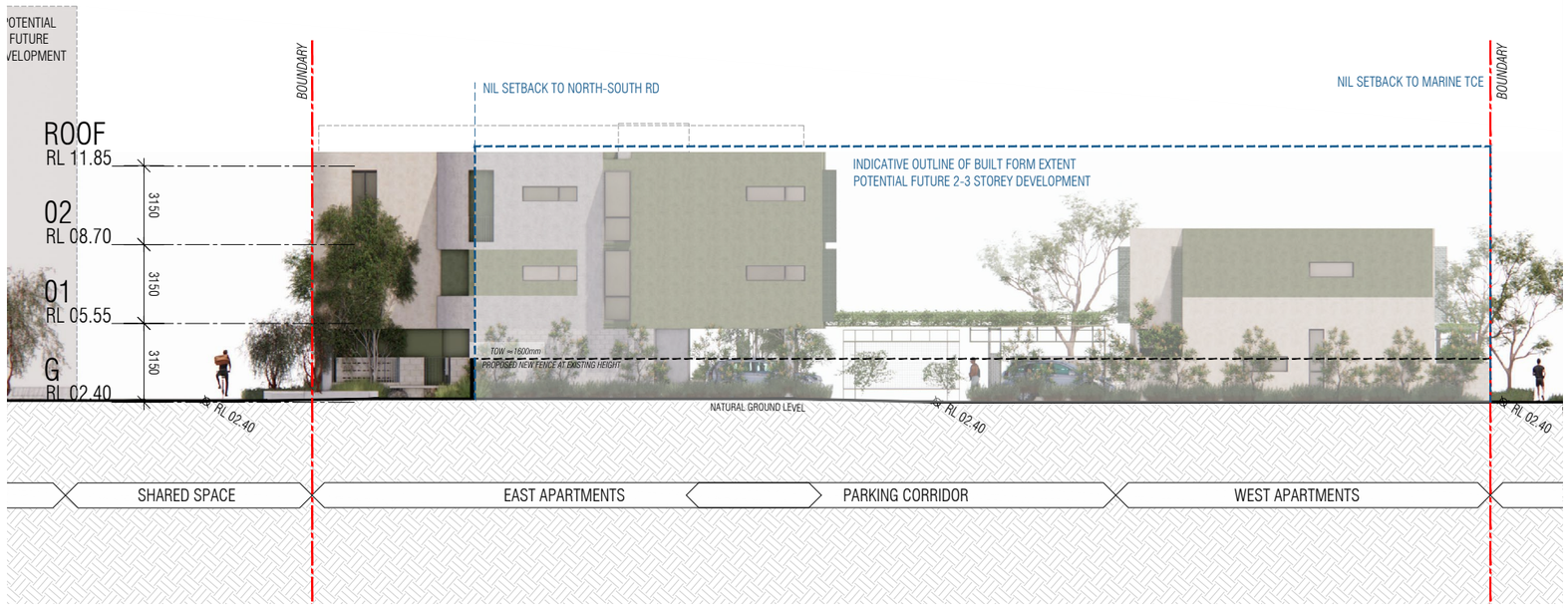
A place for people, backyard cricket, and long-mews-neighbourly-lunches
(and slow moving cars from time to time)

Relationship to Existing and Future North Context

Considerations have been made for our existing **neighbours to the north**.

Screening, deep set balconies and high level windows **alleviate the perception of overlooking** but **give back northern light to future residents**.

North Elevation - existing neighbour

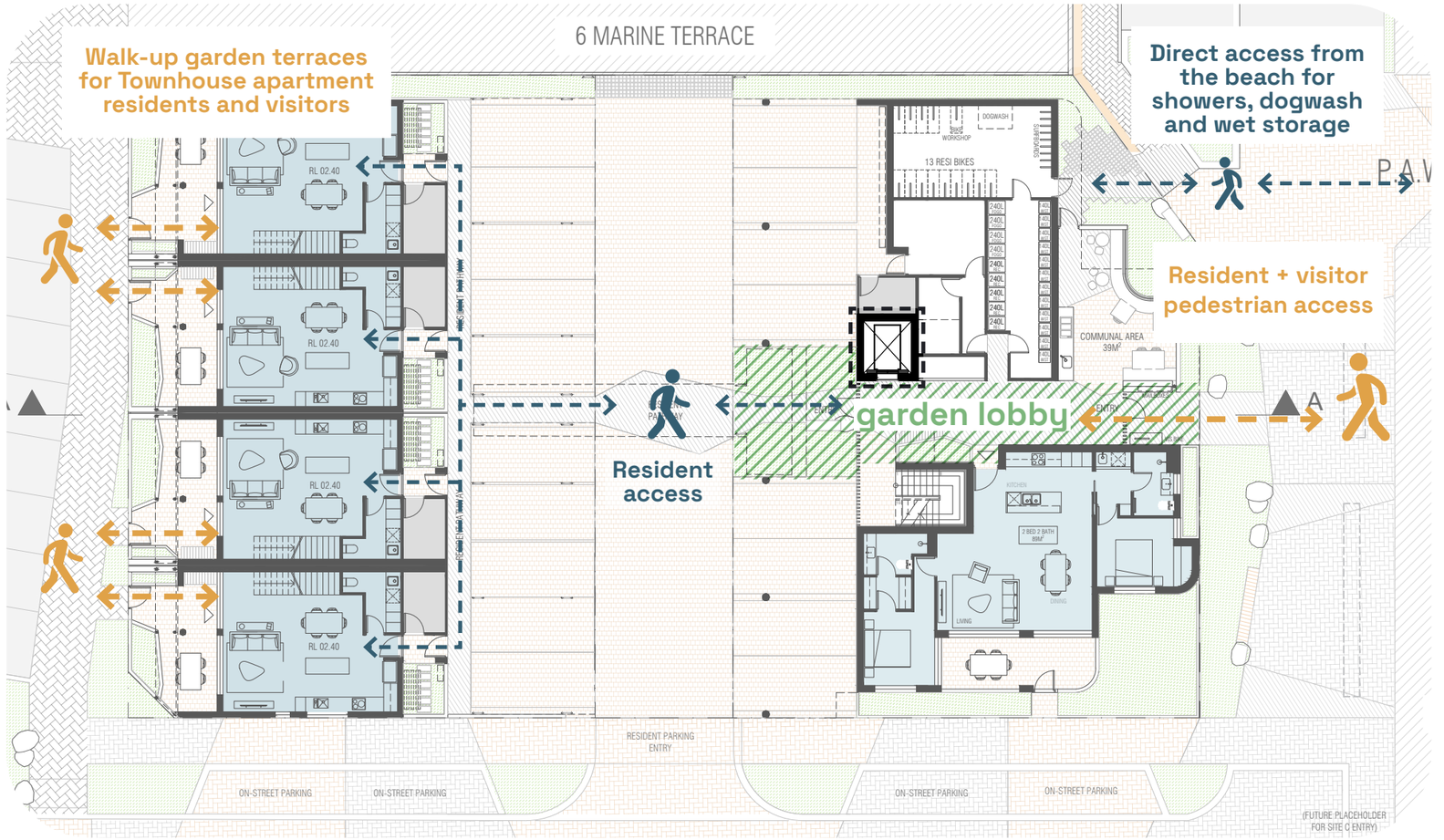


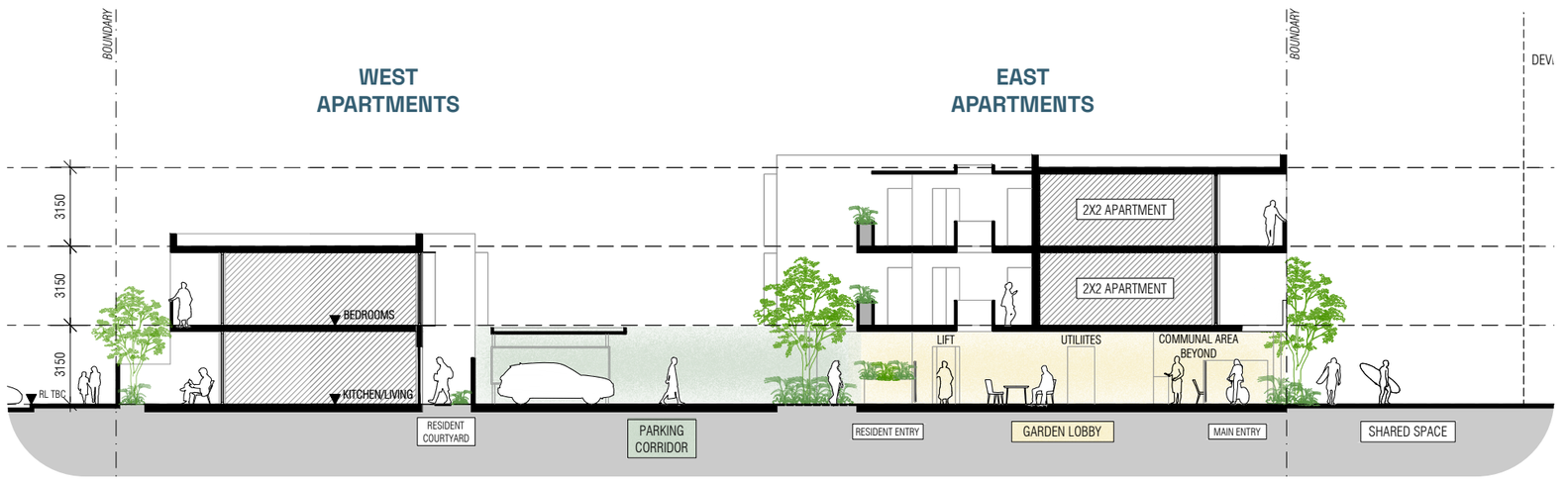
North Elevation - future potential development

Pedestrian & Resident Access

Centralised services encourage impromptu ‘hello!’ moments between residents

Universal access and the **pedestrian experience** are prioritised to create a sense of community between the townhouses, apartments and surrounding site.





Parking & Vehicle Access

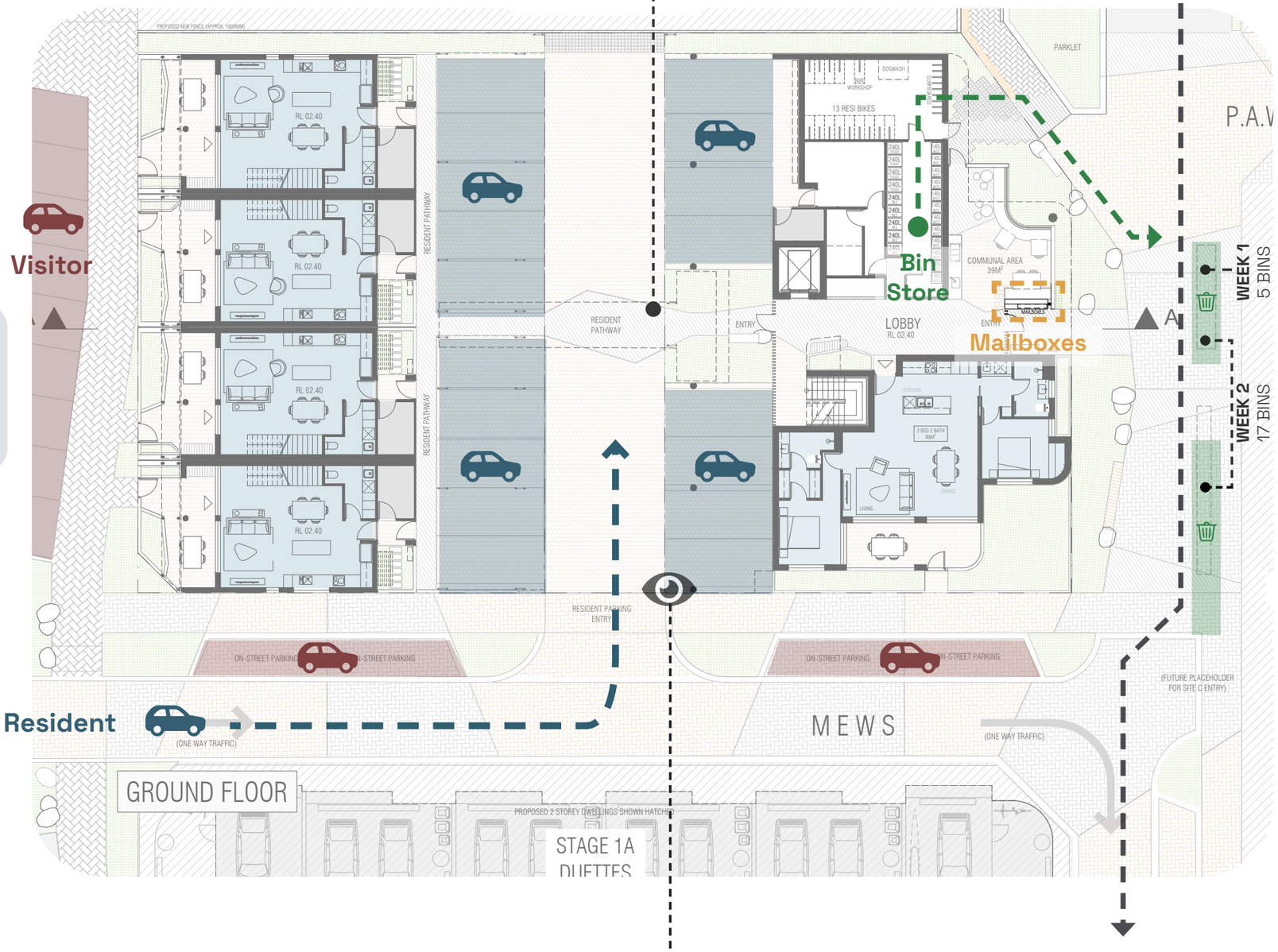
Legibility and resident amenity is prioritised across the site...

Parking is accessed via the Mews with **safety strategies** to encourage **slow vehicle movement and driver awareness.**

Waste is trafficked through a northern corridor, avoiding the resident lobby.

Driver Awareness

Alternate surface treatments and landscaping indicate change of use



Driver's Visibility Prioritised

To and from the parking corridor

Resident Amenity

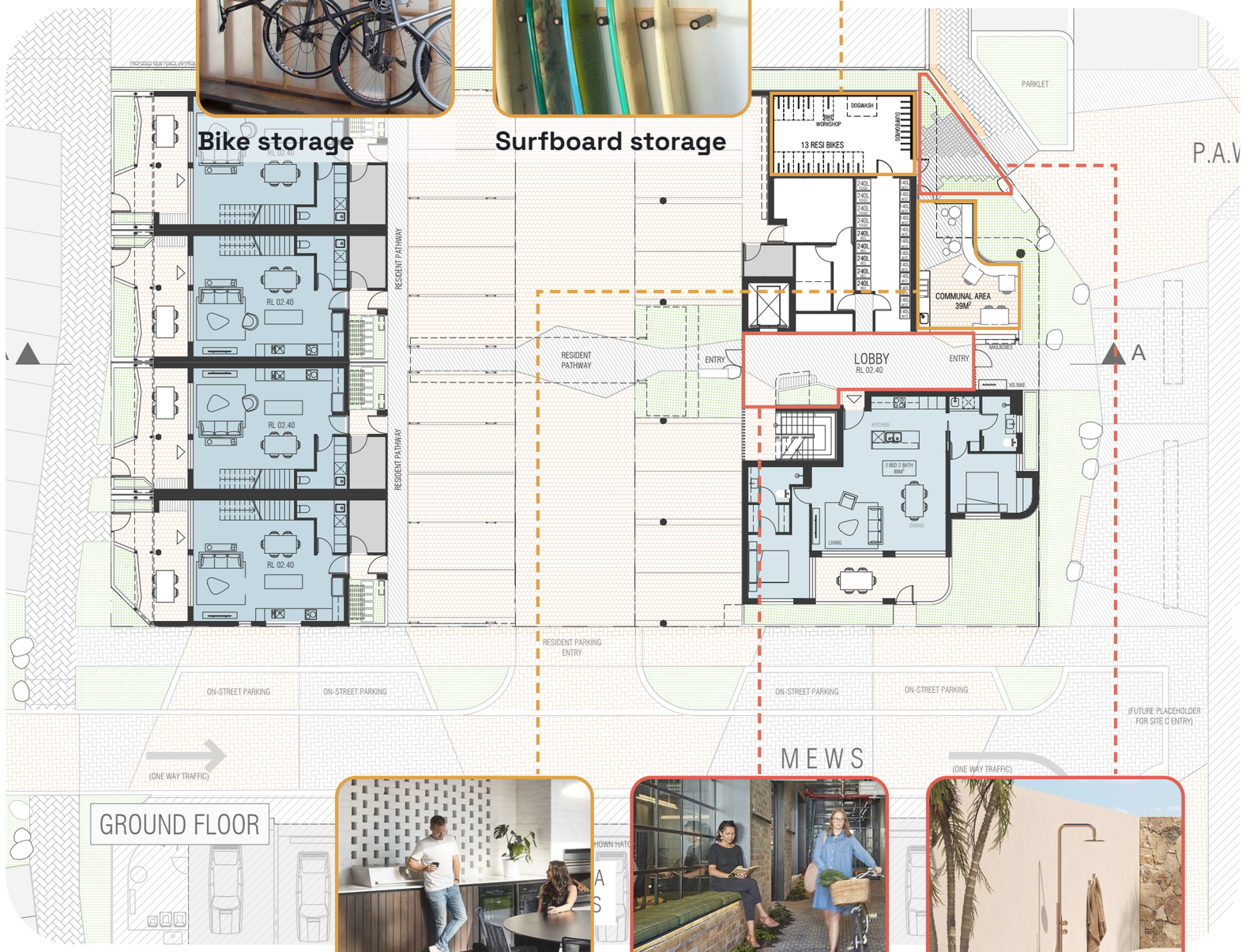
Flexible communal areas for residents... year round

Universally accessible **communal facilities** are centralised at the ground floor of the east apartments with the strata utilities.

Facilitating **social interaction**, **ground floor activation** and appropriately responding to the **coastal context.**

Bike storage

Surfboard storage



Communal BBQs and dining

Foyer lounge

Outdoor showers

Privacy & Passive Surveillance

Apartment balconies provide **passive surveillance** to surrounding street frontages.

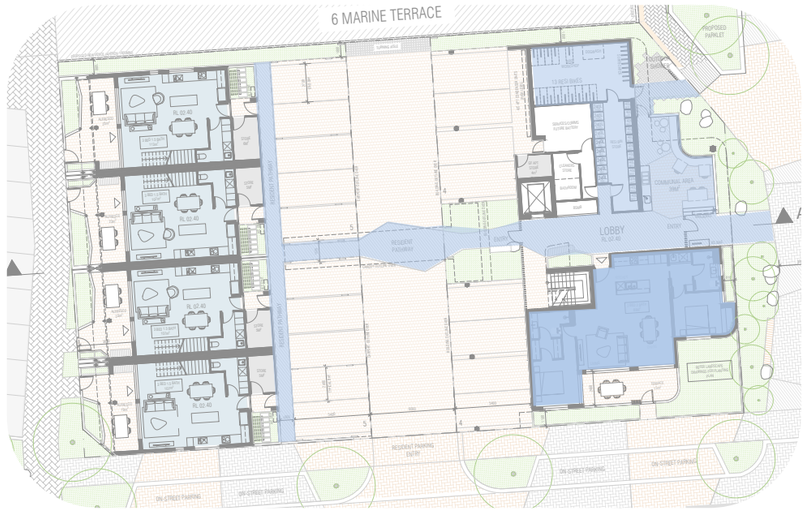
A thoughtful combination of balustrade conditions **balance resident privacy and neighbourhood security.**

Permeable masonry at ground level accommodates resident privacy and allows ventilation to the communal dining area.

Accessible Design

Universal design is prioritised at ground level with **all communal amenities fully accessible.**

40% of apartments meet LHA Silver standards, exceeding SPP 7.3 by 50%



Ground Floor

Level 1

Level 2

Public Art Strategy

We see opportunity for the site's **north-east corner** to become a point of visual interest, way finding and social interaction with t he public access way.

As the termination of the pathway to the beach, an artwork at this prominent node **contributes to precinct wayfinding.**

Hardy materials including permeable pavers have been selected, **with beach functionality in mind.**

Sustainability Strategies

We are committing to a minimum 6.4 average NatHERS rating across the project.

The development has been designed in accordance with the MBAC Design Guidelines.

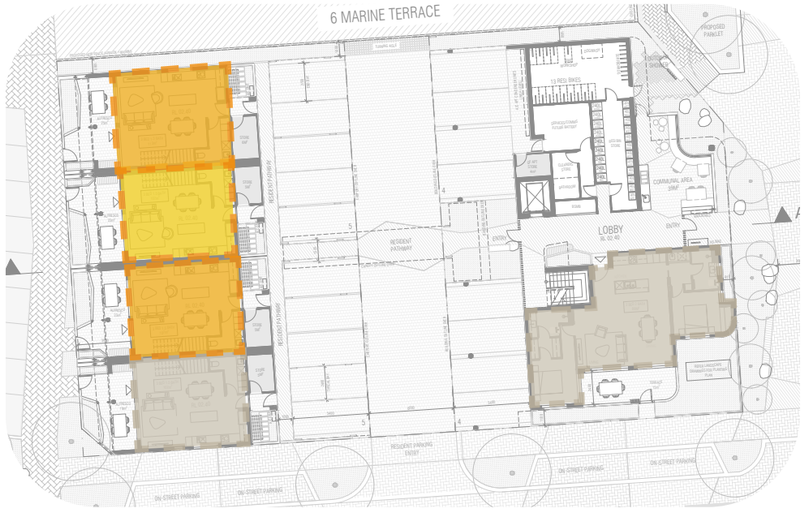
We believe sustainability initiatives and **construction principles** are integral to the proposal to encourage positive outcomes for future residents.

Please refer to ESD Report prepared by Emergen for further details.

Healthy	**Acoustic Comfort** - Particular attention to noise transmission and impact transfer mitigated with **sound insulated constructions.**
Resilient	**Heat Resilience** - Total project site comprises of >75% building and landscaping elements **reducing current heat island effect.**
Positive	**Future Proofing** - EV charging and PV array
Places	**Contribution to Place** - The proposal enhances the liveability of the wider urban context
People	**Design for Inclusion** - Equal access to the building and inclusive spaces are prioritised.
Nature	**Connection to Nature** - 87% Native plantings, sympathetic to its ecological footprint.
Leadership	**Market Transformation** - Recognises the site's significance as a landmark corner and neighbourhood precedent.

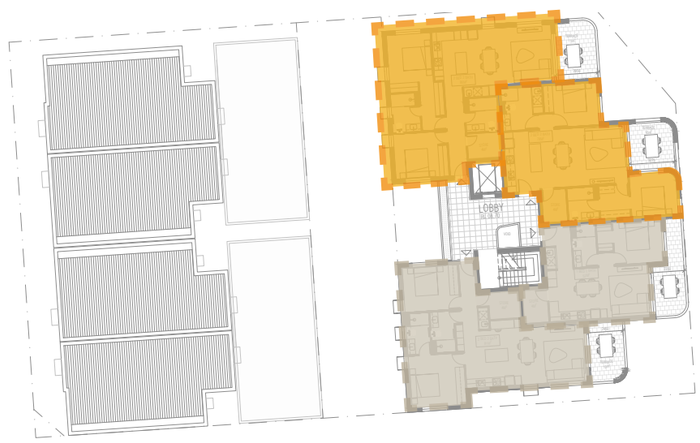
Solar Access Diagrams

June 21st



Ground Floor

Level 1



Level 2

apartment receives optimum winter sunlight on June 21

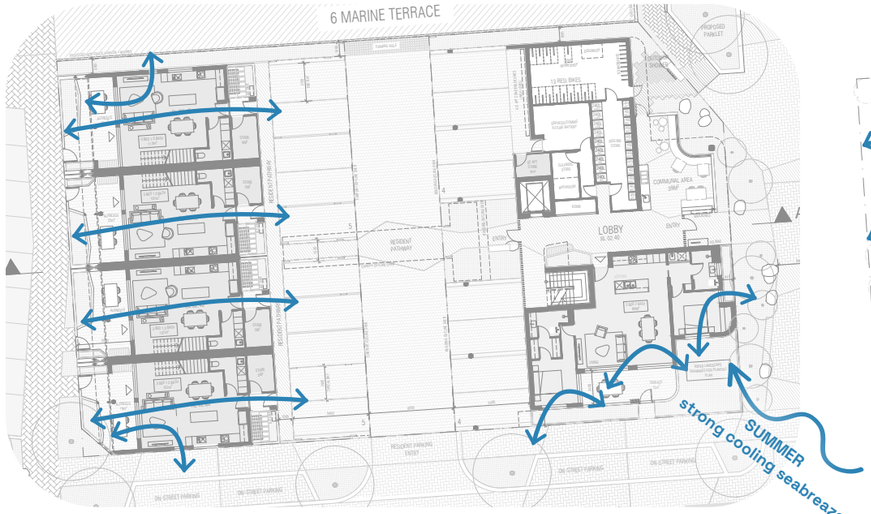
apartment receives more than 2 hours winter sunlight on June 21

apartment receives limited winter sunlight on June 21

apartment receives no direct winter sunlight on June 21

7/13 apartments achieve more than 2 hours of winter sunlight internally and to outdoor living spaces.

Natural Ventilation



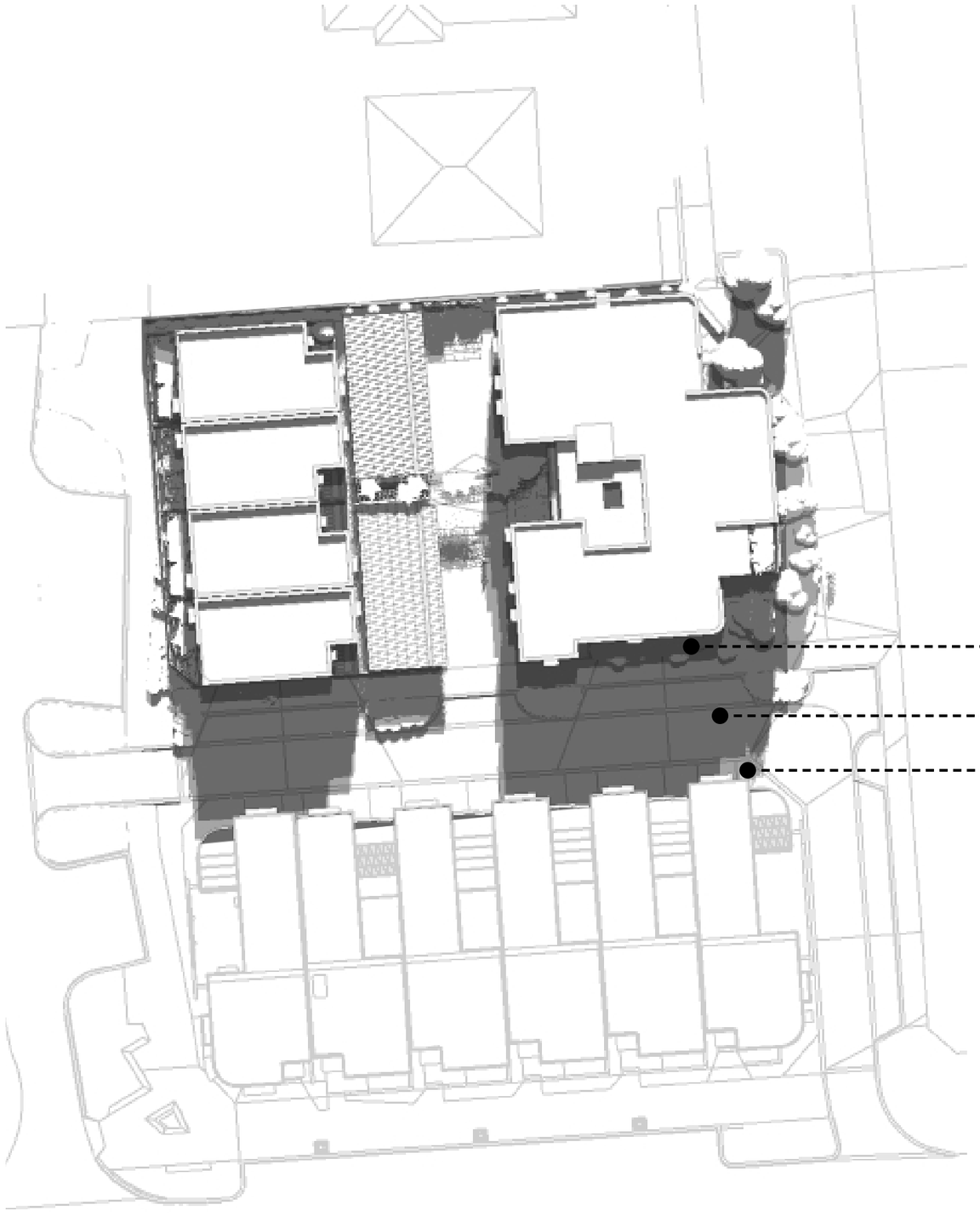
Ground Floor

Level 1

Level 2

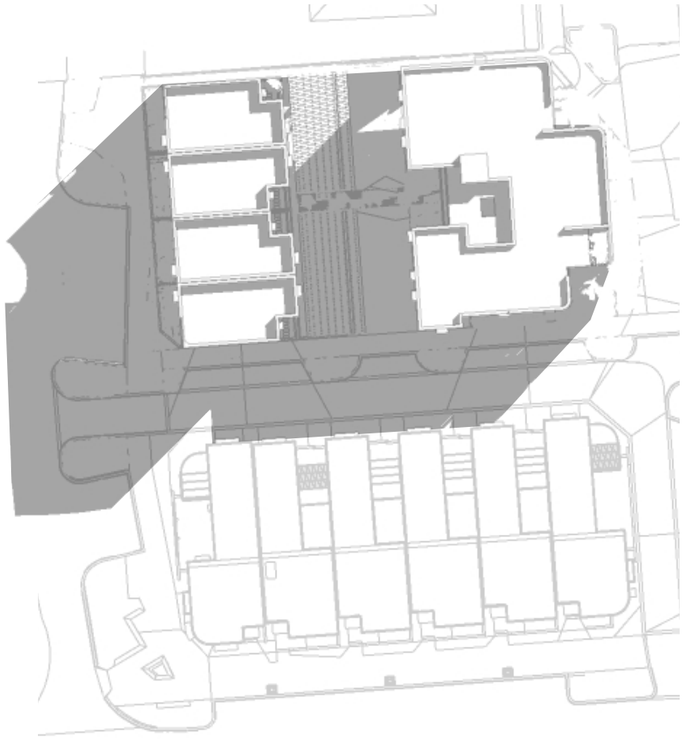
75% naturally cross ventilated, dual aspect apartments.

Remaining 25% single aspect apartments are **orientated to prevailing cool wind** with room depth <3x ceiling height

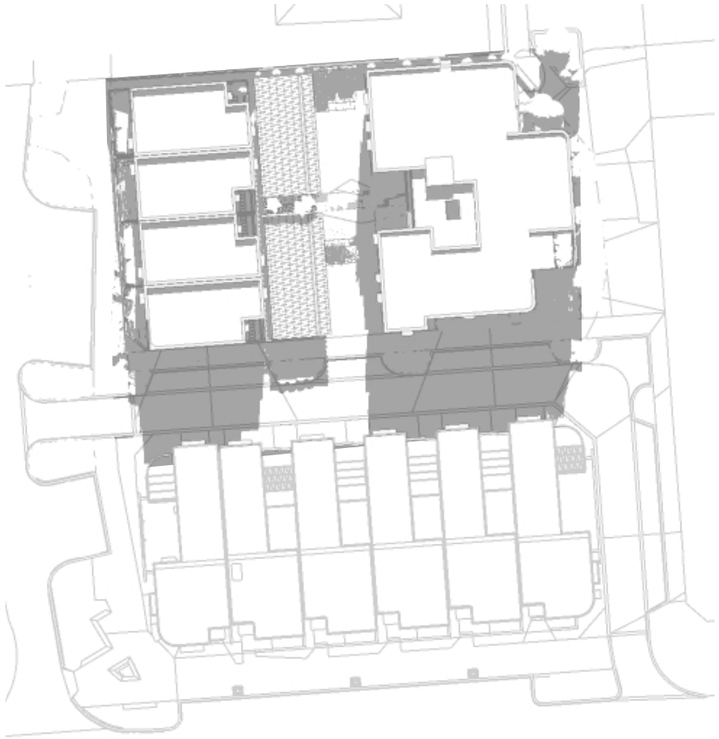


Here are the **midday shadows cast by the proposal throughout the year,** with all shadows noted to fall on the rear elevations of the stage 1A Duettes only

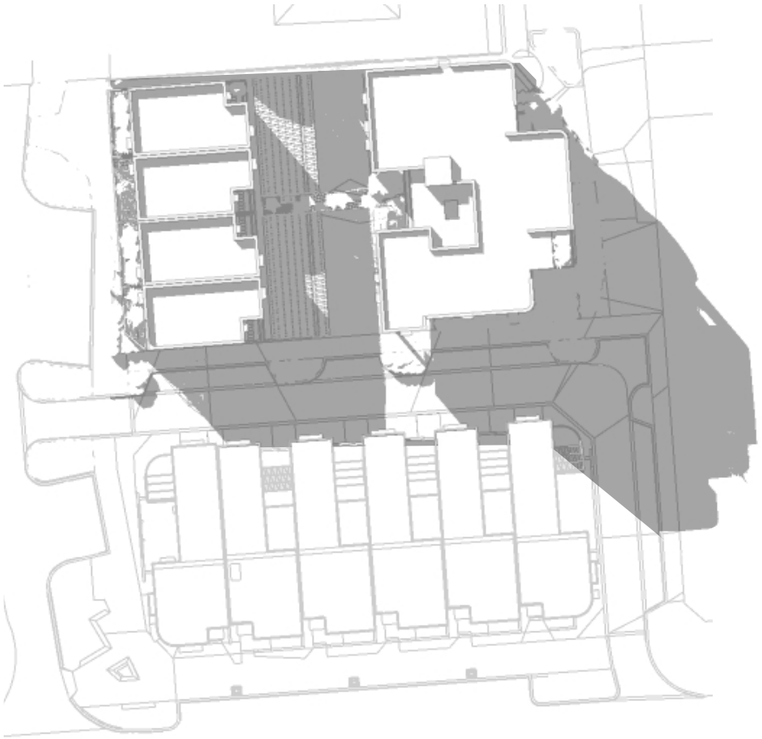
...and here we show **the shadows cast over the shortest day of the year** at 9am, midday, and 3pm.



June 21 9am



June 21 12pm



June 21 3pm

Offices: 102 North Road, Yakamia
Postal Address: PO Box 484 ALBANY 6331
Telephone: (08) 6820 3000

MIDDLETON BEACH ACTIVITY CENTRE
LOCAL DESIGN REVIEW PANEL
Minutes

Meeting Date: Thursday 8 June 2023
Meeting Time: 10.00am
Venue: Online – Microsoft Teams
Margaret Coates Boardroom, City of Albany

1. Opening of Meeting, Welcome and Acknowledgement

2. Attendance

Panel members
Malcolm Mackay (Panel Chair – Mackay Urban Design)
Emma Williamson (The Fulcrum Agency)
Emily Van Eyk (Mt Eyk Pty Ltd)
Anthony McEwan (City of Albany)

City officers
Dylan Ashboth (Planning Officer)
Jan van der Mescht (Manager Planning and Building Services)
Joanne Wardell-Johnson (Coordinator Planning Services)

Estate Architect
Rowan Gilbert (H+H Architects)

Minute Secretary
Pam Ruggera (City of Albany)

Applicants – Item 1
Mark Cornish (Development WA)
Jess Beaver (MJA Studio)
Katherine Rodin (MJA Studio)
Mark Bancroft (TBB)
Joel Barker – (See Design Landscaping)

3. Apologies

Tom Stevens (H+H) apology

4. Declarations of Due Consideration–

5. Disclosure of Interests –

- Emma Williamson declared a proximity interest regarding the proposal, she is 51% owner of a business who runs workshops and a partner of one of the landscape architects works for her one day a week.
- Malcolm Mackay advised his daughter works for DevelopmentWA but is not involved in this project.

6. Item 1 – Middleton Beach Stage 1b Residential Development (Pre-Lodgement)

Two and Three Storey Residential Development – Stage 1b Middleton Beach Activity Centre

6.1 Item introduction by Estate Architect/City of Albany

- The City of Albany advised that the proposal is generally consistent with Local Planning Scheme No.1 and Middleton Beach Activity Centre Structure Plan requirements.
- Advised they recommend the proponent initiate discussions with the owner of the adjoining property to the north to help understand their intentions for their lot and determine if there are any opportunities for integration.
- Initial discussions regarding waste management have occurred but still awaiting further detail before the City can determine whether what has been proposed is appropriate.
- Raised potential issues with east west alignment of proposal and ability to optimise daylight access into living areas.
- Suggested carport design may also need to be developed further.
- Provided background on the relocation of the northern pedestrian access identified in the Structure Plan.

6.2 Proponent presentation

- Mark Bancroft provided a detailed background on the Structure Plan area and the relocation of the northern pedestrian access.
- Jess Beaver then presented the item.
- Advised of the intention to create a 'benchmark' medium density design.
- Advised of the emphasis on pedestrian priority, ease of access and a high quality public shared zone, offering protection from the elements where necessary.
- A generous social lobby has been provided and connectivity and safety has been carefully considered.
- The landscaping character keeps the look and feel of the surrounding area.
- Both the landscape and built form design draw inspiration from the local Christmas Beetle. a generous lobby, and connectivity to make sure there are no dark areas.
- There is an intent to create a highly sustainable built It.
- The structures will be constructed from masonry and lightweight materials.

6.3 Questions of clarification to the Applicant from the Panel members

- Distance to the beach confirmed to be approximately 70m-80m to the Esplanade grassed area.
- Questioned whether the ecology within the proposal supports the Christmas Beetle to expand upon the meaning in the narrative – tbc.
- Confirmed that storm water will be collected on site – more detail to follow.
- Advised that lighting engineers have not yet been engaged however dark spaces will be minimised for safety.
- City of Albany confirmed public art requirements apply – will distribute 'Percent for Art Developer Guidelines'.

6.4 Feedback from Panel members

- Refer to the design report.

7. Recommendations

- A follow up review is recommended as the design is not yet supported by the Panel and requires further development.

Offices: 102 North Road, Yakamia
Postal Address: PO Box 484 ALBANY 6331
Telephone: (08) 6820 3000

MIDDLETON BEACH ACTIVITY CENTRE
LOCAL DESIGN REVIEW PANEL
Design report

Principle 1: Context and character		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*

Comments

a. The proposal is considered a 'comfortable development', and the scale of the development and consideration of neighbours is appreciated.
b. The well-considered combination of townhouses and apartments is appreciated.
c. Character is important. Whilst there is lots of talk about the significance of the beach, the Mounts are also significant.
d. Generally, there is a good address to the surrounding public realm.
e. The design demonstrates a thoughtful approach to neighbour interfaces.
f. The use of colour is interesting, but the actual colours could be reviewed – see Aesthetics.
g. There is an over-reliance on render and painted brick. Built form in Albany is largely characterised by textures – weatherboard, face brick, and other claddings.

Recommendations

1. ***Continue to refine the colour and material palette.***

Principle 2: Landscaping quality		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*

a. There is discrepancy between the landscape plans and architectural drawings.
b. Additional landscaping in the front setbacks may be required to meet R-Codes.
c. There is a requirement for each lot to have a tree – not all townhouses appear to have a tree in the front yard.
d. Further explore the potential to integrate paving and plants to soften and beautify the parking area, including planting the strip between the townhouse courtyards and the car ports.
e. The aspirations for reflecting the locality are in the concept diagrams and images but less in the design. The eucalyptus green doesn't really reflect the adjacent endemic planting of Mount Adelaide; it's a bit reductive. The same could be said for the identifying of timber and granite.
f. Some of the deep soil zones for small trees seem ambitious, consider a nil setback to the northern boundary and consolidate the deep soil to the south to create larger landscape areas with better growth potential.
g. Species are mentioned as drivers for aesthetic choices but could be better expressed in habitat and landscape and ecology- for example, species that support the Christmas beetles.
h. Consider the potential to engage a Menang artist, which would reinforce the narrative behind the ecology inspirations.
i. Consider all the utilities and their impact on the landscape – the outcome can be cluttered if not thought through.
j. Green spaces without real purpose can become neglected and unkempt – ensure all greenspaces have a purpose and avoid left-over green spaces in public areas.
k. Consider how landscape (or feature fencing) can terminate the driveway vista.
l. Landscape is as much about hardscapes as softscapes.
m. Consider fencing as a landscape element and introduce more variety than the solid and hit/miss brickwork.

n. The viability of the planting in the lobby is questionable, as is the landscaping in narrow pointy shaped beds.

Recommendations

1. ***Ensure consistency between the landscape and architectural plans.***
2. ***Review for consistency with the R-Codes for landscape areas, tree provision and deep soil, especially in the new Vol. 1. provisions.***
3. ***Explore additional opportunities for landscape and how it can be used to enhance legibility and terminate vistas.***
4. ***Review landscape areas for longer-term viability of plants.***
5. ***Review species selection to provide fauna habitat.***
6. ***Consider enhancing the landscape with the input of a Menang artist.***
7. ***Include details on hardscapes.***
8. ***Consider fencing as an integral component of landscape.***

Principle 3: Built form and scale		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*

a. The development has a strong and appealing form, is welcoming, and has a strong sense of architecture – curves are a great design feature.
b. The design has a cohesive and sculptural built form, but without being overly urban for the suburban context.
c. The sculptural qualities reflect suburban housing typologies such as terraces and maisonettes. Northern elevations need to be shown too.
d. The use of carports helps to open the central space. However, the car port roof and sides are reminiscent of mid-late apartments. Consider integrating the sculptural elements of the architecture into the carports.
e. Carports don't need to be a strong design feature; however, the expression of their utility should be explored further.
f. The different paving/landscape in the middle parking zone is good and could be stronger.
g. Consider the view of the car park roofs.
h. Include screening to the car park from the adjacent footpath, which is implied on the landscape master plan but not shown on the architectural plan.

Recommendations

1. ***Provide all elevations.***
2. ***Review the carport design to better integrate it into the overall architectural language.***
3. ***Consider visual screening of the car park from the southern street.***

Principle 4: Functionality and built quality		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.*

a. The internal planning is generally functional.
b. Consider residents' access and the pathways taken from cars to residences.
c. Align the crossover and the parking aisle.
d. Review the apartment core to avoid bin movement through the lobby.
e. Bike parking is remote from the residents.

Recommendations

1. ***Review ease of pedestrian movement within the development.***
2. ***Review the norther part of the ground floor of the apartment building to create better access to the bike store and a more discreet approach to waste management.***

Principle 5: Sustainability		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*

a. Consider opportunities to increase the extent of openings and outdoor spaces with a northern aspect, especially in winter.
b. The apartments are currently orientated towards the strong easterly/south-easterly breezes, which can be brutal. Therefore, shelter in deeper balconies are important.
c. Corner bedrooms are an opportunity to include additional windows for cross ventilation.
d. The articulated façades and window shrouds will do little to mitigate due west and due east sun (extended azimuths and low altitude) except to block desirable winter sun as this is at a less direct angle. Albany does get hot but is a cold place generally, and the winter afternoon sun is often a saviour.
e. Consider flipping the eastern building to north-south for greater solar access or at least review the internal arrangements to achieve more northern aspect.
f. Consider more glazing to compensate for the lack of northern aspect.
g. A shadow diagram should be provided.
h. Consider transom windows above apartment doors to improve/enable cross ventilation.
i. PV is suggested on the roof plan but was not referenced in the presentation – this should be a commitment.
j. Consider including PV on townhouse roofs as well as the apartments.
k. Reticulate power to parking areas in anticipation of EV charging.
l. The anticipation of battery provision is good.
m. Review materials to reduce embodied energy, including the use of lightweight construction.
n. Look to low carbon choices for concrete elements.

Recommendations

1. ***Develop a sustainability strategy with commitments, noting the comments provided above.***
2. ***Review the orientation of apartments, or replan them, to enable more spaces to have some access to northern sunlight.***

Principle 6: Amenity		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*

a. All habitable rooms have access to daylight, ventilation, and an outlook, which is good.
b. Consider the need for outdoor shower and its expected use, as it could help to activate the north-east corner.
c. Explore the opportunity for the shower to be public artwork.
d. The communal kitchen feels quite constrained – consider the opportunity for more connection through to the shower area.
e. The location of air conditioning units and impact on amenity needs to be considered - show AC condenser locations (but not on balconies).
f. Waste management raises concerns and challenges with the location of communal waste storage and resultant impacts on amenity of ground floor apartment.
g. It is questionable whether it is appropriate for the townhouse waste to be located in apartment complex, although a more discrete arrangement of the waste storage may overcome concerns.
h. The NE corner should be a stronger marker for pedestrians and a link to the axis of the beach – consider a bench in the parklet, a place to tie your shoe, sit and drink a coffee, etc.
i. Stormwater and external lighting need to be considered.
j. Review the ground floor apartment as the indoor and outdoor living areas face south-consider reorientating it to the shared space to the east.
k. Solar access to the 2-bed middle apartments could be improved by replanning the apartment so that the balcony has a partial northern aspect.
l. The balconies should be large enough to be useable, preferably more than the basic minimum.

Recommendations

1. ***Review the role of the shower and how it could be used to further enhanced.***
2. ***Review and identify AC condenser units.***

3. ***Review waste management in the context of amenity impacts on the ground floor apartment.***
4. ***Review the orientation of the ground floor apartment.***
5. ***Review apartment planning to enable more northern aspect to internal/external spaces.***
6. ***Review balconies for shelter and usability.***

Principle 7: Legibility		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*

a. The design is generally legible with direct access to the townhouses from the street and to the apartment lobby from the shared space.
b. The lift is clearly visible from the entry, with stair readily available as an alternative.
c. The direct access to the ground floor apartment is good.
d. Consider how to strengthen the pedestrian axis through the middle of the development to make it appear inviting and welcoming to pedestrians and helps to blur the distinction between the public/private realm.
e. There is a break in the continuity of paving to the southern townhouses.
f. Identify the townhouse mailboxes, preferably at their front gates.

Recommendations

1. ***Consider how the central pedestrian axis can be strengthened.***
2. ***Review mailbox locations.***

Principle 8: Safety		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*

a. Passive surveillance provided to all adjacent public realm, which is good.
b. Review safety considerations around entrapment within the parking area, noting that a sliding gate to the car park could provide additional security.
c. Review sightlines at the car park entrance.

Recommendations

1. ***Review security within the car park area.***
2. ***Review sightlines at the car park entry.***

Principle 9: Community		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*

a. The outdoor showers are a nice public gesture but give consideration to balancing the degree to which this is partially screened and the communication of this as a public asset.
b. The communal area is a positive and helps to activate the shared space.
c. Likewise, having the apartments and townhouses sharing the car park, bins, bike parking, etc. is a good social outcome.
d. Confirm whether the townhouse residents also be able to share the outdoor communal area.
e. Consider how the car parking area could be treated to encourage it to function as a communal/shared space.
f. Consider how public art could be used to provide fine-grained visual interest, but not in a manner that detracts from the strong built form.

Recommendations

1. ***Confirm the communal area is also for the townhouse residents.***
2. ***Consider how the car park could be enhanced to make it more attractive as an occasional social space.***
3. ***Consider the role of public art in the design.***

Principle 10: Aesthetics		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*

a. The design has well-composed elevations with a consistent language of materials and colours, and generally well-proportioned windows.
b. The use of colour helps to explain the building forms. However, there was some debate about the colour selection and the appropriateness of the three colours shown.
c. More consideration of materials and details is required to establish a finer grain of visual interest.
d. Remember landscape is an important aspect of aesthetics.

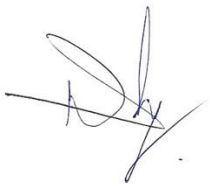
Recommendations

1. Continue to review colours, textures, and materials to strengthen the sense of place.

Conclusion

The Panel thanks the Applicant for what was a good presentation. The design is a promising and thoughtful outcome for the site but still needs some further resolution to gain the support of the Panel. Whilst a wealth of commentary has been provided to the Applicant across each of the design principles, the main areas that need further consideration include refining the use of colour and materials, achieving more aspects to northern winter sun where possible, developing a sustainability strategy, ensuring that landscape is viable in the long term, integrating the carports and the common driveway into the design narrative, and reviewing the functionality of the common areas at ground level in the apartment building.

The Applicant is encouraged to consider the comments provided and the Panel looks forward to seeing the next iteration of the design.

Design report endorsement	 **Malcolm Mackay** Chairperson

MIDDLETON BEACH ACTIVITY CENTRE DESIGN GUIDELINES OBJECTIVES ASSESSMENT -
PART 3.0 and PART 4.0 OBJECTIVES

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

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE
DESIGN GUIDELINES PART 3.0 - SITING THE BUILDING				
3.1. Response to Context				
+ Respond to the coastal and natural aspects of Middleton Beach as a highly valued community and tourist place.		+		+ A context and character analysis has been provided which displays a significant research and a thorough understanding.
+ Ensure access and enjoyment of the foreshore for all users recognizing the diverse needs and activities of all ages and cultures.		+	Not applicable	+ Not applicable.
+ Respond to the existing built form, as well as natural features, to interpret rather than replicate existing features.		+ +		+ The scale of the development is in keeping with the surrounding streetscape and the heights established in the MBAC Structure Plan. + The proposed colour palette of sand, eucalyptus and burnt orange toned reference the surrounding natural environment. + Native vegetation planting creates a continuing connection to the leafy character of the Middleton Beach neighbourhood and vegetation of Mt Adelaide to the south. + Architectural expression of townhouse car port is lacking
+ Develop Flinders Parade as the 'Beach Strip'- comprising restaurants, cafés, tourist accommodation and residential dwellings.		+	Not applicable	+ Not applicable.
+ Develop Adelaide Crescent as a mixed- use street with occasional small cafés and other local facilities.		+	Not applicable	+ Not applicable.
3.2. Orientation				
+ Respond to the streetscape and foreshore as a legible urban environment while optimising solar access within the development.		+		+ Townhouses present well to streetscape and enhance activation and legibility of adjacent streetscapes. + Northern elevations not provided – must consider impacts on lot 661. + Townhouse courtyards oriented to capture northern sunlight. + Potential to facilitate better solar access and northern sunlight penetration. However, the ability to use communal areas with good solar access is noted. The need to limit impacts of overlooking into the northern residence is also noted. + Full height glazing to living areas is a positive outcome.
+ Preserve clear sight lines and key views to landmarks, the foreshore, other public places and optimise views and outlook from within buildings.		+		+ 'Polite' height minimises impacts to views of significance and key landmarks. + Apartments and townhouses are provided with outdoor living areas and glazing to facilitate site lines to Mount Adelaide, pedestrian areas and/or Middleton Beach.
+ Minimise overshadowing of neighbouring properties and the public domain through building orientation.		+		+ Shadow modelling should be provided to southern lots at the winter solstice – informs the rating. + Overshadowing of the public domain and townhouses to the south is somewhat minimised by the two/three storey scale and flat roofs of the development. + Southern townhouses have outdoor living areas/terraces on the first floor facing the north – ensure impacts on these areas is minimised.
+ Respond to the micro-climate of Middleton Beach, with particular attention to winter solar access and protection from strong and cool easterly winds in the design of buildings and open spaces to optimize year-round enjoyment of public and private spaces.		+		+ It's noted that current design layout minimises visual privacy / amenity impacts to the northern adjoining property – however this does result in apartment terraces being exposed to prevailing easterly winds. + Further consideration required to address this, such as introducing wind protection measures.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE
				+ It is noted that communal open space areas appear to have access to northern light. + Communal open space areas and townhouses appears to be protected from prevailing winds - further details on landscaping and design treatment should be provided.
3.3. Public Domain Interface				
+ Achieve a distinct, locally recognisable cultural and environmental experience through the integrated design of building façades and adjacent public spaces.		+		+ The architectural forms and material choice draw on the local natural environment. + This design approach continues within the broader landscaping design through complimentary hard and soft landscaping material palettes and species. + Interaction with and presentation to southern Mews could be improved. Driveway misalignment with parking bays an assumed drafting error.
+ Provide a well-designed transition between the private and public domain with clear way- finding, and without compromising access.		+		+ Access points and wayfinding are highlighted through changes in materiality, texture and colour and respond well to the masterplan. + More detail to be provided outlining how universal access is addressed, including ageing in place considerations.
+ Promote safety and security and casual surveillance between buildings and the public domain.		+		+ Large windows and openings address the public domains and provide casual surveillance. + Communal areas and access to buildings are well secured.
+ Provide for pedestrian comfort in different weather conditions.		+		+ Tree canopy and landscaping to communal areas and townhouse terraces provide shading and wind protection. + Additional ground level landscaping to the perimeter of the site will mitigate urban heat island effect and enhance the pedestrian experience. + Exposure to prevailing easterly winds on first and second storey of the apartment building should be addressed.
+ Minimise conflict between permanent and short stay residential, tourism and mixed uses and in particular night time hospitality and entertainment.		+		+ The proposed dwellings are not intended for night-time hospitality or entertainment use. + Potential conflict between residential uses and short stay accommodation could be addressed via strata agreement or with a management plan associated with any application to change the use to short stay accommodation.
+ Reduce impact of services, plant and bin collection areas on the public domain.		+		+ Bin store and service areas are screened from public realm. + Townhouse residents must walk to the apartment building to dispose of waste. + Waste collection method needs to be explored further to determine suitability, in consultation with City of Albany Waste & Sustainability team especially in relation to use of shared space for waste trucks + Waste Management Plan to be provided.
3.4. Mixed Use				
+ Provide mixed use development in appropriate locations with active street frontages.		+	Not applicable.	+ Only residential development proposed.
+ Minimise conflict between different land uses, in particular residential and night time hospitality and entertainment.		+	Not applicable.	+ Only residential development proposed.
+ Provide a range of tenancy sizes and configurations to encourage local businesses and including tenancies appropriate for small start- up ventures		+	Not applicable.	+ Only residential development proposed.
+ Provide the opportunity for a range of mixed uses that contributes to the activation and vitality of the precinct.		+	Not applicable.	+ Only residential development proposed.
3.5. Landscape Design				
+ Capture and enhance the sense of place and landscape character of Middleton Beach in a viable and sustainable way.		+		+ Landscape concept that responds to climatic conditions and existing landscaping present in the Middleton Beach area. .

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE
+ Respect view corridors through the development to key landmarks and natural features.		+		+ The proponent has retained visual connections Middleton Beach and Mount Adelaide.
+ Reduce storm water run-off and assist in reducing the urban heat island effect.		+		+ Native vegetation lining the perimeter and communal areas will assist in the urban heat island effect, and make for a more comfortable passage by pedestrians throughout the site. + Permeable paving surfaces in car parking areas bays help to recharge the ground,. + Planted courtyards further reduce storm water run-off whilst providing private green space to each townhouse. + Confirm alternate floor finish identified in green in the parking area.
+ Improve and soften the transition between development and the foreshore including green linkages to the foreshore.		+	Not applicable	+ Not applicable.
+ Consider Albany's local climate and select endemic and established exotic tree species.		+		+ Majority of species selected are endemic species already established in the region.
+ Mitigate the effects of cold and strong winds.		+		+ Impact of easterly winds on apartment terraces should be further considered. + Further details on landscaping and design treatments to communal areas and townhouses also required regarding wind protection.
+ Contribute to the quality and amenity of communal and public open space		+ +		+ High quality, robust materials are generally proposed to assist with achieving a strong sense of place. + Local tree and shrub species will again assist in creating a local feel.
+ Provide for resident and visitor amenity and recreation.		+		+ Identifiable walkways and connections between the dwellings and public realm are provided. + High quality landscaping increases amenity of communal areas.
3.6. Communal Open Space				
+ Enhance residential and visitor amenity and provide opportunities for soft landscape through provision of communal open space.		+		+ Communal open space is provided for the apartments and includes outdoor showers and outdoor kitchen providing a high level of amenity for the residents.
+ Design safe, attractive and inviting communal open space that allows for a range of activities and responds to site conditions.		+		+ Communal areas are bordered by landscaping to provide shelter, screening and amenity. + Consider extraction requirements for outdoor kitchen/bbq located in the communal area under croft.
3.7. Visual Privacy				
+ Balance privacy with outlook and views from habitable rooms and private open space.		+ +		+ High level of visual privacy is provided both between proposed dwellings and existing dwellings on adjacent sites.
+ Achieve reasonable levels of external and internal visual privacy by providing adequate building separation distances shared equitably between neighbouring sites.		+		+ Northern elevation required to inform assessment. Noted that floor plans show no major openings or outdoor living areas proposed to northern elevation, however this reduces access to northern light. + Due to the nature of the development, the shared internal walls provide sufficient privacy between dwellings.
+ Increase privacy without compromising access to light and air.		+		+ The deep, screened courtyards and terraces provide access to light and air without compromising privacy
3.8. Pedestrian Access and Entries				
+ Prioritise pedestrian comfort and safety in an integrated movement network.		+		+ Safety is maximised through the provision of primary pedestrian entrances located along Marine Terrace and rear shared space . + Vehicular access is located to the southern boundary along a one-way mew which is designed facilitate slow vehicular and prioritised pedestrians.
+ Provide building entries and pathways that connect to and address the public domain and are easy to identify.		+		+ Principal building entries on Marine Terrace and rear shared space are clearly identified and defined through landscaping that integrates with the public domain.
3.9. Vehicle Access				

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE
+ Provide vehicle access points that are designed and located to minimise streetscape impacts and avoid conflicts between pedestrians and vehicles.		+		+ Vehicular access is located to the southern boundary along a one-way mew which encourages slow vehicular movement and prioritises pedestrians.
3.10. Car and Bicycle Parking				
+ Provide parking and facilities for all modes of transport.		+		+ Covered carparking is provided for 20 vehicles (2 in tandem), bike and surfboard storage. + No car parking rates are specified under LPS1 therefore it appropriate that carparking rates are determined in accordance with R-Codes. + 19 resident parks and 4 visitor bays required. 20 on-site provided, no information provided regarding breakdown of bays, or provision of on-site visitor bays. + Tandem bay should be signposted and used by same owners to avoid conflict. + Details on vehicle manoeuvrability required. + Bicycle parking provided in excess of minimum requirements and easily accessible from communal areas.
+ Ensure safety and security for car and bicycle parking users is optimised.		+		+ Secured bike racks provided. + Private carports provided with passive surveillance from residences.
+ Minimise visual and environmental impacts of car parking.		+		+ Carparking areas only visible from the mews to the south however current carport design should be reconsidered. + It is noted that additional screening measures are provided shown on the landscaping plan, however design should be addressed first, with screening measures through landscaping or other treatment secondary. + Appearance of carports and integration with the townhouses needs further consideration.
+ Reduce car use by prioritising the use of alternate transport modes.		+		+ Secure bike storage provided. + The proposal is in close location to a public transport stop at Middleton Beach.
DESIGN GUIDELINES PART 4.0 - DESIGNING THE BUILDING				
4.1. Solar and Daylight Access				
+ Optimise the number of dwellings receiving sunlight to habitable rooms, primary window and private open space.		+		+ Mostly east or west orientation of main living, habitable rooms and open spaces however the visual privacy impacts to the north (and south) are noted. + Floor to ceiling glazing is seen as a positive and may help to mitigate lack of northern solar access.
+ Optimise daylight access and solar gain for habitable rooms.		+		+ Full height glazing to living areas on eastern and western elevations assists with solar gain. + Northern sunlight access is difficult due to potential visual privacy impacts on northern property, however other treatments should be considered ie highlight windows + A daylight assessment simulation would be beneficial. + New R Codes (Sept '23) require 70% of dwelling having living rooms and private open space that obtain at least 2 hours of direct sunlight between 9am and 3pm on 21 June. Solar analysis required to assess performance.
+ Incorporate shading and glare control, particularly for warmer months.		+		+ Window shrouds and deep seated balconies provide shade and glare control in warmer months.
+ Optimise the number of dwellings that have outdoor areas or balconies with a northerly aspect.		+		+ Limited northerly orientation with most glazing, outdoor areas and habitable rooms orientated east/west. + Criteria has not been adequately addressed.
4.2. Natural Ventilation				
+ Maximise the number of dwellings with natural and, where possible cross ventilation to create a comfortable indoor environment for residents.		+		+ Open air corridors provide comfortable breezeways across each floor. + Natural ventilation provided through large private terraces and floor to ceiling windows.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE
4.3. Ceiling Heights				
+ Provide for well-proportioned spaces and facilitate natural ventilation and daylight access.		+		+ Generous heights are provided to all residences providing a high level of amenity.
+ Allow for the safe use of ceiling fans for cooling.		+		+ Ceiling heights provided allow for future inclusion of ceiling fans if required.
4.4. Dwelling Size and Layout				
+ Provide a room layout within a dwelling that is functional, well-organised and provides a high standard of amenity.		+		+ The thoughtful layout of each dwelling provides a high standard of amenity.
+ Provide appropriately proportioned rooms and layouts to support the environmental performance of the dwelling.		+		+ All proposed rooms appear to demonstrate amenity and most provide access to daylight and ventilation.
4.5. Dwelling Mix				
+ Encourage adaptability and flexibility in the use of the buildings over time.		+ +		+ Application proposes residential development only. + Provision of a lift in the apartments could help to facilitate aging in place. + Are accessible apartments proposed? If so, consider accessible parking requirements.
+ Provide a range and variety of dwelling sizes and price points to cater for a diverse range of household types and income levels.		+		+ The proponent has provided a mix of 1, 2 and 3 bedroom dwellings that optimise the site footprint, whilst still providing a flexible spatial offering for a range of household types.
4.6. Ground Floor Dwellings				
+ Enhance street frontage activity and surveillance through location and design of ground level buildings.		+		+ Principal building entries via Marine Terrace and rear shared space enhance activation and passive surveillance.
+ Deliver amenity and safety for residents in ground floor dwellings.		+		+ An appropriately screened private courtyard provides sheltered and considered outdoor amenity for ground floor residents.
4.7. Private Open Space and Balconies				
+ Provide appropriately sized private open space and balconies to enhance residential amenity.		+		+ Ground floor courtyard and first floor terrace provides flexible open space for each dwelling.
+ Locate and orientate primary private open spaces and balconies to enhance liveability for residents.		+		+ Courtyards and terraces have not been orientated to the north however most will facilitate access to either morning or afternoon sun. + Shares communal space provides opportunity to capture northern sunlight.
+ Ensure private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		+		+ Terraces, courtyards and communal open space have been thoughtfully integrated into the streetscape and proposed dwelling mass.
4.8. Circulation and Common Spaces				
+ Achieve good amenity and properly service all dwellings via common circulation spaces.		+		+ Open air, landscaped common circulation spaces provide high amenity for residents.
+ Promote safety and provide for social interaction between residents.		+		+ It appears the common circulation spaces are only accessible by residents. + Ground floor Lobby provides opportunity for social interaction.
4.9. Storage				
+ Provide adequately-sized and well-designed storage for each dwelling.		+		+ Each dwelling is provided with a storage room with dimensions in accordance with R-Code requirements. + Access issues with GF store may arise unless the carparks in front is reserved for use of GF apartment.
+ Additional storage is conveniently located, accessible and nominated for individual dwellings.		+		+ Bike and surfboard storage is provided on the ground floor
4.10. Acoustic Privacy				
+ Minimise noise transfer within and outside buildings through the siting, layout and detailing of buildings.		+		+ A sustainability strategy may demonstrate proposed treatments to alleviate noise transfer between dwellings.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE
				+ Indoor and outdoor living areas are located away from highly trafficked areas and likely noise sources.
+ Reduce internal noise transfer between dwellings within a building through layout and acoustic treatments.		+		+ A sustainability strategy may demonstrate proposed treatments to alleviate noise transfer between dwellings.
4.11. Noise and Pollution				
+ Minimise the impacts of external noise and pollution through the careful siting and layout of buildings and location of uses.		+		+ All services are located in fully enclosed garages and storerooms minimising the impact on neighbouring dwellings and the public realm. + Impact of waste storage on ground floor apartment to be further considered.
+ Ensure that the noise challenges associated with mixed use precincts and buildings are mitigated to safeguard occupant amenity.		+		+ Indoor and outdoor living areas are located away from highly trafficked areas and likely noise sources.
4.12. Facades				
+ Reflect the unique environment of the South Coast through the articulation of design elements, such as colour, building form and materials, working together to create a distinctive local character.		+		+ Built form, materiality and native landscaping respond to local character.
+ Clearly defined ground floors which carefully address the street and utilise finer details and tactile materials, providing visual interest and human scale along the street.		+		+ The ground floors are heavily articulated with elements that bring a human scale to the streetscape such as the landscaping, feature brick screening, metal trellises and window shrouds.
+ Provide an appropriate response to the specific qualities of each street and varying environmental conditions.		+		+ Built form presents well to Marine Terrace, as well as adjacent the public space to the east. + Climbing plans will provide appropriate screening of carports/parking areas.
+ Limit adverse micro-climate impacts such as wind tunnelling and down drafts.		+		+ Deep set balconies reduce impact of rain and adverse weather conditions. + Impact of strong easterly winds on the terraces and through the lobby should be considered.
4.13. Roof Design				
+ Ensure the roof form is integrated and complementary to the overall urban character.		+		+ Flat/concealed roof is well integrated into the built form and unlikely to be visible from pedestrian level.
+ Integrate roof form and treatments into the building design and positively respond to the streetscape and adjoining development.		+		+ The roof form has been well considered and compliments the design.
+ Maximise opportunities to use roof space for residential accommodation and open space.		+		+ N/A
4.14. Accessible Design				
+ Provide access to all areas for all users in a dignified way.		+		+ Provision of a lift in the apartments could help to facilitate aging in place. + Are accessible apartments proposed?
+ Provide a variety of dwelling types with flexibility to accommodate diverse lifestyles and resident needs.		+		+ The proponent has provided a mix of 1, 2 and 3 bedroom dwellings that optimise the site footprint, whilst still providing a flexible spatial offering for a range of household types.
4.15. Awnings and Shading Devices				
+ Provide pedestrian shelter along active streets		+ +		+ Providing pedestrian shelter along Marine Terrace may not be appropriate for this form of development. + Opportunity to provide some form of pedestrian shelter above the Mews footpath?
+ Provide awnings that complement and integrate with the building design.		+		+ The proponent has explored alternative design measures in-lieu of traditional awnings whilst achieving the desired outcome.
+ Reduce the impact of long horizontal bands of awnings.		+		+ None proposed

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4.16. Signage				
+ Provide signage that responds to the context, improves legibility of and does not visually clutter the public domain.		+	Not applicable	+ Not applicable.
+ Provide clear wayfinding and a natural hierarchy of information and advertising.		+	Not applicable	+ Not applicable.
+ Integrate signage into the building design.		+	Not applicable	+ Not applicable.
+ Ensure commercial signage is complementary to the development and the streetscape.		+	Not applicable	+ Not applicable.
4.17. Public Art				
+ Ensure public art that reflects and/or complements the unique character, history and context of the MBAC is an integral part of all developments through integration of artwork and/or stand-alone installations.		+		+ Opportunities for public art have been identified within the documentation provided.
+ Develop and promote community identity within the City of Albany by requiring commissioned public art works as part of private development projects within the City of Albany.		+		+ Public Art work will be required as a condition of development approval and will be assessed in accordance with the City of Albany Percent for Art Developers Guidelines.
+ Public art should contribute to the sense of place at MBAC.		+		+ Opportunities identified within the provided documents will enhance the public realm and contribute to a sense of place within the MBAC.
4.18. Lighting				
+ Create a safe and attractive night time environment.		+		+ Potential to provide low impact lighting (solar etc) in the parking area.
+ Limit light spill and other impacts of lighting on for dwellings and short stay rooms.		+		+ Ground level solar light or downward facing lighting should be considered to minimise light spill from carparks into adjacent areas.
4.19. Drying Areas				
+ Ensure drying areas have good natural ventilation and minimal visual impact on the public realm.		+		+ Screened drying areas are provided at the rear of the townhouses. + Private open space (terraces) to be used as drying areas for apartments. + Deep set terraces should ensure drying areas are screened from public realm.
4.20. Fences and Balustrades				
+ Ensure fencing, screening and balustrade design complements the building design.		+		+ Feature brickwork, perforated metal screens and galvanised steel balustrades integrate well with the built form and present well to the public realm.
+ Ensure fencing and balustrades mitigate the effects of strong breezes whilst enabling surveillance of footpaths and other public areas.		+		+ Galvanised steel balustrades may not provide enough protection from strong easterly winds. Confirm if materials are suitable for coastal climate. + All screening facilitates surveillance of public realm.
4.21. Building Services				
+ Integrate building services into the design of buildings and places to minimise their impact on amenity.		+		+ Services are located on the ground floor of the apartment building in closed off areas, away from public places. + Roof top solar is likely to be concealed from public view.
4.22. Energy Efficiency				
+ Establish appropriate energy efficiency commitments in the development application stage.		+		+ Passive design outcomes and energy efficient strategies are should be considered and addressed through an accompanying design report.
+ Minimise energy use and emissions through passive strategies, supported by active systems.		+		+ Passive design outcomes and energy efficient strategies are should be considered and addressed through an accompanying design report.
4.23. Water Management and Conservation				
+ Establish appropriate water management and conservation commitments at the development approval stage.		+		+ To be addressed at a later stage of LDRP process through an Urban Water Management Plan.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE
+ Minimise scheme water consumption throughout the development.		+		+ Landscape concepts show water wise plants to sites + Sustainability strategy to be prepared.
+ Manage stormwater on-site in accordance with the adopted Urban Water Management Plan (UWMP).		+		+ To be prepared at a later iteration of the LDRP.
+ Ensure that flooding impacts will be minimal for occupants, buildings and the environment.		+		+ Stormwater management to be addressed at a later stage of the LDRP process.
4.24. Waste Management				
+ Design waste storage facilities to minimise impacts on the streetscape, building entry and amenity of residents.		+ +		+ Proponent has located an enclosed bin storage area within apartment building with proposed collection from shared area to the east. Proposal requires further consultation with City's Waste & Sustainability team.
+ Minimise domestic waste by providing safe and convenient source separation and recycling.		+		+ Townhouses bin storage area is also included in apartment building – requires further consultation.

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MIDDLETON BEACH ACTIVITY CENTRE
LOCAL DESIGN REVIEW PANEL
MINUTES

Meeting Date: Wednesday, 16 August 2023
Meeting Time: 10.30am
Venue: Online – Microsoft Teams
Margaret Coates Boardroom, City of Albany

1. **Opening of Meeting, Welcome and Acknowledgement**

2. **Attendance**

Panel members
Malcolm Mackay (Panel Chair – Mackay Urban Design)
Emma Williamson (The Fulcrum Agency)
Emily Van Eyk (Mt Eyk Pty Ltd)
Anthony McEwan (City of Albany)

City officers
Dylan Ashboth (Senior Planning Officer)
Jan van der Mescht (Manager Planning and Building Services)
Joanne Wardell-Johnson (Coordinator Planning Services)

Estate Architect
Rowan Gilbert (H+H Architects)

Minute Secretary
Ashton James (City of Albany)

Applicants – Item 1
Mark Cornish (Development WA)
James Wortley (DevelopmentWA)
Jess Beaver (MJA Studio)
Katherine Rodin (MJA Studio)
Mark Bancroft (TBB)
Eoin Gladish (See Design Studio)

3. **Apologies**

Tom Stevens (H+H) apology

4. **Declarations of Due Consideration–**

5. **Disclosure of Interests –**

- Emma Williamson declared a proximity interest regarding the proposal, she is 51% owner of a business who runs workshops and a partner of one of the landscape architects works for her one day a week.
- Malcolm Mackay advised his daughter works for DevelopmentWA but is not involved in this project.

6. Item 1 – Middleton Beach Stage 1b Residential Development (Pre-Lodgement)

Two and Three-Storey Residential Development – Stage 1b Middleton Beach Activity Centre

6.1 Item introduction by Estate Architect/City of Albany

- The City of Albany advised that the proposal is generally consistent with Local Planning Scheme No.1 and Middleton Beach Activity Centre Structure Plan requirements.
- The City of Albany advised that the development has been assessed against the R Codes and noted the setback to northern side as a key consideration – the City would not like this to be reduced any further.
- Significant improvements in regard to climate responsive design were noted.
- Improvements to the ground floor including lobby and bin area were also noted. City of Albany Planning to seek update from Waste and Sustainability Team on bin collection areas.
- Architectural expression of carports has been significantly improved.
- Lift from lobby to level 1 and 2 is note. However, it is unclear as whether internal design not really addressing disability access.
- More clarification on location and form of public art is required.
- More information as to what (if anything) is planned in regard to the eastern 'parklet'.
- Northern fence is quite important, will this be a masonry block fence to match in with the fence presented on the eastern elevation?

6.2 Proponent presentation

- Proponent presented the changes on the design and spoke on what they want to create with this development.
- Responding to previous comments made in the first meeting, the proponents have stepped back and taken a look from the minor to the macro, all with the aim of being good neighbours.
- Also aims to future proof this development given the northern neighbours can build up to 3 storeys high.
- Material palate has been refined since last meeting with a warm beige, concrete and eucalypt palate now proposed.
- Design responds to a site that needs protection from weather, but also needs to be robust.
- Use of overhead trellis elevates appearance of carports.
- Has the goal of creating robust, high-quality living, which is well integrated with the existing locality.

6.3 Questions of clarification to the Applicant from the Panel members

- Nil

6.4 Feedback from Panel members

- Refer to the design report.

7. Recommendation

- Plans to be amended to reflect LDRP's advice with subsequent changes assessed through a Chair review.

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MIDDLETON BEACH ACTIVITY CENTRE
LOCAL DESIGN REVIEW PANEL
Design report

Principle 1: Context and character		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*

Comments

a. Greater consideration of the site interfaces – landscape, fencing etc.
b. More muted and refined material and colour palette feels more appropriate to the locality.

Recommendations

1. None.

Principle 2: Landscaping quality		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*

a. A more refined and resolved landscape solution.
b. Currently, a mismatch between the renders and the plans – renders appear to overpromise.
c. Introduction of more landscape into the shared central space is good.
d. Better resolved hardscape – feels less car-orientated – but consider how the hardscape relate to the vertical finishes. Also, consider extending the feature paving associated with the shower.
e. Use of permeable paving is supported but consider how the use could be optimised to enable infiltration and shedding of stormwater to landscape areas.
f. Recognises that landscape is more than just plants – a good palette of hardscape and furniture elements.
g. Needs to ensure landscaping is functional and plans are not 'greenwashed' – in this respect ensure there is adequate space for plants to grow.
h. Reconsider Birch and Pear trees – do not reflect local context.
i. Consider splayed pathways or rock features in the corners of the landscape to stop the landscaping being worn out.
j. Planting palette to consider the high water table.
k. Specification of retaining walls and fencing should be addressed as hard landscaping.
l. Creepers over carports either need to be fully committed to (more planting space required) or not done at all.
m. The integration of landscape details both on and off the lot is important, even though the off-lot works don't strictly form part of the DA.
n. Consider the retaining infrastructure as an integral part of the design, rather than a separate engineering response.

Recommendations

1. Review planting palette for appropriateness to the locality, including the high water table.
2. Ensure consistency between the renders and the landscape plans.
3. Continue to refine the hardscape design.
4. Ensure sufficient growing areas for viable planting.
5. Integrate civil engineering with the landscape response.

Principle 3: Built form and scale		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*

a. Predominantly the same built form.
b. Arbours and car ports are more refined and establish a design language.

Recommendations
1. ***None.***

Principle 4: Functionality and built quality		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.*

a. Utility area bins, bikes, etc works better.
b. Waste management is an improvement.
c. AC condensers are discreetly located.

Recommendations
1. ***None.***

Principle 5: Sustainability		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*

a. Engagement of a sustainability consultant is good.
b. NatHers rating is good but the response needs to recognise that sustainability is more than just energy conservation.
c. Sustainability strategy/report needs to cover a good breadth of initiatives but also drill down beyond motherhood statements.
d. Sustainability strategy/report needs to distinguish between targets and commitments.
e. Consider installing infrastructure for EV charging.
f. Ensure adequate solar protection to north-facing windows.

Recommendations
1. ***Continue to refine the sustainability strategy and differentiate between aspirations and commitments.***
2. ***Future proof the development for EV ownership.***
3. ***Refine the strategy for solar protection to exposed openings.***

Principle 6: Amenity		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*

a. Access to northern winter sun is still limited, which is baked into the design and hard to change.
b. From an urban design perspective, orientation to the street always trumps orientation to the north.
c. Review obscure glazing – a kneejerk reaction to privacy. Clear glass with blinds does the same job in a more friendly manner.

Recommendations
1. ***Review the use of obscure glazing where it is not required as an R-Code solution.***

Principle 7: Legibility		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*

a. All legible, no issues.

Recommendations
1. ***None.***

Principle 8: Safety		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*

a. No real issues.

Recommendations

1. ***None.***

Principle 9: Community		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*

a. More functional and appealing communal area is required – consider detailing and selection of materials to increase the appeal and provide greater robustness for cleaning and maintenance.

b. Public art is unresolved – what is it and where is it going?

Recommendations

1. ***Reivew the finishes of the communal area to improve its appearance.***
2. ***Clarify the public art strategy in more detail in accordance with the City of Albany Percent for Art Developer Guidelines (attached).***

Principle 10: Aesthetics		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*

a. A more refined and resolved use of colours, textures, and materials with subtleties in the palette variation.

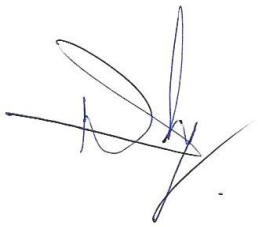
Recommendations

1. ***None.***

Conclusion

Whilst the Panel broadly supported the design direction at the first design review, the design has been further refined with additional detail in response to the Panel's comments. This has resulted in a significantly improved and better integrated design response across all the 10 design principles.

The design is close to securing the Panel's full support as a response to the design principles, with only a few recommendations arising out of the second review. Given the progress of the design, it is agreed that a full Panel review is not required for DR3 and that a Chair review of the remaining areas for improvement will suffice.

Design report endorsement	 **Malcolm Mackay** Chairperson

MIDDLETON BEACH ACTIVITY CENTRE DESIGN GUIDELINES OBJECTIVES ASSESSMENT -
PART 3.0 and PART 4.0 OBJECTIVES
This checklist assists proponents to explain and assess the development against the objectives listed in this policy.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE DRP 1 Comments in Black DRP 2 Comments in Blue
DESIGN GUIDELINES PART 3.0 - SITING THE BUILDING				
3.1. Response to Context				
+ Respond to the coastal and natural aspects of Middleton Beach as a highly valued community and tourist place.		+		+ A context and character analysis has been provided which displays a thorough understanding and high level of respect and research undertaken. A comprehensive analysis of cultural heritage, geographical conditions, and extensive research into local demographic and market has been undertaken prior to beginning concept design.
+ Ensure access and enjoyment of the foreshore for all users recognizing the diverse needs and activities of all ages and cultures.		+	Not applicable	+ Not applicable.
+ Respond to the existing built form, as well as natural features, to interpret rather than replicate existing features.		* Built form updates and additional consideration for context and character, articulation and expression have been included in design report and elevations. * Carport intent and detail has been revised to tie into the built form language across the apartment site		+ The scale of the development is in keeping with the surrounding streetscape and the heights established in the MBAC Structure Plan. + The proposed colour palette of sand, eucalyptus and burnt orange toned reference the surrounding natural environment. + Native vegetation planting creates a continuing connection to the leafy character of the Middleton Beach neighbourhood and vegetation of Mt Adelaide to the south. + Architectural expression of townhouse car port is lacking + The proposed colour pallet is complimentary to the surrounding built and natural environment. + The architectural language of the redesigned carport aids in connecting the buildings and is successfully carried through to the Marine Terrace town house canopies.
+ Develop Flinders Parade as the 'Beach Strip'- comprising restaurants, cafés, tourist accommodation and residential dwellings.		+	Not applicable	+ Not applicable.
+ Develop Adelaide Crescent as a mixed- use street with occasional small cafés and other local facilities.		+	Not applicable	+ Not applicable.
3.2. Orientation				
+ Respond to the streetscape and foreshore as a legible urban environment while optimising solar access within the development.		* Elevations provided to show northern interface with existing neighbour * Revised layout to east apartment to flip balcony to orientate north * Dado boxes and / or fluted windows provided to northern elevation to provide privacy to north neighbour and prevent perception of overlooking		+ Townhouses present well to streetscape and enhance activation and legibility of adjacent streetscapes. + Northern elevations not provided – must consider impacts on lot 661. + Townhouse courtyards oriented to capture northern sunlight. + Potential to facilitate better solar access and northern sunlight penetration. However, the ability to use communal areas with good solar access is noted. The need to limit impacts of overlooking into the northern residence is also noted. + Full height glazing to living areas is a positive outcome. + The northern setback of the townhouses is noted and the additional natural light into the living area and master bedroom is an improvement. + Flipping the balcony of the east apartment is an improved outcome, however solar access to the main living area is still limited given the depth of the balcony. + Privacy measures to the northern elevation are satisfactory.
+ Preserve clear sight lines and key views to landmarks, the foreshore, other public places and optimise views and outlook from within buildings.		+		+ 'Polite' height minimises impacts to views of significance and key landmarks. + Apartments and townhouses are provided with outdoor living areas and glazing to facilitate site lines to Mount Adelaide, pedestrian areas and/or Middleton Beach.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE DRP 1 Comments in Black DRP 2 Comments in Blue
+ Minimise overshadowing of neighbouring properties and the public domain through building orientation.		* Overshadowing diagram provided to show impacts at winter solstice * Nathers assessment provided by ESD consultant to revise glazing and access to natural light		+ Shadow modelling should be provided to southern lots at the winter solstice – informs the rating. + Overshadowing of the public domain and townhouses to the south is somewhat minimised by the two/three storey scale and flat roofs of the development. + Southern townhouses have outdoor living areas/terraces on the first floor facing the north – ensure impacts on these areas is minimised. + Diagrams demonstrate that overshadowing of the Duettes is minimal..
+ Respond to the micro-climate of Middleton Beach, with particular attention to winter solar access and protection from strong and cool easterly winds in the design of buildings and open spaces to optimize year-round enjoyment of public and private spaces.		* Wind protection measures are provided to east facing apt balconies and noted on plans and elevations		+ It's noted that current design layout minimises visual privacy / amenity impacts to the northern adjoining property – however this does result in apartment terraces being exposed to prevailing easterly winds. + Further consideration required to address this, such as introducing wind protection measures. + It is noted that communal open space areas appear to have access to northern light. + Communal open space areas and townhouses appears to be protected from prevailing winds - further details on landscaping and design treatment should be provided. + The proposed perforated screens and the curved façade provide additional protection to the eastern balconies. Consider providing perforated screens to the level 1 balconies. The increased height of the breeze block wall to the communal area is a noted improvement.
3.3. Public Domain Interface				
+ Achieve a distinct, locally recognisable cultural and environmental experience through the integrated design of building façades and adjacent public spaces.		+		+ The architectural forms and material choice draw on the local natural environment. + This design approach continues within the broader landscaping design through complimentary hard and soft landscaping material palettes and species. + Interaction with and presentation to southern Mews could be improved. Driveway misalignment with parking bays an assumed drafting error.
+ Provide a well-designed transition between the private and public domain with clear way- finding, and without compromising access.		* Universal access will be achieved across the site with RLs to be noted * Ground floor apartment, communal spaces and upper levels are accesible either at-grade or via a lift		+ Access points and wayfinding are highlighted through changes in materiality, texture and colour and respond well to the masterplan. + More detail to be provided outlining how universal access is addressed, including ageing in place considerations. + The upper level lift lobbies are accessible, however the apartments internal layout are not accessible.
+ Promote safety and security and casual surveillance between buildings and the public domain.		+		+ Large windows and openings address the public domains and provide casual surveillance. + Communal areas and access to buildings are well secured.
+ Provide for pedestrian comfort in different weather conditions.		+		+ Tree canopy and landscaping to communal areas and townhouse terraces provide shading and wind protection. + Additional ground level landscaping to the perimeter of the site will mitigate urban heat island effect and enhance the pedestrian experience. + Exposure to prevailing easterly winds on first and second storey of the apartment building should be addressed.
+ Minimise conflict between permanent and short stay residential, tourism and mixed uses and in particular night time hospitality and entertainment.		+		+ The proposed dwellings are not intended for night-time hospitality or entertainment use. + Potential conflict between residential uses and short stay accommodation could be addressed via strata agreement or with a management plan associated with any application to change the use to short stay accommodation.
+ Reduce impact of services, plant and bin collection areas on the public domain.		* West apartments and eastern apartments have a consolidated response to waste * Waste collection points have been discussed with the city's waste team, and an agreed location is shown on the site plans opposite the eastern site boundary * Encycle are currently working through the WMP, drafted and to be included with DA report		+ Bin store and service areas are screened from public realm. + Townhouse residents must walk to the apartment building to dispose of waste. + Waste collection method needs to be explored further to determine suitability, in consultation with City of Albany Waste & Sustainability team especially in relation to use of shared space for waste trucks

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE DRP 1 Comments in Black DRP 2 Comments in Blue
				+ Waste Management Plan to be provided. + The reconfigured bin store removes the bins from the Lobby and is an improved outcome. Consider reviewing the door swings to this room and the service area. Consider amending the exit door from the bin store for direct external access, rather than having to take the bins through two doorways. Ensure ventilation does not impact on the amenity of the external communal area.
3.4. Mixed Use				
+ Provide mixed use development in appropriate locations with active street frontages.		+	Not applicable.	+ Only residential development proposed.
+ Minimise conflict between different land uses, in particular residential and night time hospitality and entertainment.		+	Not applicable.	+ Only residential development proposed.
+ Provide a range of tenancy sizes and configurations to encourage local businesses and including tenancies appropriate for small start- up ventures		+	Not applicable.	+ Only residential development proposed.
+ Provide the opportunity for a range of mixed uses that contributes to the activation and vitality of the precinct.		+	Not applicable.	+ Only residential development proposed.
3.5. Landscape Design				
+ Capture and enhance the sense of place and landscape character of Middleton Beach in a viable and sustainable way.		+		+ The proponent has provided a context analysis of the site, and included a carefully considered landscape concept that responds to the various climatic and landscaped conditions of Middleton Beach.
+ Respect view corridors through the development to key landmarks and natural features.		+		+ The proponent has retained visual connections to the surrounding natural landscape, including Middleton Beach and Mount Adelaide.
+ Reduce storm water run-off and assist in reducing the urban heat island effect.		+		+ Native vegetation lining the perimeter and communal areas will assist in the urban heat island effect, and make for a more comfortable passage by pedestrians throughout the site. + Permeable paving surfaces in car parking areas bays help to recharge the ground,. + Planted courtyards further reduce storm water run-off whilst providing private green space to each townhouse. + Confirm alternate floor finish identified in green in the parking area.
+ Improve and soften the transition between development and the foreshore including green linkages to the foreshore.		+	Not applicable	+ Not applicable.
+ Consider Albany's local climate and select endemic and established exotic tree species.		+		+ Majority of species selected are endemic species already established in the region.
+ Mitigate the effects of cold and strong winds.		* Screening is provided to eastern apartment terraces and are noted on plans and elevations * Communal area shows a high hit-and-miss fence to mitigate wind, integrated with generous landscaping for additional visual privacy and mitigation		+ Impact of easterly winds on apartment terraces should be further considered. + Further details on landscaping and design treatments to communal areas and townhouses also required regarding wind protection. + Consider screening to the level 1 eastern balconies.
+ Contribute to the quality and amenity of communal and public open space		+ +		+ High quality, robust materials are generally proposed to assist with achieving a strong sense of place. + Local tree and shrub species will again assist in creating a local feel.
+ Provide for resident and visitor amenity and recreation.		+		+ Generous walkways and connections between the proposed dwellings and public realm are provided for residents and visitors. + High quality landscaping increases amenity of communal areas.
3.6. Communal Open Space				
+ Enhance residential and visitor amenity and provide opportunities for soft landscape through provision of communal open space.		+		+ Communal open space is provided for the apartments and includes outdoor showers and outdoor kitchen providing a high level of amenity for the residents.

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+ Design safe, attractive and inviting communal open space that allows for a range of activities and responds to site conditions.		+		+ Communal areas are bordered by landscaping to provide shelter, screening and amenity. + Consider extraction requirements for outdoor kitchen/bbq located in the communal area under croft.
3.7. Visual Privacy				
+ Balance privacy with outlook and views from habitable rooms and private open space.		+ +		+ High level of visual privacy is provided both between proposed dwellings and existing dwellings on adjacent sites.
+ Achieve reasonable levels of external and internal visual privacy by providing adequate building separation distances shared equitably between neighbouring sites.		* Elevations provided to show northern interface with existing neighbour * Revised layout to east apartment to flip balcony to orientate north * Dado boxes and / or fluted windows provided to northern elevation to provide privacy to north neighbour and prevent		+ Northern elevation required to inform assessment. Noted that floor plans show no major openings or outdoor living areas proposed to northern elevation, however this reduces access to northern light. + Due to the nature of the development, the shared internal walls provide sufficient privacy between dwellings. + Balcony setbacks and shared internal walls provide adequate visual protection and separation, the northern elevation openings have been considered to avoid overlooking.
+ Increase privacy without compromising access to light and air.		+		+ The deep, screened courtyards and upper storey terraces maximise the dwellings access to light and air without compromising privacy
3.8. Pedestrian Access and Entries				
+ Prioritise pedestrian comfort and safety in an integrated movement network.		+		+ Safety in design is emphasised with the location of primary pedestrian entrances located along Marine Terrace and rear shared space . Vehicular access is located to the southern boundary along a one-way mew – this civic design also encourages slow traffic movement and a pedestrian prioritised environment.
+ Provide building entries and pathways that connect to and address the public domain and are easy to identify.		+		+ Principal building entries on Marine Terrace and rear shared space are clearly identified and defined through landscaping that integrates with the public domain
3.9. Vehicle Access				
+ Provide vehicle access points that are designed and located to minimise streetscape impacts and avoid conflicts between pedestrians and vehicles.		+		+ Vehicular access is located to the southern boundary along a one-way mew – this civic design also encourages slow traffic movement and a pedestrian
3.10. Car and Bicycle Parking				
+ Provide parking and facilities for all modes of transport.		DESIGN: tandem parking has been removed to accommodate central mech storage area and remove mechanical units from balconies and terraces PLANNING: There is no requirement for visitor bays given proposal is for permanent residential land uses (Compliant with Scheme SU25, MBACSP and DG's). Parking design exceeds the yield requirements of SPP 7.3 Volume 2 for the proposed dwelling types (1 bedroom dwellings and 2+ bedroom dwellings) - SPP 7.3 requirement is for 16 bays. Note: Resident Parking requirements are not specified in Scheme, SP or DG's.		+ Covered carparking is provided for 20 vehicles (2 in tandem), bike and surfboard storage. + No car parking rates are specified under LPS1 therefore it appropriate that carparking rates are determined in accordance with R-Codes. + 19 resident parks and 4 visitor bays required. 20 on-site provided, no information provided regarding breakdown of bays, or provision of on-site visitor bays. + Tandem bay should be signposted and used by same owners to avoid conflict. + Details on vehicle manoeuvrability required. + Bicycle parking provided in excess of minimum requirements and easily accessible from communal areas.
+ Ensure safety and security for car and bicycle parking users is optimised.		+		+ Secured bike racks provided. + Private carports provided with passive surveillance from residences.
+ Minimise visual and environmental impacts of car parking.		* Carport built form response has been revised to integrate with landscaping strategy and connection to east and west built form		+ Carparking areas only visible from the mews to the south however current carport design should be reconsidered. + It is noted that additional screening measures are provided shown on the landscaping plan, however design should be addressed first, with screening measures through landscaping or other treatment secondary. + Appearance of carports and integration with the townhouses needs further consideration. + Architectural intent of the revised carport is a significant improvement.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE DRP 1 Comments in Black DRP 2 Comments in Blue
+ Reduce car use by prioritising the use of alternate transport modes.		+		+ Secure bike storage provided. + The proposal is in close location to a public transport stop at Middleton Beach.
DESIGN GUIDELINES PART 4.0 - DESIGNING THE BUILDING				
4.1. Solar and Daylight Access				
+ Optimise the number of dwellings receiving sunlight to habitable rooms, primary window and private open space.		* Generous glazing is proposed to all apartments * MJA to provide number update on amount of sunlight to dwellings and %		+ Mostly east or west orientation of main living, habitable rooms and open spaces however the visual privacy impacts to the north (and south) are noted. + Floor to ceiling glazing is seen as a positive and may help to mitigate lack of northern solar access. + Additional northern glazing is an improved outcome, however 5 apartments still receive no direct sunlight on the 21st of June.
+ Optimise daylight access and solar gain for habitable rooms.		* Northern elevation provided which shows proposed windows to northern apartments MJA to provide solar access diagram in DA report		+ Full height glazing to living areas on eastern and western elevations assists with solar gain. + Northern sunlight access is difficult due to potential visual privacy impacts on northern property, however other treatments should be considered ie highlight windows + A daylight assessment simulation would be beneficial. + New R Codes (Sept '23) require 70% of dwelling having living rooms and private open space that obtain at least 2 hours of direct sunlight between 9am and 3pm on 21 June. Solar analysis required to assess performance. + Currently only 54% of apartments achieve the above requirement.
+ Incorporate shading and glare control, particularly for warmer months.		+		+ Window shrouds and deep seated balconies provide shade and glare control in warmer months.
+ Optimise the number of dwellings that have outdoor areas or balconies with a northerly aspect.		* First principles have been addressed to optimise the challenging conditions on the site inherently * Site is conditioned by the flanking of east and west lots with a central corridor for parking, as this is not achievable from marine terrace or the shared space opportunities have been addressed to enhance dwelllings to provide further northern light (through glazing or balcony reorientation)		+ Limited northerly orientation with most glazing, outdoor areas and habitable rooms orientated east/west. + Criteria has not been adequately addressed. + It's acknowledged that the site master planning and the location of the central corridor has made this objective difficult to achieve.
4.2. Natural Ventilation				
+ Maximise the number of dwellings with natural and, where possible cross ventilation to create a comfortable indoor environment for residents.		+		+ Open air corridors provide comfortable breezeways across each floor. + Natural ventilation provided through large private terraces and floor to ceiling windows.
4.3. Ceiling Heights				
+ Provide for well-proportioned spaces and facilitate natural ventilation and daylight access.		+		+ Generous heights are provided to all residences allowing flexible use and amenity.
+ Allow for the safe use of ceiling fans for cooling.		+		+ Ceiling heights provided allow for future inclusion of ceiling fans if preferred by the resident.
4.4. Dwelling Size and Layout				
+ Provide a room layout within a dwelling that is functional, well-organised and provides a high standard of amenity.		+		+ The thoughtful layout of each dwelling provides a high standard of amenity.
+ Provide appropriately proportioned rooms and layouts to support the environmental performance of the dwelling.		+		+ All proposed rooms appear to demonstrate generous amenity and access to daylight and ventilation.
4.5. Dwelling Mix				
+ Encourage adaptability and flexibility in the use of the buildings over time.		* Requirements for SPP7.3 will be met with 20% of units meeting silver level LHA standards * No accessible parking is required within the development due to a residential only development. * Lifts are not proposed to eastern apartments		+ Application proposes residential development only. + Provision of a lift in the apartments could help to facilitate aging in place. + Are accessible apartments proposed? If so, consider accessible parking requirements.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE DRP 1 Comments in Black DRP 2 Comments in Blue
+ Provide a range and variety of dwelling sizes and price points to cater for a diverse range of household types and income levels.		+		+ The proponent has provided a mix of 1, 2 and 3 bedroom dwellings that optimise the site footprint, whilst still providing a flexible spatial offering for a range of household types.
4.6. Ground Floor Dwellings				
+ Enhance street frontage activity and surveillance through location and design of ground level buildings.		+		+ Principal building entries via Marine Terrace and rear shared space enhance activation and passive surveillance.
+ Deliver amenity and safety for residents in ground floor dwellings.		+		+ An appropriately screened private courtyard provides sheltered and considered outdoor amenity for ground floor residents.
4.7. Private Open Space and Balconies				
+ Provide appropriately sized private open space and balconies to enhance residential amenity.		+		+ The inclusion of a ground floor courtyard and first floor terrace provides flexible open space for each dwelling.
+ Locate and orientate primary private open spaces and balconies to enhance liveability for residents.		+		+ Courtyards and terraces have not been orientated to the north however most will facilitate access to either morning or afternoon sun. + Shares communal space provides opportunity to capture northern sunlight.
+ Ensure private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		+		+ Terraces, courtyards and communal open space have been thoughtfully integrated into the streetscape and proposed dwelling mass.
4.8. Circulation and Common Spaces				
+ Achieve good amenity and properly service all dwellings via common circulation spaces.		+		+ Open air, landscaped common circulation spaces provide high amenity for residents.
+ Promote safety and provide for social interaction between residents.		+		+ It appears the common circulation spaces are only accessible by residents. + Ground floor Lobby provides opportunity for social interaction.
4.9. Storage				
+ Provide adequately-sized and well-designed storage for each dwelling.		* Storage areas on ground floor have been allocated to the designated unit and the carbay will be reserved for this apartment		+ Each dwelling is provided with a storage room with dimensions in accordance with R-Code requirements. + Access issues with GF store may arise unless the carparks in front is reserved for use of GF apartment. + Comment noted
+ Additional storage is conveniently located, accessible and nominated for individual dwellings.		+		+ Bike and surfboard storage is provided on the ground floor
4.10. Acoustic Privacy				
+ Minimise noise transfer within and outside buildings through the siting, layout and detailing of buildings.		* Emergen have been engaged to provide a nathers assessment and ESD strategy for the development. * Acoustic consultant TBC - devWA to comment * Ground floor apartment entry doorway has been revised to move away from main communal area and lobby gate * Bin carouselling path has been allocated north to prevent crossover with main lobby corridor		+ A sustainability strategy may demonstrate proposed treatments to alleviate noise transfer between dwellings. + Indoor and outdoor living areas are located away from highly trafficked areas and likely noise sources. + Design changes are an improvement
+ Reduce internal noise transfer between dwellings within a building through layout and acoustic treatments.		+		+ A sustainability strategy may demonstrate proposed treatments to alleviate noise transfer between dwellings.
4.11. Noise and Pollution				
+ Minimise the impacts of external noise and pollution through the careful siting and layout of buildings and location of uses.		* Bin carouselling path has been allocated north to prevent crossover with main lobby corridor		+ All services are located in fully enclosed garages and storerooms minimising the impact on neighbouring dwellings and the public realm + The flow of waste is a significant improvement. Consider configuring waste and bike store so that the bins can be taken directly outside without having to pass through two doors.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE DRP 1 Comments in Black DRP 2 Comments in Blue
+ Ensure that the noise challenges associated with mixed use precincts and buildings are mitigated to safeguard occupant amenity.		+		+ Indoor and outdoor living areas are located away from highly trafficked areas and likely noise sources.
4.12. Facades				
+ Reflect the unique environment of the South Coast through the articulation of design elements, such as colour, building form and materials, working together to create a distinctive local character.		+		+ The proponent's understand of the sites cultural and historical context is shown throughout the provided documents. Built form, materiality and native landscaping respond to local character.
+ Clearly defined ground floors which carefully address the street and utilise finer details and tactile materials, providing visual interest and human scale along the street.		+		+ The ground floors are heavily articulated with elements that bring a human scale to the streetscape such as the landscaping, feature brick screening, metal trellises and window shrouds.
+ Provide an appropriate response to the specific qualities of each street and varying environmental conditions.		+		+ Built form presents well to Marine Terrace, as well as adjacent the public space to the east. + Climbing plans will provide appropriate screening of carports/parking areas.
+ Limit adverse micro-climate impacts such as wind tunnelling and down drafts.		* Screening has been provided to eastern apartments and shown on elevations		+ Deep set balconies reduce impact of rain and adverse weather conditions. + Impact of strong easterly winds on the terraces and through the lobby should be considered. + Consider adding roof sheeting to the link between the two buildings for additional weather protection during winter, for access to the bin store.
4.13. Roof Design				
+ Ensure the roof form is integrated and complementary to the overall urban character.		+		+ Flat/concealed roof is well integrated into the built form and unlikely to be visible from pedestrian level.
+ Integrate roof form and treatments into the building design and positively respond to the streetscape and adjoining development.		+		+ The roof form has been well considered and compliments the design, whilst providing a contemporary feel to the streetscape.
+ Maximise opportunities to use roof space for residential accommodation and open space.		+		+ Second floor terraces are identified and provide additional private outdoor space
4.14. Accessible Design				
+ Provide access to all areas for all users in a dignified way.		* Note accessible apartments to 69% of development (east apartments)		+ Provision of a lift in the apartments could help to facilitate aging in place. + Are accessible apartments proposed? + The lift provides accessible access to the communal landings, however none of the apartments internal layouts are accessible.
+ Provide a variety of dwelling types with flexibility to accommodate diverse lifestyles and resident needs.		+		+ The proponent has provided a mix of 1, 2 and 3 bedroom dwellings that optimise the site footprint, whilst still providing a flexible spatial offering for a range of household types.
4.15. Awnings and Shading Devices				
+ Provide pedestrian shelter along active streets		* Residential only development * Scale doesn't feel appropriate to provide physical awnings along streetscape * Built form scale provides shade and respite in unison with proposed planting areas along east, southern and western corridors		+ Providing pedestrian shelter along Marine Terrace may not be appropriate for this form of development. + Opportunity to provide some form of pedestrian shelter above the Mews footpath? + Comments noted and adequate for this type of development.
+ Provide awnings that complement and integrate with the building design.		+		+ The proponent has explored alternative design measures in-lieu of traditional awnings whilst achieving the desired outcome.
+ Reduce the impact of long horizontal bands of awnings.		+		+ None proposed
4.16. Signage				
+ Provide signage that responds to the context, improves legibility of and does not visually clutter the public domain.		+	Not applicable	+ Not applicable.
+ Provide clear wayfinding and a natural hierarchy of information and advertising.		+	Not applicable	+ Not applicable.
+ Integrate signage into the building design.		+	Not applicable	+ Not applicable.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE DRP 1 Comments in Black DRP 2 Comments in Blue
+ Ensure commercial signage is complementary to the development and the streetscape.		+	Not applicable	+ Not applicable.
4.17. Public Art				
+ Ensure public art that reflects and/or complements the unique character, history and context of the MBAC is an integral part of all developments through integration of artwork and/or stand-alone installations.		+		+ Opportunities for public art have been identified within the documentation provided.
+ Develop and promote community identity within the City of Albany by requiring commissioned public art works as part of private development projects within the City of Albany.		+		+ Public Art work will be required as a condition of development approval and will be assessed in accordance with the City of Albany Percent for Art Developers Guidelines.
+ Public art should contribute to the sense of place at MBAC.		+		+ Opportunities identified within the provided documents will enhance the public realm and contribute to a sense of place within the MBAC.
4.18. Lighting				
+ Create a safe and attractive night time environment.		* Note accommmodated on plans * Further detail to be provided in DD		+ Potential to provide low impact lighting (solar etc) in the parking area.
+ Limit light spill and other impacts of lighting on for dwellings and short stay rooms.		* Note accommmodated on plans * No short stay apartments to be provided in proposal * Further detail to be provided in DD		+ Ground level solar light or downward facing lighting should be considered to minimise light spill from carparks into adjacent areas.
4.19. Drying Areas				
+ Ensure drying areas have good natural ventilation and minimal visual impact on the public realm.		+		+ Screened drying areas are provided at the rear of the townhouses. + Private open space (terraces) to be used as drying areas for apartments. + Deep set terraces should ensure drying areas are screened from public realm.
4.20. Fences and Balustrades				
+ Ensure fencing, screening and balustrade design complements the building design.		+		+ Feature brickwork, perforated metal screens and galvanised steel balustrades integrate well with the built form and present well to the public realm.
+ Ensure fencing and balustrades mitigate the effects of strong breezes whilst enabling surveillance of footpaths and other public areas.		* Materials shown in drawings and presentation are a robust and characterful palette response to the area and will be treated accordingly to ensure their maintenance and wear are appropriate for the site conditions		+ Galvanised steel balustrades may not provide enough protection from strong easterly winds. Confirm if materials are suitable for coastal climate. + All screening facilitates surveillance of public realm.
4.21. Building Services				
+ Integrate building services into the design of buildings and places to minimise their impact on amenity.		+		+ Services are located on the ground floor of the apartment building in closed off areas, away from public places. + Roof top solar is likely to be concealed from public view.
4.22. Energy Efficiency				
+ Establish appropriate energy efficiency commitments in the development application stage.		ESD strategy with Emergen		+ Passive design outcomes and energy efficient strategies are should be considered and addressed through an accompanying design report.
+ Minimise energy use and emissions through passive strategies, supported by active systems.		ESD strategy with Emergen		+ Passive design outcomes and energy efficient strategies are should be considered and addressed through an accompanying design report.
4.23. Water Management and Conservation				
+ Establish appropriate water management and conservation commitments at the development approval stage.		* UWMP provided by DevWA		+ To be addressed at a later stage of LDRP process through an Urban Water Management Plan.
+ Minimise scheme water consumption throughout the development.		Refer to Landscape Architects Package provided		+ Landscape concepts show water wise plants to sites + Sustainability strategy to be prepared.
+ Manage stormwater on-site in accordance with the adopted Urban Water Management Plan (UWMP).		noted, and happy to prepare this as part of DA conditions		+ To be prepared at a later iteration of the LDRP.
+ Ensure that flooding impacts will be minimal for occupants, buildings and the environment.		noted, and happy to prepare this as part of DA conditions		+ Stormwater management to be addressed at a later stage of the LDRP process.

OBJECTIVE	Proponents Appraisal Meets objectives Deviation to objectives Objectives cannot be met	PROPONENTS RESPONSE	Estate Architects Assessment/Compliance Meets objectives Rethink for improvement Not adequately addressed	ESTATE ARCHITECTS RESPONSE DRP 1 Comments in Black DRP 2 Comments in Blue
4.24. Waste Management				
+ Design waste storage facilities to minimise impacts on the streetscape, building entry and amenity of residents.		waste strategy has been further developed between Encycle and the City of Albany to consolidate waste and a preferred location for pickup by the City's services noted on drawings		+ Proponent has located an enclosed bin storage area within apartment building with proposed collection from shared area to the east. Proposal requires further consultation with City's Waste & Sustainability team.
+ Minimise domestic waste by providing safe and convenient source separation and recycling.		WMP west and eastern apartments considered under one development and deem the consolidated bin store appropriate for the development scale and servicing of the 13 apartments		+ The City's 'FOGO' system arrangements will be applicable to this development. + Townhouses bin storage area is also included in apartment building – requires further consultation.

Appendix E

Bushfire Management Plan

Bushfire Management Plan

Lot 9001 Flinders Parade
Middleton Beach

Ref 20-081
Ver A
February 2021

BPAD
Bushfire
Planning & Design
Accredited Practitioner
Level 2

LUSHFIRE & PLANNING
3 Paterson Rd
Pinjarra WA 6208
0418 954 873
ABN 74 232 678 543

Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site Address / Plan Reference:	Lot 9001 DP413972 Flinders Parade				
Suburb:	Middleton Beach	**State:**	WA	**P/code:**	6330
Local government area:	Albany				
Description of the planning proposal:	Mixed Use subdivision				
BMP Plan / Reference Number:	20-081	**Version:**	A	**Date of Issue:**	21/02/2021
Client / Business Name:	Development WA				

Reason for referral to DFES	**Yes**	**No**
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	☐	☒
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)?	☐	☒

Is the proposal any of the following special development types (see SPP 3.7 for definitions)?

Unavoidable development (in BAL-40 or BAL-FZ)	☐	☒
Strategic planning proposal (including rezoning applications)	☐	☒
Minor development (in BAL-40 or BAL-FZ)	☐	☒
High risk land-use	☐	☒
Vulnerable land-use	☐	☒

If the development is a special development as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The proposed temporary emergency access way does not comply with AS3.6. Any high risk land uses will be subject to a separate development application, Bushfire Management Plan and risk assessment.

Note: The decision maker (e.g. the local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name	**Accreditation Level**	**Accreditation No.**	**Accreditation Expiry**
Geoffrey Lush	Level 2	BPAD 27682	28/02/2022
Company		**Contact No.**	
Lush Fire & Planning		0418 954 873	

I declare that the information provided in this bushfire management plan is to the best of my knowledge true and correct.

Signature of Practitioner  **Date** 21/02/2021

The subject land has an area of 1.2926 hectares and is situated on the corner of Flinders Parade and Adelaide Terrace. A portion of the subject land is located on the eastern side of Flinders Parade.

The subject land is vacant with minimal vegetation. The surrounding land has been developed for a variety of purposes including for public recreation, residential dwellings, holiday accommodation units and commercial uses. Mount Adelaide is to the south of the site and Middleton Beach to the east.

A large portion of the subject of the subject land is designated as being bushfire prone land.

The subject land is included in Special Use Zone No 25 under the City of Albany Local Planning Scheme No 1. It is subject to the Middleton Beach Activity Centre Structure Plan (2017) and associated Design Guidelines.

The primary vegetation is located on the slopes of Mount Adelaide (Reserve 27068). The dominant vegetation types are mixed eucalypt areas with a dense mixed scrub understory and coastal heathlands near King George Sound. Fragmented open heaths are associated near the fringes of massive granite outcrops, while dense heathland including stunted eucalypts occurs on shallow soils. Along the frontage to Adelaide Crescent there are more prominent Peppermints.

The proposed subdivision plan will create ten (10) lots of various sizes. Six of these will be for single attached dwellings along Adelaide Crescent. The other three lots on the western side of Flinders Parade are future mixed use development. Proposed lot 10 on the eastern side Flinders Parade is for a future hotel development.

A BAL Contour Map has been prepared and all of the lots will have a BAL-29 or lower rating.

While the subject land does not contain any bushfire prone vegetation it is located within the 100m bushfire prone buffer to the Mount Adelaide reserve. This reserve is the major local hazard area and contains significant areas of remnant vegetation with high fuel loads and steep slopes.

The proposed subdivision complies with the objectives of State Planning Policy 3.7 as:

1. **It avoids any increase in the threat of bushfire to people, property and infrastructure.**
   The proposed subdivision design does not increase the bushfire threat as the proposed development areas will have a BAL-29 or lower rating.
2. **It reduces vulnerability to bushfire through the identification and consideration of bushfire risks in the design of the development and the decision-making process.**
   The bushfire hazard and risks have been identified and assessed in this report.
3. **The design of the subdivision and the development takes into account bushfire protection requirements and includes specific bushfire protection measures.**
   The proposed subdivision complies with the Bushfire Protection Criteria as contained in Version 1.3 of the Guidelines for Planning in Bushfire Prone Areas (Dec 2017).
4. **Achieves an appropriate balance between bushfire risk management measures and biodiversity, conservation values, and environmental protection.**
   There is only a small area of scrub vegetation which has regenerated on the site that is proposed to be cleared for development and this has no conservation values.

Document Control

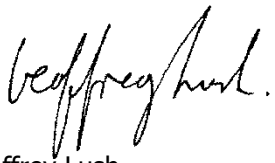
Street No	Lot No	Plan	Street Name		
1	9001	413972	Flinders Parade		
Locality	Middleton Beach		**State** WA	**Postcode**	6330
Local Government Area	Albany				
Project Description	Mixed use subdivision				
Prepared for	Development WA				

Ref No	Revision	Date	Purpose
20-081	A	21 February 2021	Preliminary

Name	Geoffrey Lush	Company	Lushfire & Planning
BPAD	Level 2 Practitioner	Accreditation No Expiry	27682 February 2022

Disclaimer

The measures contained in this report do not guarantee that a building will not be damaged in a bushfire. The ultimate level of protection will be dependent upon the design and construction of the dwelling and the level of fire preparedness and maintenance under taken by the landowner. The severity of a bushfire will depend upon the vegetation fuel loadings; the prevailing weather conditions and the implementation of appropriate fire management measures.



Geoffrey Lush
21 February 2021
geoffrey@lushfire.com.au

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

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1.0 Proposal Details

1.1 Introduction

This bushfire management plan is prepared for the proposed subdivision and development of Lot 9001 Flinders Parade, Middleton Beach. The subject land is located approximately 3km east of the Albany city centre. The property details are documented in Table 1.

The aim of this Report is to demonstrate that the proposed subdivision will comply with State Planning Policy SPP3.7 Planning in Bushfire Prone Areas; the associated Guidelines and Bushfire Protection Criteria. It will document how the hazard level will be reduced and maintained for the life of the development.

A previous Bushfire Management Plan was prepared for the Middleton Beach Activity Centre by Calibre Consulting in 2015 (Ref 15204 Ver C).

The Western Australian Planning Commission approved the subdivision of the subject land (Ref 154637) in March 2017. Condition 14 required that as far as is practicable, non-residential developments are to incorporate the bushfire resistant construction requirements of the Building Code, including as appropriate the provisions of AS3959 Construction of Buildings in Bushfire Prone Areas.

Condition 15 required that plan is to be provided to identify areas of the proposed lot(s) that have been assessed as BAL-40 or BAL-Flame Zone. The associated Advice Note stated that in regard to Conditions 14 and 15, a revised/updated BAL contour plan will be required at any future development stage, showing the updated lot layout and configuration. The updated BAL contour plan was subsequently prepared and is dated the 8th August 2018.

Table 1 Land Details

No	Lot	Plan	Vol	Folio	Registered Proprietor
1	9001	413972	2984	245	Western Australian Land Authority

1.2 Existing Conditions

The existing site conditions are shown in Figure 1. The subject land has an area of 1.2926 hectares and is situated on the corner of Flinders Parade and Adelaide Terrace. A portion of the subject land is located on the eastern side of Flinders Parade. The site also has secondary frontages to Marine Terrace and Barnett Street.

The subject land is vacant with minimal vegetation. The surrounding land has been developed for a variety of purposes including for public recreation, residential dwellings, holiday accommodation units and commercial uses.

The site is over looked by Mount Adelaide which is a high profile community landmark of historic, ecological and social importance. Mount Adelaide and the adjacent Mount Clarence are prominent exposed granite outcrops with very steep slopes, fringed by areas of broken granite and steep wooded slopes. Tourism attractions are concentrated near the peak of Mount Clarence and Mount Adelaide and along the ridge between both peaks. Mount Adelaide contains the Princess Royal Fortress and National Anzac Centre. There is also important infrastructure including communications and water supplies.

Access to the site is from Flinders Parade, Adelaide Crescent and Marine Terrace. Marine terrace is a designated tourist route following the coast line back to Albany Port and the City Centre.

The site has normal reticulated services including water and power.

The site has been excavated but is relatively flat with an elevation of between 2 and 3m AHD. South of Adelaide Terrace the land slopes steeply upwards in the Mount Adelaide reserve.

LEGEND

- SUBJECT LAND
- VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject site)
- GEO REFERENCE
- WATER MAIN & HYDRANT

FIGURE 1
EXISTING CONDITIONS

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

N

Job No 20-081

Rev	Description	Date
A	Preliminary	02/12/2021

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1.3 Bushfire Prone Land

A significant portion of the subject of the subject land is designated as being bushfire prone land as shown in Figure 2. The designation of bushfire prone areas triggers:

- The application of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas under the Building Code of Australia;
- The provisions of the Planning and Development (Local Planning Schemes) Regulations 2015; and
- The application of State Planning Policy SPP3.7 Planning in Bushfire Prone Areas.

State Planning Policy SPP3.7 Planning in Bushfire Prone Areas requires that any subdivision application must be accompanied by a bushfire management plan which includes:

a) a Bushfire Attack Level (BAL) Assessment or a BAL Contour Map to show the expected BAL ratings for the developed site. The BAL Contour Map shows the proposed BAL ratings based upon any clearing or landscaping;

b) the identification of any bushfire hazard issues arising from the BAL Contour Map or the BAL assessment; and

c) an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site.

1.4 Town Planning

The subject land is included in Special Use Zone No 25 under the City of Albany Local Planning Scheme No 1.

The zone provides for the development of a mixed use precinct, including a hotel, residential and commercial uses. The provisions for this as contained in Schedule 4 of the Scheme include:

2 Due regard shall be given to the Activity Centre Structure Plan in accordance with the relevant clauses within the deemed provisions for Local Planning Schemes.

3 Development will be compliant with design guidelines that have been prepared.

6 The Middleton Beach Activity Centre has been identified as a bushfire prone area and development and use of the site shall comply with the provisions of the approved Bushfire Management Plan and the Scheme.

7 All residential buildings and, as far as is practicable, non-residential developments, are to incorporate the bushfire resistant construction requirements of the Building Code, including as appropriate the provisions of AS3959 Construction of Buildings in Bushfire Prone Areas (as amended), commensurate with the bushfire attack level (BAL) established for the relevant portion of the site.

The Middleton Beach Activity Centre Structure Plan is contained in Appendix 1 and this was endorsed by the Western Australian Planning Commission in January 2017.

The City of Albany adopted the Middleton Beach Design Guidelines Policy on the 23 October 2018.

The Design Guidelines have been prepared to guide development and built form within the Middleton Beach Activity Centre Precinct.

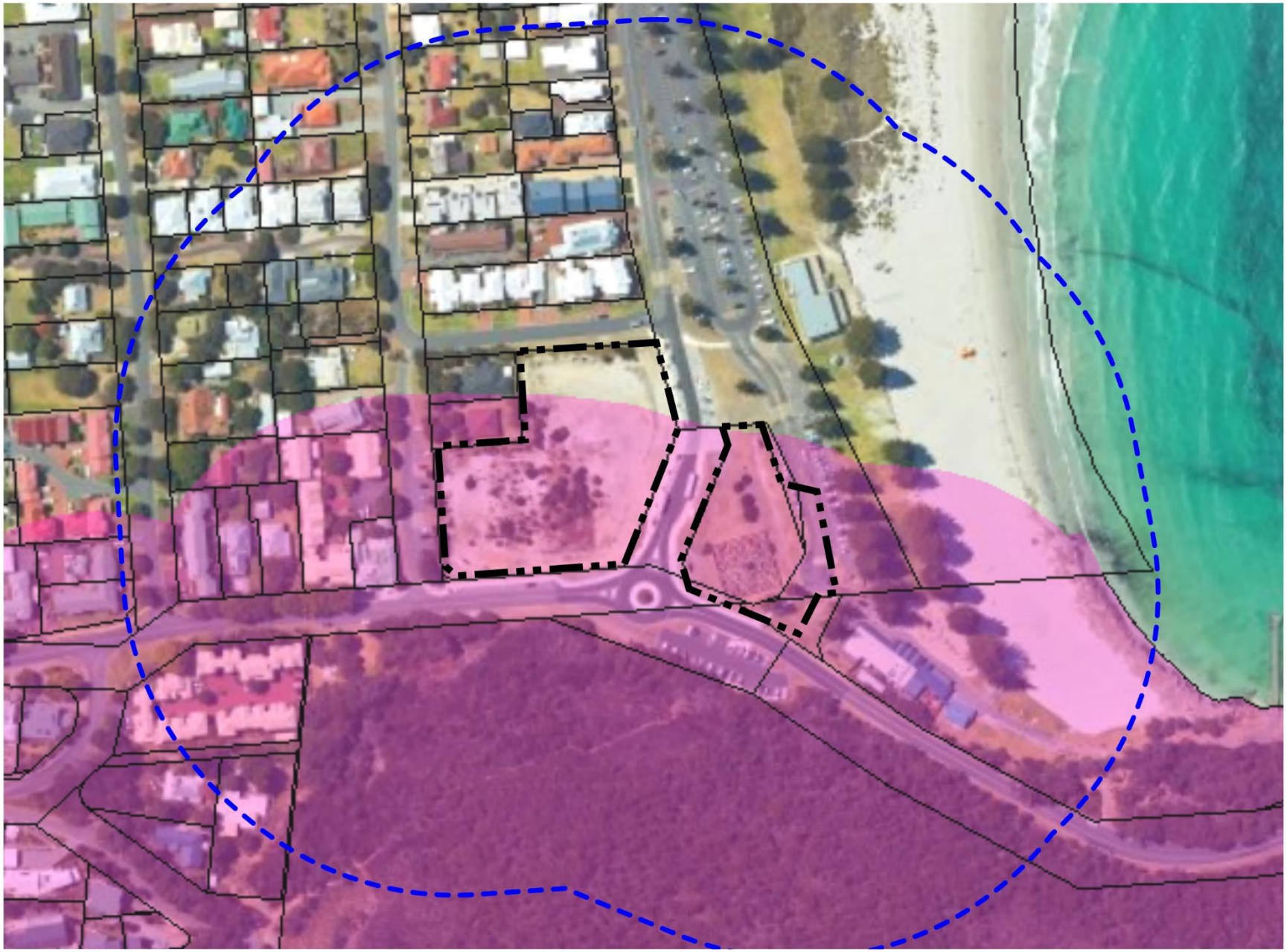

FIGURE 2
BUSHFIRE PRONE LAND

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

N

Job No 20-081

Rev	Description	Date
A	Preliminary	02/12/2021

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1.5 Fire Management Notice

The 2020 / 2021 Fire Management Notice stipulates that land with an area of 4,000m^2 or less is to comply with:

- ❖ Asset Protection Zone conditions
- ❖ Fine fuel load (see definitions) is to be reduced and maintained to an average of no more than two tons per hectare across the whole property
- ❖ Install hazard specific fire breaks

It also states that where an approved Bushfire Management Plan is in place, all properties covered by the Plan are to comply with the conditions of the plan.

1.6 Proposed Development

The subdivision plan is shown in Figure 3 and it is proposed to create ten (10) lots as follows:

- Six lots with a maximum area of 185sqm;
- Three lots with areas between 1,283sqm and 2,063sqm;
- One lot of 3,718sqm being on the eastern side of Flinders Parade.
- A POS reserve of 531sqm; and
- A mall reserve of 572sqm.

There are two subdivision roads reserves being 8.5 and 14m wide and they are connected by the mall. There is a 1 to 2m road widening along Adelaide Crescent.

The proposed Lots 1-6 will have frontages of 7.4m to Adelaide Terrace and will be developed for single attached dwellings with rear lane access.

Proposed lots 7-9 will provide appropriately sized lots to be marketed and facilitate future mixed use development in accordance with the planning framework.

Proposed lot 10 would facilitate a hotel development. These uses and development would be anticipated to be proposed in accordance with the scheme and structure plan.

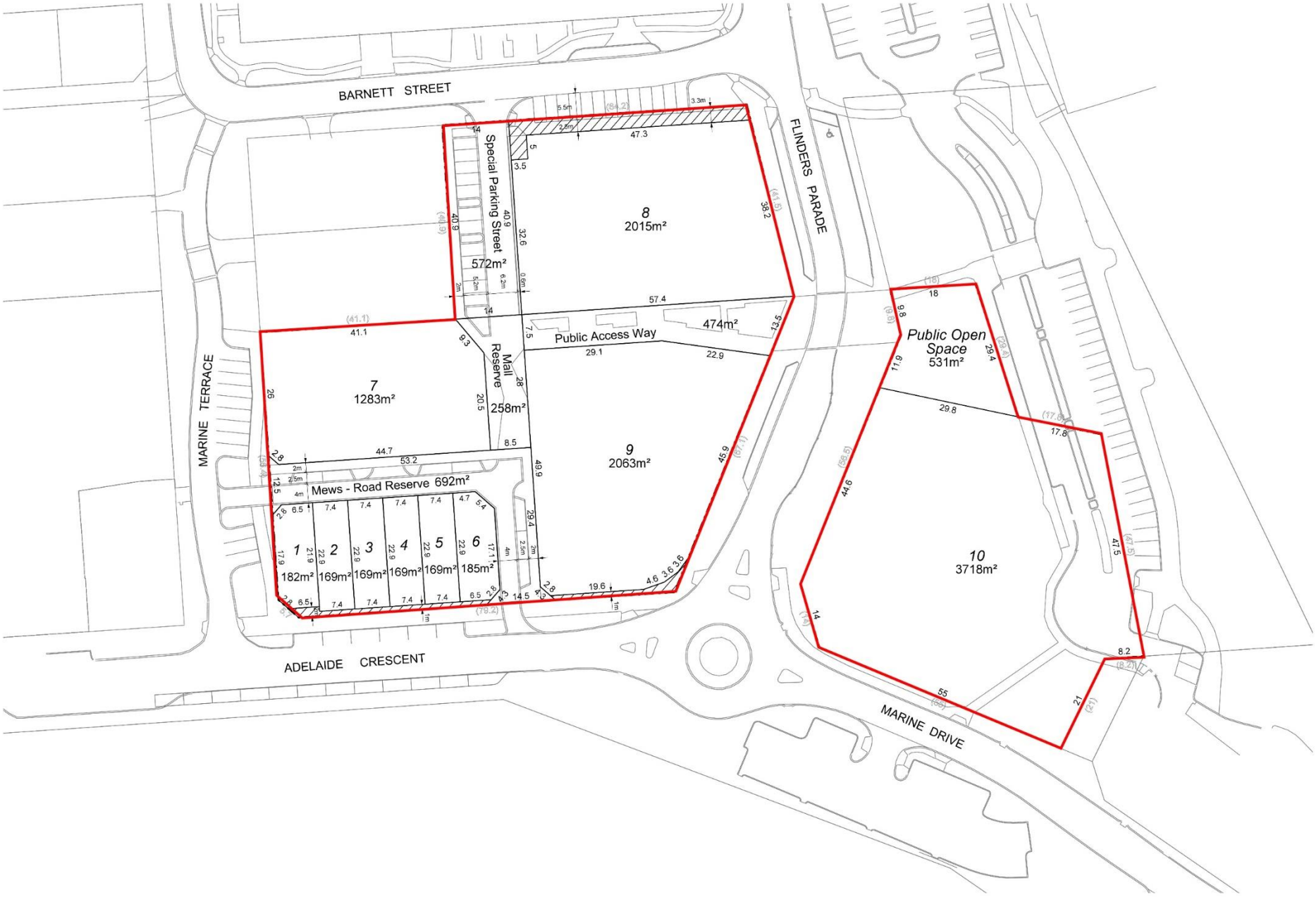

FIGURE 3
PROPOSED SUBDIVISION

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

N

Job No 20-081

Rev	Description	Date
A	Preliminary	02/12/2021

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2.0 Environmental Considerations

State Planning Policy 3.7 (SPP3.7) policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

2.1 Clearing, Revegetation and Landscaping

The existing vegetation within the subject land will be cleared for the construction of the development.

Landscaping will be in accordance with the Landscape Master Plan as contained in Appendix 2. The public open areas within the site will be developed and maintained as managed reserves / low threat vegetation.

3.0 Bushfire Assessment Results

3.1 Assessment Inputs

3.1.1 Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with:

- Clause 2.2.3 of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas;
- The Visual Guide for Bushfire Risk Assessment in Western Australia; and
- Applicable Fire Protection Australia BPAD Practice Notes.

It is noted that AS3959 (2018):

- Commenced operation from the 1st May 2019 and this alters the classification of woodland and scrub. Woodlands are now defined as having a grassy understorey with isolated shrubs while Scrub vegetation (tall heath) has been increased from 4 to 6m height.
- Amendment No 2 to AS3959 (December 2020) altered the characteristics of forests and woodlands to reference trees up to 30m high ie from 0m - 30m.

The vegetation plots are shown in Figure 4. The primary vegetation is located on the slopes of Mount Adelaide. The vegetation over the whole of the Mount Adelaide and Mount Clarence reserve is complex and described as follows (1).

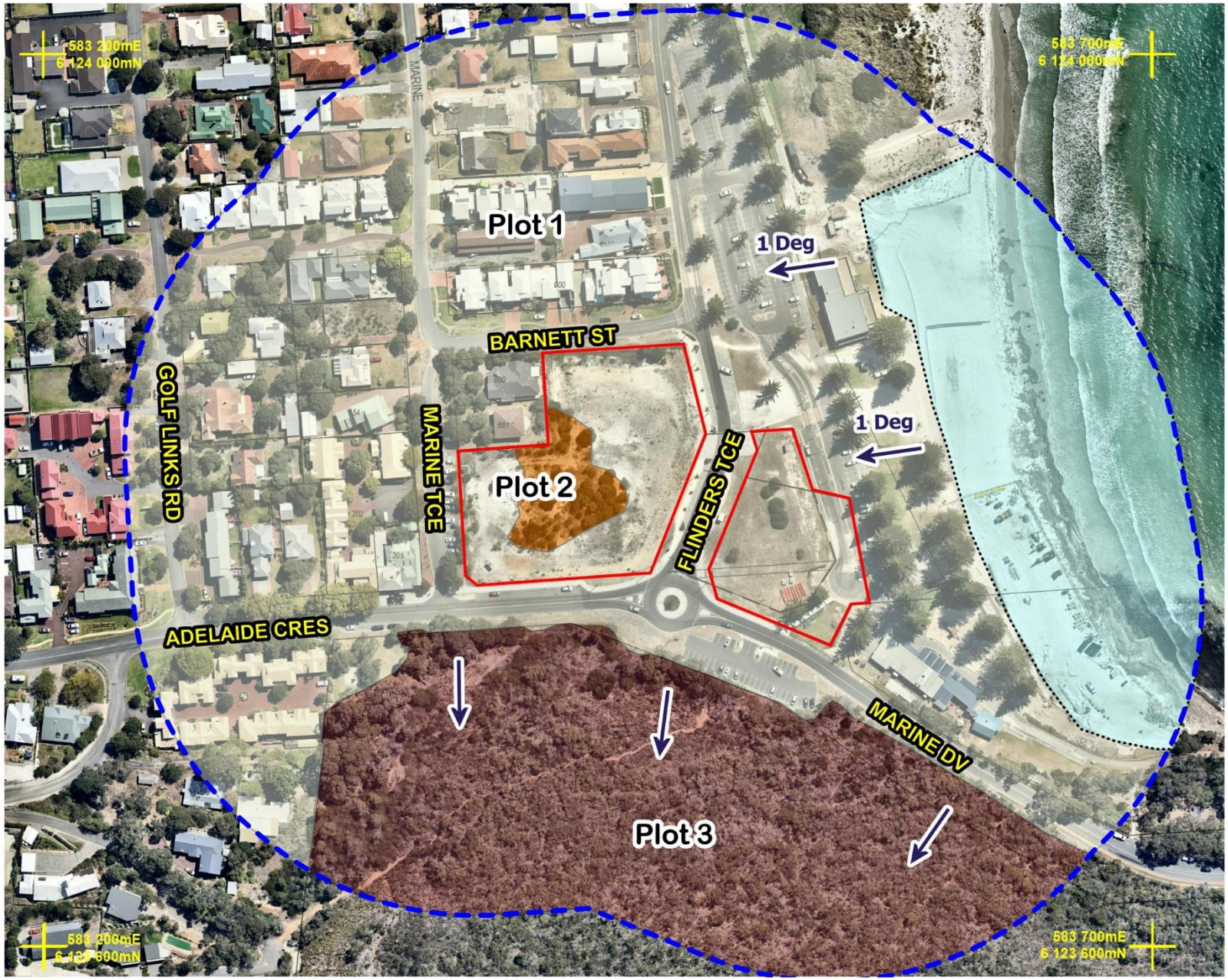
> The Mount Clarence and Mount Adelaide reserve supports a wide variety of native vegetation types. The dominant vegetation types are mixed eucalypt woodlands with a dense mixed scrub understory and coastal heathlands near King George Sound. Fragmented open heaths are associated near the fringes of massive granite outcrops, while dense heathland including stunted eucalypts occurs on shallow soils.

However, the lower slopes within 100m of the subject land contain a larger percentage of forest species with significant fuel loads. There are also a number of rocky and cleared areas, which are being revegetated.

While the vegetation has mixture of heights, it is predominantly 6m or more in height and adopting a conservative approach it has been classified as low forest rather than as scrub.

The location of the vegetation photographs is shown in Figure 5.

1 Working on Fire (2015) Fuel Management Strategies and Works Program for Specific Areas of Land Managed by the City of Albany page 16.



LEGEND

- SUBJECT LAND
- VEGETATION ASSESSMENT AREA (150m from boundary of the subject land)
- GEO REFERENCE
- UPSLOPE
- VEGETATION CLASSIFICATION
  - CLASS A FOREST
  - CLASS D SCRUB
  - CLASS G GRASSLAND
- EXCLUDED
  - 2.2.3.2(e) NON VEGETATED
  - 2.2.3.2(f) LOW THREAT VEGETATION

Location Details:	Lot 9001 Flinders Parade Middleton Beach
Assessment Date:	11/12/2020
Prepared by:	G Lush
Accreditation Level:	Level 2
Accreditation Number:	BPAD 27682
Accreditation Expiry Date:	February 2022
Date of Aerial Photo:	March 2020

FIGURE 4
VEGETATION CLASSIFICATION

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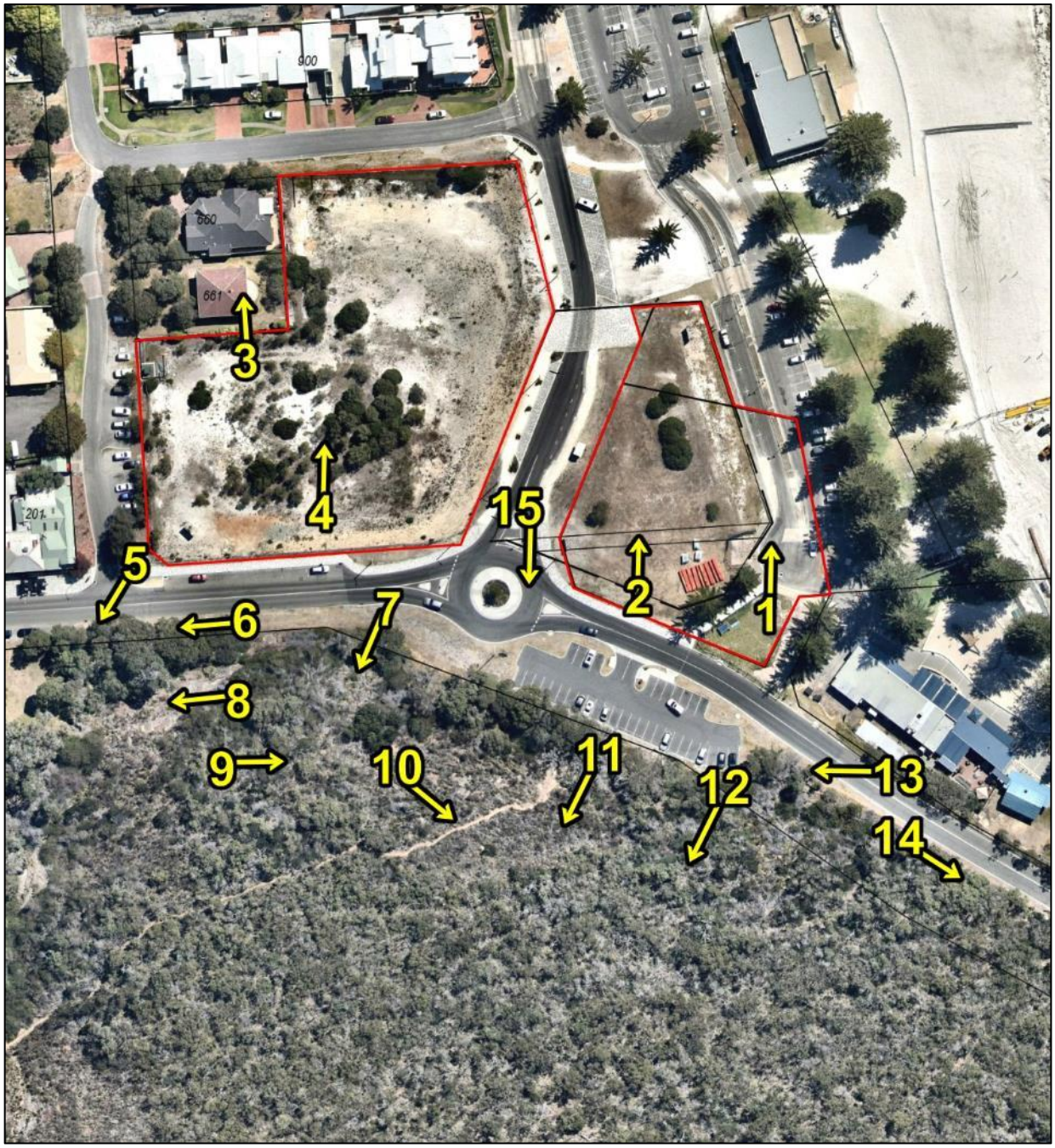


Figure 5 Photograph Locations

Photo No 1 **Plot No 1**

Vegetation Classification
Excludable - 2.2.3.2(f) Low Threat Vegetation

Description
Middleton Beach foreshore public open space.

Photo No 2 **Plot No 1**

Vegetation Classification
Class A Forest - Open forest A-03

Description
Middleton Beach foreshore public open space, extending into the eastern portion of Lot 9001.

Photo No 3 **Plot No 1**

Vegetation Classification
Excludable - 2.2.3.2(f) Low Threat Vegetation

Description
Existing residential development with managed gardens. Plot 2 scrub vegetation in the foreground.

Photo No 4 **Plot No 2**

Vegetation Classification

Class D Scrub - Closed scrub D-13

Description

Acacia scrub within the subject land less than 6m in height.

Photo No 5 **Plot No 3**

Vegetation Classification

Class A Forest - Low open forest A-04

Description

Peppermints to 8m height at the bottom of the slope, with 50% canopy coverage over dense mixed understorey and grass.

Photo No 6 **Plot No 3**

Vegetation Classification

Class A Forest - Low open forest A-04

Description

Peppermints to 8m height at the bottom of the slope, with 50% canopy coverage over dense mixed understorey and grass. Feature survey undertaken to confirm the boundary of the reserve.

Photo No 7 **Plot No 3**

Vegetation Classification

Class A Forest - Low open forest A-04

Description

Cleared area subject to revegetation. Low forest generally less than 10m height in the background.

Photo No 8 **Plot No 3**

Vegetation Classification

Class A Forest - Low open forest A-04

Description

Cleared area subject to revegetation. Low forest generally less than 10m height in the background.

Photo No 9 **Plot No 3**

Vegetation Classification

Class A Forest - Low open forest A-04

Description

Cleared area subject to revegetation. Low forest generally less than 20m height in the background.

Photo No 10 **Plot No 3**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Mixed Eucalypts to 10m height but generally smaller with variable canopy coverage generally more than 30%. Scrub understorey with dense areas of fallen branches and elevated fuel.

Photo No 11 **Plot No 3**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Mixed Eucalypts to 10m height but generally smaller with variable canopy coverage generally more than 30%. Scrub understorey with dense areas of fallen branches and elevated fuel.

Photo No 12 **Plot No 3**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Mixed Eucalypts to 10m height but generally smaller with variable canopy coverage generally more than 30%. Scrub understorey with dense areas of fallen branches and elevated fuel.

Photo No 13 **Plot No 3**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Peppermints to 8m height at the bottom of the slope, with 50% canopy coverage over dense mixed understorey and grass.

Photo No 14 **Plot No 3**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Mixed Eucalypts to 10m height but generally smaller with variable canopy coverage generally more than 30%. Scrub understorey with dense areas of fallen branches and elevated fuel.

Photo No 15 **Plot No 3**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Mixed Eucalypts to 10m height but generally smaller with variable canopy coverage generally more than 30%. Scrub understorey with dense areas of fallen branches and elevated fuel.

3.2 Assessment Outputs

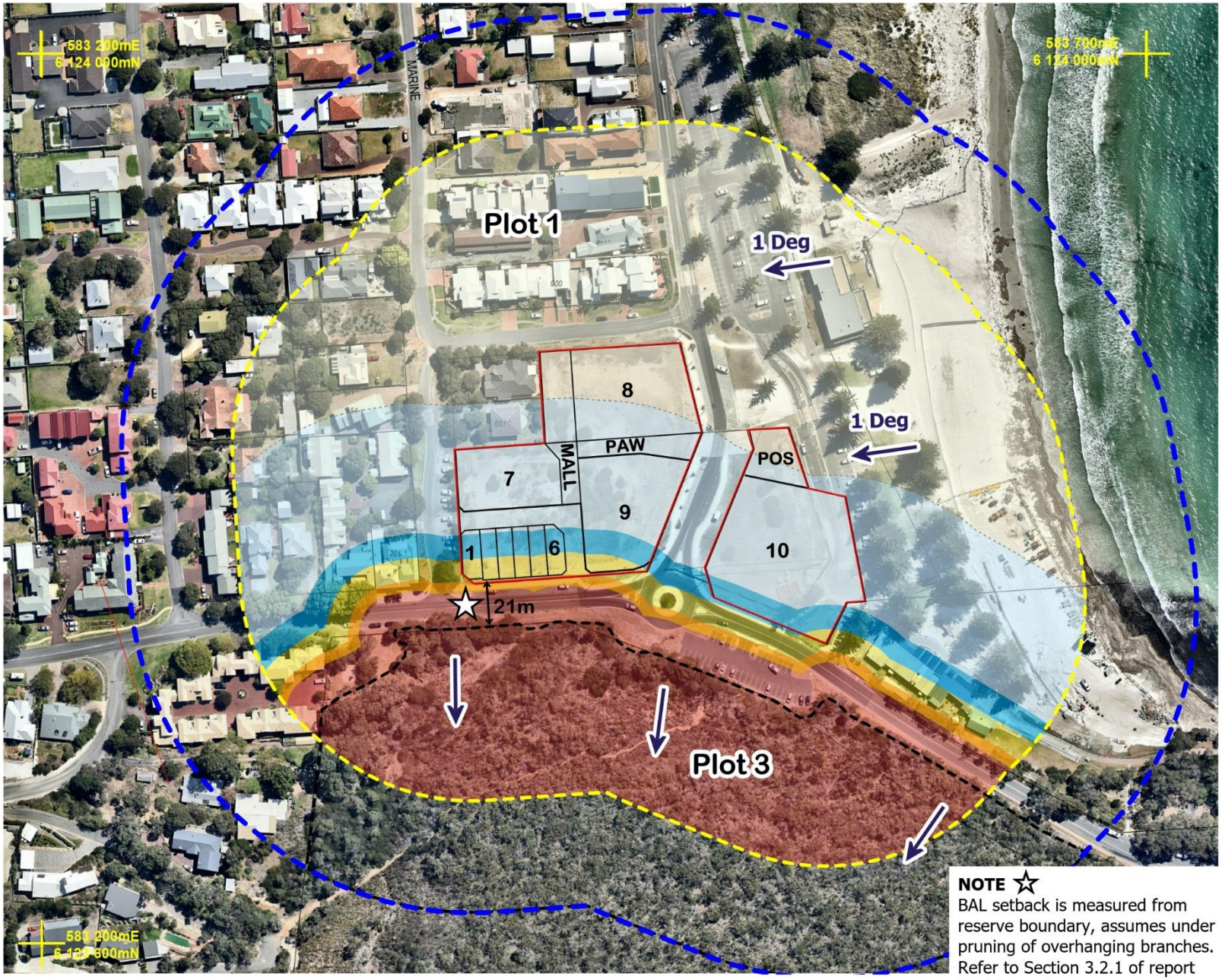
3.2.1 BAL Contour Map

A BAL Contour Map is a plan of the subject lot/s illustrating the potential radiant heat impacts and associated indicative BAL ratings in reference to any classified vegetation remaining within 100 metres of the assessment area after the development is completed.

The BAL Contour Setbacks are based upon the following vegetation modifications / assumptions:

- That Plot 2 vegetation will be cleared for the construction of the development; and
- In Plot 3 branches overhanging the Adelaide Crescent boundary of Reserve 27068 will be under pruned to a height of 2m. This allows BAL setback has been measured from the base of the trees which are contained within Reserve 27068. This has been confirmed by a feature survey with the boundary peg shown below.

Boundary of Reserve 27068



NOTE ☆
BAL setback is measured from reserve boundary, assumes under pruning of overhanging branches. Refer to Section 3.2.1 of report for information.

LEGEND

- SUBJECT LAND
- VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject site)
- BAL CONTOUR ASSESSMENT AREA (100m from the external boundary of the subject site)
- PROPOSED CADASTRE
- UPSLOPE
- VEGETATION PLOT
- GEO REFERENCE
- INDICATIVE BAL/ RATING
  - BAL-FZ
  - BAL-40
  - BAL-29
  - BAL-19
  - BAL-12.5
  - BAL-Low

Location Details:	Lot 9001 Flinders Parade Middleton Beach
Assessment Date:	11/12/2020
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FIGURE 6
BAL CONTOUR MAP

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The BAL Contour Map is shown in Figure 6 and the setbacks are documented in Table 2. All of the proposed development / building envelopes will have a BAL - 29 rating or less.

Lot 10 is only impacted in the south eastern corner and depending upon the site setbacks any building may have a lower BAL rating.

It is also noted that as the hazard vegetation is situated only on one side of the development, then the shielding provisions in AS3959 may also apply and these allow for a reduction of the BAL rating by one level.

Table 2 BAL Setbacks

Lot	Plot (1)	Vegetation Classification	Effective Slope	Separation Distance (2)	BAL Rating
1	3	Class A - Forest	Upslope	22m	BAL – 29
2	3	Class A - Forest	Upslope	21m	BAL – 29
3	3	Class A - Forest	Upslope	21m	BAL – 29
4	3	Class A - Forest	Upslope	21m	BAL – 29
5	3	Class A - Forest	Upslope	21m	BAL – 29
6	3	Class A - Forest	Upslope	21m	BAL – 29
7	3	Class A - Forest	Upslope	52m	BAL – 12.5
8	3	Class A - Forest	Upslope	80m	BAL – 12.5
9	3	Class A - Forest	Upslope	22m	BAL – 29
10	3	Class A - Forest	Upslope	23m	BAL – 29

Notes
(1) The selected vegetation plot is the plot with the highest BAL rating.
(2) The separation distance is measured to the nearest point on the defined building envelope boundary, development setback from the Busselton Bypass or the 25m asset protection zone (whichever is greatest).

4.0 Identification of Bushfire Hazard Issues

While the subject land does not contain any bushfire prone vegetation it is located within the 100m bushfire prone buffer to the Mount Adelaide reserve. This reserve contains significant areas of remnant vegetation with high fuel loads and steep slopes. These make fire mitigation difficult as noted in Council's management plans and reports. To manage this threat at an acceptable level it will require specific measures to be implemented and maintained within the subject land.

5.0 Assessment Against the Bushfire Protection Criteria

5.1 BPC Elements

The proposed subdivision has been assessed against the Bushfire Protection Criteria as contained in Version 1.3 of the Guidelines (Dec 2017).

5.1.1 Element 1 Location

Intent: To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.	
Acceptable Solution	**Compliance**
A1.1 Development location The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL–29 or below.	Section 4.0 identifies the bushland hazard which is one side of the subject land. Upon completion the development will have a moderate bushfire hazard level and the development areas will have a BAL–29 or less rating.

5.1.2 Element 2 Siting and Design of Development

Intent: To ensure that the siting and design of development minimises the level of bushfire impact.	
Acceptable Solution	**Compliance**
A2.1 Asset Protection Zone Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements: • Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m² (BAL-29) in all circumstances. • Location: the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity. • Management: the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones'.	The lots may not be large enough to provide an asset protection zone within the lot boundary. The APZ will extend over the adjacent road reserves. This complies with the Guidelines which state on page 63 of the BPC that the APZ may include public roads, waterways, footpaths, buildings, rocky outcrops, golf courses, maintained parkland as well as cultivated gardens in an urban context.

5.1.3 Element 3 Vehicular Access

Intent: To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.	
Acceptable Solution	**Compliance**
A3.1 Two access routes Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.	The subject land has three different vehicular access routes being from Marine Drive, Adelaide Terrace and Flinders Parade.
A3.2 Public road A public road is to meet the requirements in Table 6, Column 1.	The vehicular access technical requirements (BPC Table 6) are shown in Table 3 at the end of this section. The proposed subdivision roads are to be designed in accordance with Institute of Public Works Engineering Australia WA Division Inc. (2009) Local Government Subdivisional Guidelines.
A3.3 Cul-de-sac or dead-end road A cul-de-sac and/or a dead end road should be avoided in bushfire prone areas. Where no alternative exists (i.e. the lot layout already exists and/or will need to be demonstrated by the proponent), the following requirements are to be achieved: • Requirements in Table 6, Column 2; • Maximum length: 200 metres (if public emergency access is provided between cul-de-sac heads maximum length can be increased to 600 metres provided no more than eight lots are serviced and the emergency access way is no more than 600 metres); and • Turn-around area requirements, including a minimum 17.5 metre diameter head.	Not applicable as the car parking 'street' connects to the Mall and internal subdivision road which will potentially allow emergency vehicles forward access. In addition, the street is only 40m in length and leading away from the hazard on land with a BAL-12.5 or BAL-Low rating.

Acceptable Solution	Compliance
A3.4 Battle-axe Battle-axe access leg should be avoided in bushfire prone areas. Where no alternative exists, (this will need to be demonstrated by the proponent) all of the following requirements are to be achieved: • Requirements in Table 6, Column 3; • Maximum length: 600 metres; and • Minimum width: six metres.	Not applicable.
A3.5 Private driveway longer than 50 metres A private driveway is to meet all of the following requirements: • Requirements in Table 6, Column 3; • Required where a house site is more than 50 metres from a public road; • Passing bays: every 200 metres with a minimum length of 20 metres and a minimum width of two metres (i.e. the combined width of the passing bay and constructed private driveway to be a minimum six metres); • Turn-around areas designed to accommodate type 3.4 fire appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres) and within 50 metres of a house; and • Any bridges or culverts are able to support a minimum weight capacity of 15 tonnes. • All-weather surface (i.e. compacted gravel, limestone or sealed).	Not applicable
A3.6 Emergency access way An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists (this will need to be demonstrated by the proponent), an emergency access way is to be provided as an alternative link to a public road during emergencies. An emergency access way is to meet all of the following requirements: • Requirements in Table 6, Column 4; • No further than 600 metres from a public road; • Provided as right of way or public access easement in gross to ensure accessibility to the public and fire services during an emergency; and • Must be signposted.	Not applicable.

Acceptable Solution	Compliance
A3.7 Fire service access routes (perimeter roads) Fire service access routes are to be established to provide access within and around the edge of the subdivision and related development to provide direct access to bushfire prone areas for fire fighters and link between public road networks for firefighting purposes. Fire service access routes are to meet the following requirements: • Requirements Table 6, Column 5; • Provided as right of ways or public access easements in gross to ensure accessibility to the public and fire services during an emergency • Surface: all-weather (i.e. compacted gravel, limestone or sealed) • Dead end roads are not permitted; • Turn-around areas designed to accommodate type 3.4 appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres); • No further than 600 metres from a public road; A3.8 Firebreak width Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level as prescribed in the local firebreak notice issued by the local government.	Not applicable. Not applicable as all lots are less than 0.5 hectares.

Table 3 Vehicular Access Technical Requirements

Technical Requirements	1 Public Road	2 Cul-de-sac	3 Private Driveway	4 Emergency Access way	5 Fire service Access routes
Minimum trafficable surface (m)	6*	6*	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 metres	1:10	1:10	1:10	1:10	1:10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves min inner radius (m)	8.5	8.5	8.5	8.5	8.5
*Refer to E3.2 Public roads: Trafficable surface					

5.1.4 Element 4 Water

Intent: To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.	
Acceptable Solution	**Compliance**
A4.1 Reticulated areas The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services.	Yes, the subdivision will be provided with reticulated water and there are existing hydrants in close proximity to the site as shown in Figure 1.
A4.2 Non-reticulated areas Water tanks for fire fighting purposes with a hydrant or standpipe are provided and meet the following requirements: • Volume: minimum 50,000 litres per tank; • Ratio of tanks to lots: minimum one tank per 25 lots (or part thereof); • Tank location: no more than two kilometres to the further most house site within the residential development to allow a 2.4 fire appliance to achieve a 20 minute turnaround time at legal road speeds;	Not applicable.
A4.3 Individual lots within non-reticulated areas Single lots above 500 square metres need a dedicated static water supply on the lot that has the effective capacity of 10,000 litres.	Not applicable.

6.0 Responsibilities for Implementation and Management of the Bushfire Measures

The management of the risk posed by bushfires is a shared responsibility between landowners, government and industry. These responsibilities are documented in Table 4.

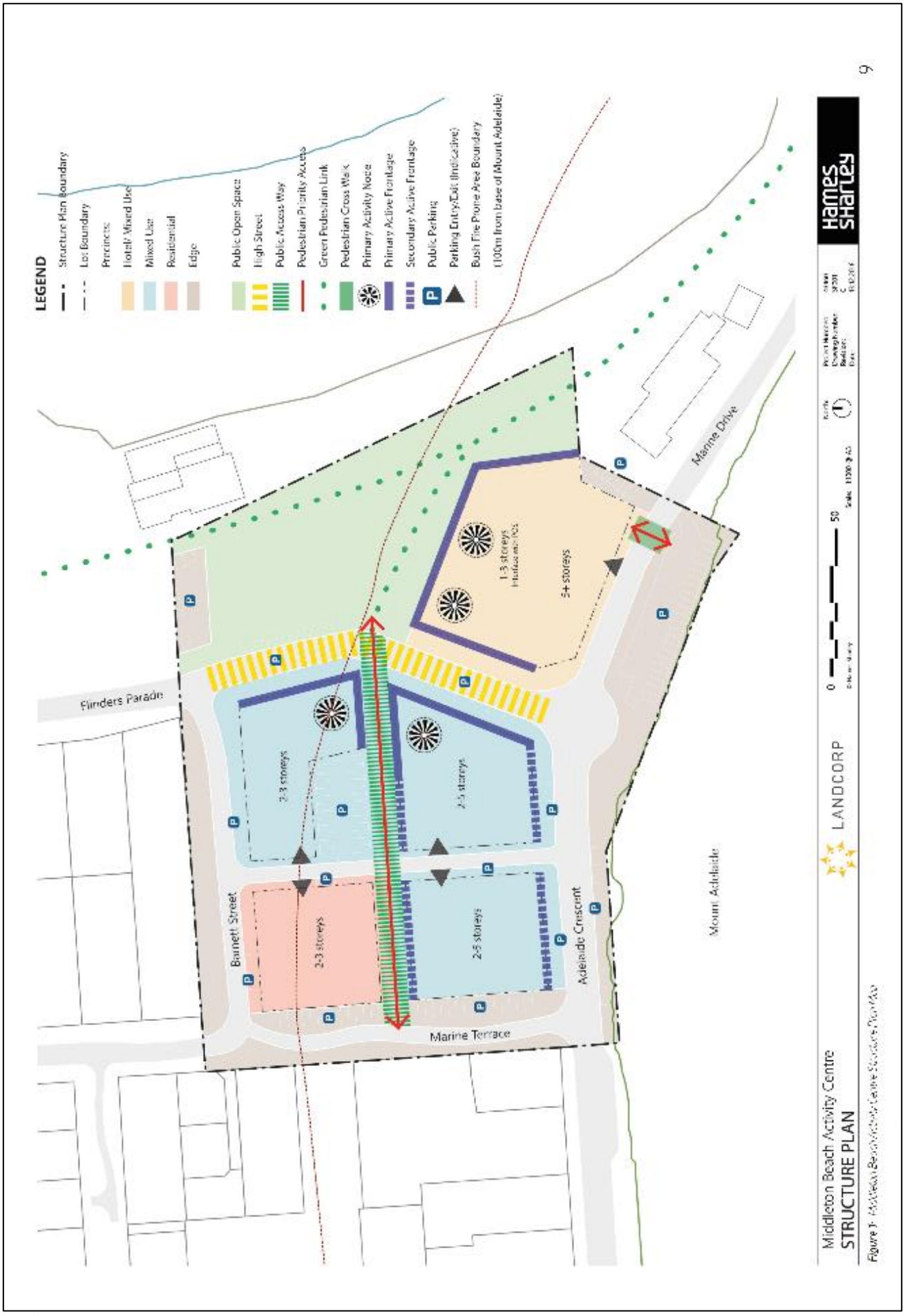
The management measures listed below should not be construed to assure total bushfire protection and do not guarantee that a building will not be damaged in a bushfire. The severity of a bushfire will depend upon the vegetation fuel loadings; the prevailing weather conditions and the implementation of appropriate fire management measures.

Table 4 Implementation

No	MANAGEMENT ACTION
1.0 Developer Prior to Issue of Titles (Subdivision Clearance)	
1.1	Construction of the subdivision roads to standards outlined in the BMP to ensure safe access and egress.
1.2	Provision of a plan demonstrating the location and capacity of fire the fire hydrants shall be submitted to the City of Albany and DFES.
1.4	That a notification be placed upon the Certificates of Title of all lots / development sites with a rating of BAL-12.5 or above advising landowners of this Bushfire Management Plan.
1.5	Designing landscaping within the BAL setback as low threat vegetation/low fuel zone. This should comply with the Asset Protection Zone specifications as follows: 1) Fences: within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used. 2) Objects: within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors. 3) Fine Fuel load: combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare. 4) Trees (> 5 metres in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy. 5) Shrubs (0.5 metres to 5 metres in height): should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m2 in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees. 6) Ground covers (<0.5 metres in height): can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs. 7) Grass: should be managed to maintain a height of 100 millimetres or less.
1.6	Landscaping of Adelaide Crescent road reserve including under pruning to 2m height of any overhanging branches from Reserve 27068, opposite Lots 1 - 6, as shown in Figure 6.

2.0 Developer Prior to Sale of Lots	
2.1	Providing prospective purchasers lots having a BAL-12.5 rating or higher with a summary of this BMP report.
2.2	Maintaining any vacant undeveloped land as low threat vegetation complying with the City's Fire Management Notice.
3.0 Landowner Prior to Occupancy (Development Application)	
3.1	Ensuring that any residential building is designed and constructed to the appropriate BAL level not exceeding BAL-29.
3.2	Ensuring that, as far as is practicable, that non-residential developments incorporate the bushfire resistant construction requirements of the Building Code, including as appropriate the provisions of AS3959 Construction of Buildings in Bushfire Prone Areas (as amended), commensurate with the bushfire attack level (BAL) established for the relevant portion of the site.
4.0 Landowner Ongoing	
4.1	Providing and maintain an asset protection zone in accordance the specifications in Item 1.5
4.2	Complying with the City's annual Fire Management Notice as applicable.
5.0 Local Government Ongoing Management	
5.1	Ensuring Building Permit Applications and Development Applications are compliant with the building and land use planning provisions.
5.2	Maintaining Adelaide Crescent road verge (both sides) as an asset protection zone in accordance the specifications in Item 1.5. This includes where tree branches have been under pruned as referenced in Item 1.6 (opposite lots 1 to 6) and shown in Figure 6.
5.3	Ensure compliance with its annual Fire Management Notice.

Appendix 1 - Approved Structure Plan



Appendix 2 - Landscape Master Plan

Appendix F

Sustainability Strategy Report

EMERGEN

SUSTAINABLE DESIGN STRATEGY

Multi-Residential Development

Marine Terrace Middleton Beach

Prepared by: Fong H Yong

Job Number: 128130

Published date: 26/10/2023

DOCUMENT REVISION

Date	Revision	Completed By	Reviewed By	Approved By
19/10/2023	Design Approval 1	Fong H Yong	Fong H Yong	Glenn Underwood
26/10/2023	Design Approval 2	Fong H Yong	Fong H Yong	Glenn Underwood

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DISCLAIMER

The intent of the Sustainable design strategy is to demonstrate targets can be achieved based on further discussions with service consultants, an update of performance modelling and a cost/benefit analysis of all items for consideration.

CONTENTS

1 OVERVIEW

EMERGEN has developed in consultation with the client and architect a sustainable strategy for the proposed Multi-Residential Development at Marine Terrace, Middleton Beach.

The purpose of this report is to support the development application by identifying the principles incorporated in the design that meet sustainable objectives and targets for the site.

The review and recommendations are based on experience; an understanding of functionality; a review of current project documentation; and an analysis of the site. The initial assessment is based on preliminary documentation with the outcomes subject to change during design development.

1.1 Project Information

The proposed development comprising the following National Construction Code (NCC) space use classification.

Table 1 Development Classification

Type	Components	Class of Building	Area
Residential	4 West Residential	Class 1a	434m^2
	9 East Residential	Class 2	577m^2

1.2 Town of Albany Planning Policy

The development has been designed in accordance with Town of Albany Design Guidelines Built Form Middleton Beach Activity Centre. This report addresses Part 4 section 4.22 Energy Efficiency & Section 4.23 Water Management and Conservation.

Table 2 – Sustainability Checklist A8

Objectives			
4.22 Energy Efficiency	Establish appropriate energy efficiency commitments in the development application stage.		
	Minimise energy use and emissions through passive strategies, supported by active systems.		
	Adequate natural light is provided to habitable rooms.	Confirm through Daylighting Analysis.	✓
	Adequate natural ventilation is provided to habitable rooms.	Confirm through Ventilation Calculations.	✓
	Compliance with NCC requirements for residential energy efficiency. Targeted NatHERS rating against the minimum.	Targeting 5 Stars minimum and 6 Stars Average. 6 Stars minimum.	✓

	Electricity and gas consumption (if connected) should be individually metered.	To be confirmed in Design Development with services consultants.	
	Identify opportunities for alternative energy sources.	Solar PV On-Site.	✓
	Reduced use of masonry and concrete constructions.	Mixed Fabric Construct.	✓
	Consider timber for appropriate, low maintenance uses.		
	Consider robust materials.	Robust materials at ground floor high traffic areas (Communal, store, services, foyer and carpark area).	✓
	Favor locally sourced materials where suitable.	To be confirmed in Design Development.	
	Passive solar design according to climate zone.	Limited due to site.	
	Building sealing performance.	Building to be sealed as per NCC 2019 Vol 2 Part 3.12.3 Building Sealing.	✓
	Well-located, screened outdoor clothes drying areas.	Yes. Confirmed on plans.	✓
4.23 Water Management and Conservation	Central domestic hot water, and central space heating and cooling systems have been assessed by services engineers	To be confirmed in Design Development with services consultants.	
	Common area energy offset by sufficient onsite renewable energy generation	To be confirmed in Design Development with services consultants.	
	Provide a means by which multi-residential building occupants can install renewable energy systems, or share in a larger communal system.	To be confirmed in Design Development with services consultants.	
	Identify onsite, or nearby offsite opportunities for alternative water sources.	Rainwater and stormwater collection unfeasible on site due to spatial constraints.	
	All fittings and appliances should be within one level (or ‘star’) of the highest level currently available under the WELS system for the particular product type.	WELS rated fittings to achieve 20% reduction compared to BAU (Business As Usual).	✓

	Dwellings should be individually metered for water consumption	To be confirmed in Design Development with services consultants.	
	Any common area services are to be installed with ‘dual plumbing’ and connected to an appropriately sized rainwater tank	Rainwater collection unfeasible on site due to spatial constraints.	
	Provide dual plumbing to all dwellings	Rainwater collection unfeasible on site due to spatial constraints.	
	Greywater systems should be considered as a means for meeting the overall objective of reducing scheme water use.	Unfeasible on site due to spatial constraints.	
	Plumbing should be ‘grey water ready’ as per guidance from the Grey Water Industry Group.	Unfeasible on site due to spatial constraints.	
	Options for alternative water sources for irrigation use must have been assessed by services engineers for larger developments.	To be confirmed in Design Development with services consultants.	
	++Where fit-for-purpose water schemes are proposed for landscape irrigation, appropriate allowances for setbacks must be made in accordance with WA health regulations	To be confirmed in Design Development with services consultants.	
	Water sensitive urban design systems are designed by a suitably qualified professional	To be reviewed by Landscape Architect in Design Development.	
	Review the site analysis documentation for any opportunities to manage stormwater that may have been identified.	To be reviewed in Design Development with services consultants.	
	Stormwater is to be managed onsite. As much as possible, onsite infiltration is preferred	Deep Root zones to be reviewed in Design Development by Civil and Landscape consultant.	
	Ensure sufficient space is allowed for the provision of rainwater tanks, stormwater detention/retention and any onsite water and wastewater treatment systems.	Site constraints prohibit rainwater capture. Storm water to be managed onsite, to be confirmed by civil services at DD stage.	

**The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/ international standards and subject to oversight by a certifying body.*

1.3 Design using Life Cycle Analysis

A Life Cycle Assessment has been undertaken to measure the upfront embodied carbon, Part A1 to A5 for the development. The system boundary, as shown in figure 1, follows guidance given in EN 15978. The focus of this study has been the impact on GWP within A1-A5 Product stage.

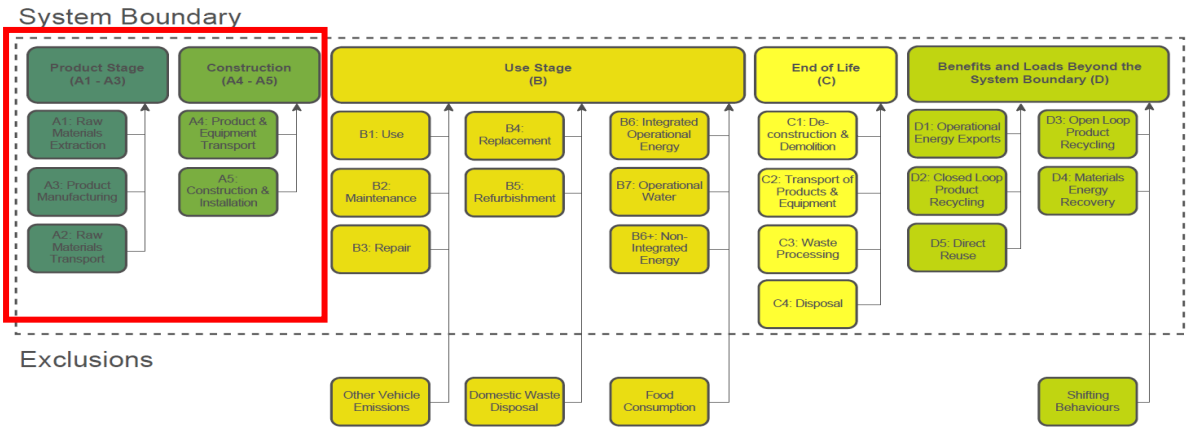


Figure 3 – Life Cycle Boundary

The LCA study will be using eTool's 3rd party certification system. And will comply with ISO14040 and ISO14044 standards.

2 COMMITMENTS

EMERGEN (CADDS GROUP) has undertaken a review of the current site, building layout and sustainable initiatives for inclusion within the project and provided achievable commitments for the development.

Table 4 – Commitments and Initiatives

Category	Target	Comment
Energy Efficiency	30% Reduction in operational energy use compared to Code compliance	Electrification of Building. Ideal Window-to-Wall Ratio and high-performance glass where required. Minimum 30kW Solar PV array for site. Sub Metering and Monitoring.
Water Efficiency	20% Reduction in water use compared to business as usual	Use of water efficient appliances and equipment. Waterwise Plants and drip irrigation.
Health and Wellbeing	60% of the nominated floor area has been designed to high levels of daylight during hours of occupancy	160 Lux. Use of glass with high VLT.
	Provision of Outside Air	Cross Ventilation.
	Low exposure to pollutants	Selection of low VOC, formaldehyde finishes.
Transport	Active transport opportunities	Bicycle bays provided. Infrastructure for future EV charging stations.

3 RESPONSIBLE

The project will include activities that ensure the building is designed, procured, built, and handed over in a responsible manner.

3.1 Responsible Construction

The tender requirements will require that the builder's construction practices reduce impacts and promote opportunities for improved environmental and social outcomes. Not limited to the below:

- head contractor has an environmental management system in place to manage its environmental impacts on site.
- The builder diverts at least 90% of construction and demolition waste from landfill.
- The head contractor provides training on the sustainability targets of the building.

3.2 Verification and Handover

The building will be set up for optimum ongoing management due to its appropriate robust metering and monitoring systems.

3.3 Metering and Monitoring

The independent living units will have accessible energy and water metering. The meters will be connected to a monitoring system capable of capturing and processing the data produced by the meters.

4 HEALTH AND WELLBEING

Through the enhancement of indoor environment quality, occupants will see improvements to health along with benefits to thermal comfort resulting in a more inviting and liveable internal environment.

A high performing building façade will be considered for the project that will aid to provide comfortable conditions within the building. This will minimise the requirement for heating and cooling. This is to be achieved through optimised insulation and appropriate glass selection along with solar passive design.

4.1 Daylight

Table 5 – Overall Daylighting

Total floor area (m2)	Total floor area above threshold (m2)	Percentage floor area above threshold (%)	Area-weighted average illumination (lux)
786.534	701.094	89.1%	1412.432

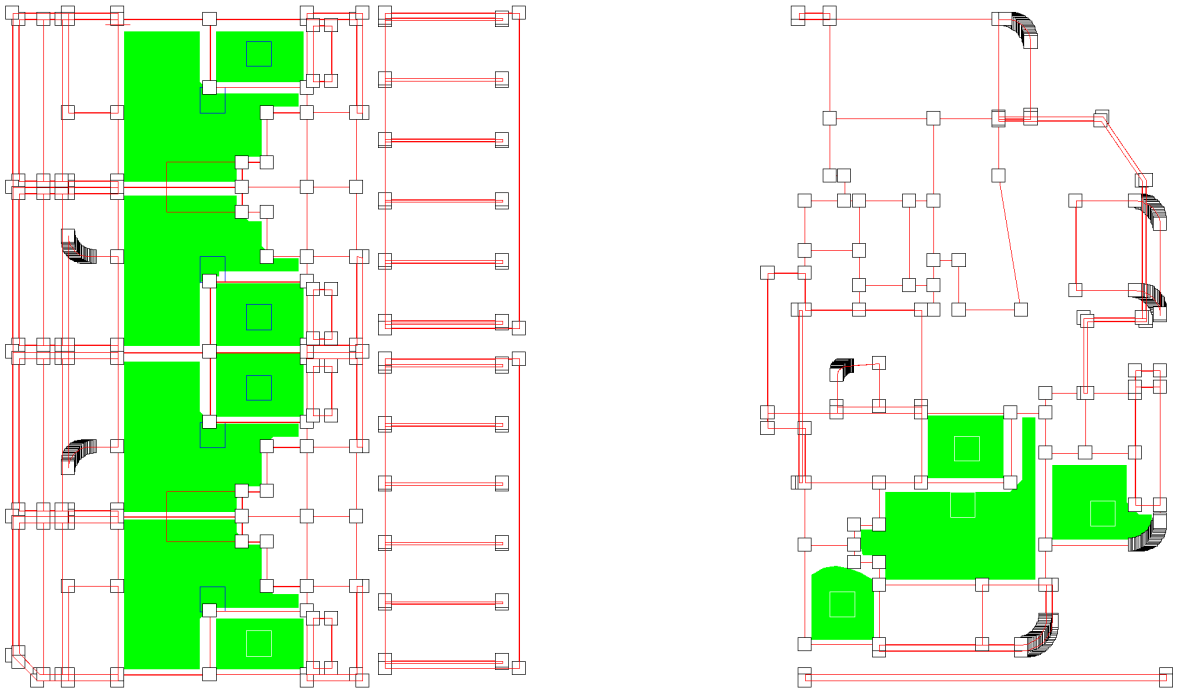


Figure 6 – Ground

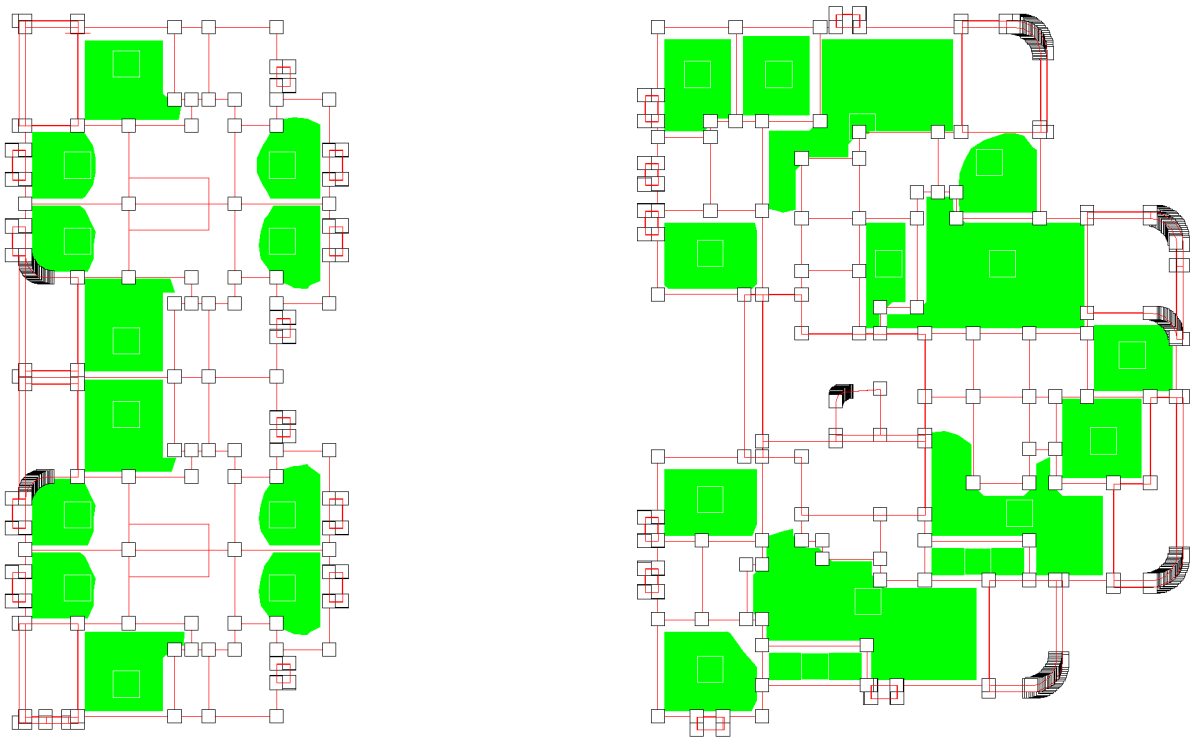


Figure 7 – Level 1

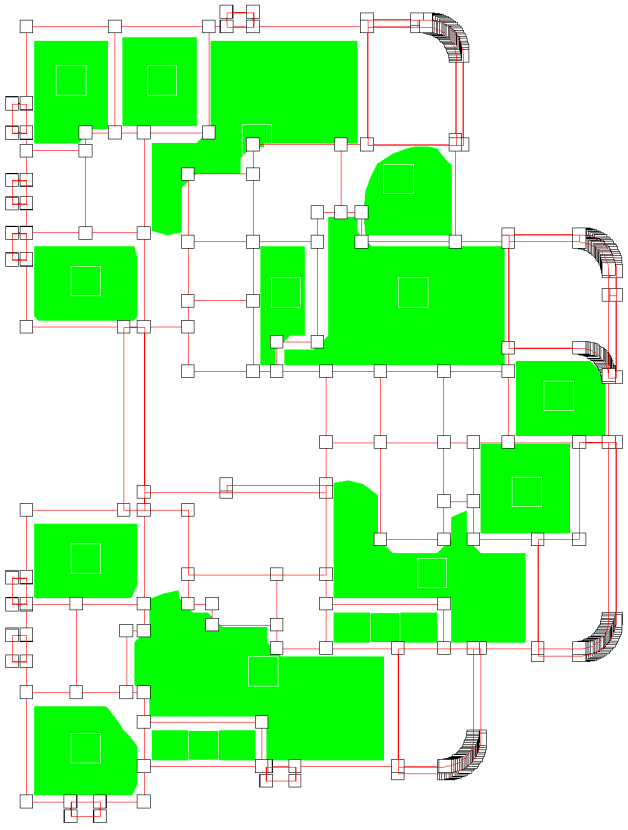


Figure 8 – Level 2

Table 9 – Daylighting

UNIT	ZONE	Total area (m2)	Total floor area above threshold (m2)	Percentage floor area above threshold
West A	Bedroom	29.17	28.57	73%
	Living / Dining	34.77	34.775	100%
West B	Bedroom	37.69	27.338	73%
	Living / Dining	33.76	33.76	100%
West C	Bedroom	37.69	27.231	72%
	Living / Dining	33.76	33.76	100%
West D	Bedroom	36.92	26.965	73%
	Living / Dining	32.83	32.835	100%
East A	Bedroom	26.00	23.036	89%
	Living / Dining	32.89	32.62	99%
East B1	Bedroom	27.60	25.483	92%
	Living / Dining	39.87	35.553	89%
East C1	Bedroom	27.60	25.483	92%
	Living / Dining	39.87	35.553	89%
East D1	Bedroom	11.88	11.88	100%
	Living / Dining	28.04	24.15	86%
East E1	Bedroom	11.88	11.88	100%
	Living / Dining	28.04	24.15	86%
East B2	Bedroom	22.83	18.553	81%
	Living / Dining	31.50	31.5	100%
East C2	Bedroom	22.83	18.553	81%
	Living / Dining	31.50	31.5	100%
East D2	Bedroom	34.80	24	97%
	Living / Dining	33.98	28.983	85%
East E2	Bedroom	24.80	24	97%
	Living / Dining	33.98	28.983	85%

4.2 Comfort

Human comfort is a combination of a number of factors. The PMV index predicts the mean response of a larger group of people on the seven point thermal sensation scale.

Scale	Outcome
+3	Hot
+2	Warm
+1	**Slightly Warm**
0	Neutral
-1	**Slightly Cool**
-2	Cool
-3	Cold

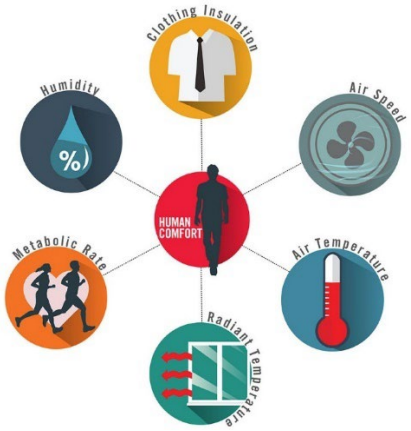


Figure 10 Comfort Index

The project intends to achieve:

- *thermal comfort level* of between a *Predicted Mean Vote* of -1 to +1
- across not less than 95% of the *floor area* of all occupied zones
- for not less than 98% of the annual *hours of operation* of the building

4.3 Natural Ventilation

A dwelling is considered cross ventilated where:

a) It is a cross-through apartment, it has a depth of maximum 18m glass line to glass line; or
b) It is a single-aspect apartment,
   i. ventilation openings face within 45 of the prevailing cooling wind direction; and
   ii. ventilation openings are equivalent to 7% of the floor area of the room; and
   iii. room depth is not more than 3 times ceiling height (8m for a 2.7m high ceiling).

Figure 11 – First & Second Floor Ventilation Pathway

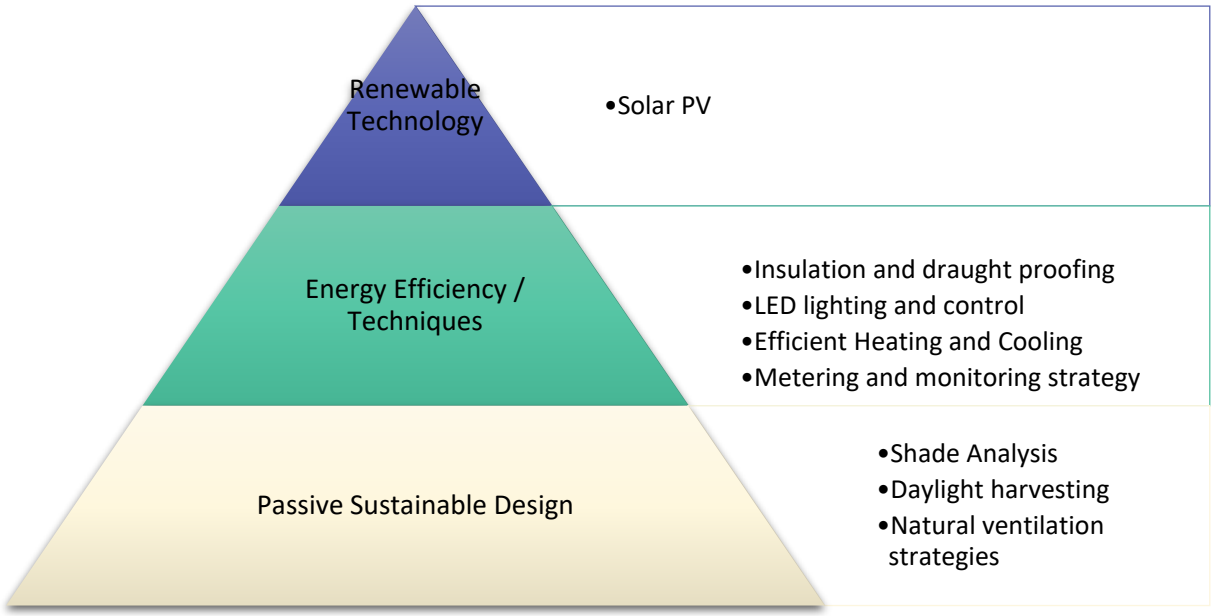
UNIT	ZONE	Total area (m2)	Openable Area (m2)	Ventilation to Floor Area
West A	Living / Dining	43	9.9	23%
	Bed 1	13	2.7	21%
	Bed 2	12	0.6	5%
	Bed 3	12	0.6	5%
West B	Living / Dining	41	7.3	18%
	Bed 1	12	2.4	20%

	Bed 2	12	0.6	5%
	Bed 3	12	0.6	5%
West C	Living / Dining	41	7.3	18%
	Bed 1	12	2.4	20%
	Bed 2	12	0.6	5%
	Bed 3	12	0.6	5%
West D	Living / Dining	41	9.5	23%
	Bed 1	12	3.7	31%
	Bed 2	12	0.6	5%
	Bed 3	12	0.6	5%
East A	Living / Dining	42	8.2	19%
	Bed 1	14	2.5	19%
	Bed 2	11	2.4	21%
East B1/2	Living / Dining	43	5.7	13%
	Bed 1	14	0.7	5%
	Bed 2	12	0.6	5%
East C1/2	Living / Dining	32	3.5	11%
	Bed 1	10	2.4	23%
East D1/2	Living / Dining	37	6.2	26%
	Bed 1	11	0.5	5%
	Bed 2	10	2.7	28%
East E1/2	Living / Dining	35	4.9	14%
	Bed 1	12	.6	5%
	Bed 2	17	.9	5%

5 ENERGY EFFICIENCY

A key concern with new buildings is greenhouse gas (GHG) emissions, making up approximately 20% of total GHG emissions in Australia. Several initiatives around technology will be incorporated with in the project to ensure these are mitigated.

Figure 12 - Energy Efficiency Initiatives



5.1 Passive Design Measures

A fabric first approach has been prioritised for the building, with a focus on reducing the need for active energy systems and thus reducing the overall energy demand and emissions of the building.

EMERGEN recommends a focus on improved building fabric including the utilisation of high-performance glazing and improved levels of insulation to ceiling to reduce the need for heating and cooling.

5.1.1 Window to Floor Ratios

Window to wall areas have been kept below 30%, except for North facing elements representing a best practice approach to design.

Table 13 – Window Floor Ratio

UNIT	ZONE	Total area (m2)	Glazing Area (m2)	Window to Floor Ratio
West A	Living / Dining	43	18.6	43%
	Bed 1	13	7.7	59%

	Bed 2	12	3.2	26%
	Bed 3	12	3.2	26%
West B	Living / Dining	41	11.9	29%
	Bed 1	12	5.4	45%
	Bed 2	12	3.2	27%
	Bed 3	12	3.2	26%
West C	Living / Dining	41	11.9	29%
	Bed 1	12	5.4	45%
	Bed 2	12	3.2	27%
	Bed 3	12	3.2	26%
West D	Living / Dining	41	17.6	43%
	Bed 1	12	9.2	77%
	Bed 2	12	3.2	27%
	Bed 3	12	3.2	26%
East A	Living / Dining	42	16.2	38%
	Bed 1	14	4.3	32%
	Bed 2	11	5.2	46%
East B1/2	Living / Dining	43	11.5	26%
	Bed 1	14	4.3	30%
	Bed 2	12	3.9	31%
East C1/2	Living / Dining	32	7.8	24%
	Bed 1	10	5.2	51%
East D1/2	Living / Dining	37	9.5	26%
	Bed 1	11	5.2	49%
	Bed 2	10	8.4	87%
East E1/2	Living / Dining	35	13.4	38%
	Bed 1	12	3.7	31%
	Bed 2	17	4.0	23%

5.1.2 Solar Shading Analysis

The design utilises solar passive design principles and aims to minimise direct solar radiation through glazing in the summer months, while maximising exposure in winter months, reducing the reliance on active energy systems to achieve thermal comfort. The below figures demonstrated the depicting Summer and Winter hours of solar exposure to glazing for each orientation.

Figure 14 – SouthWest View Summer Solar exposure

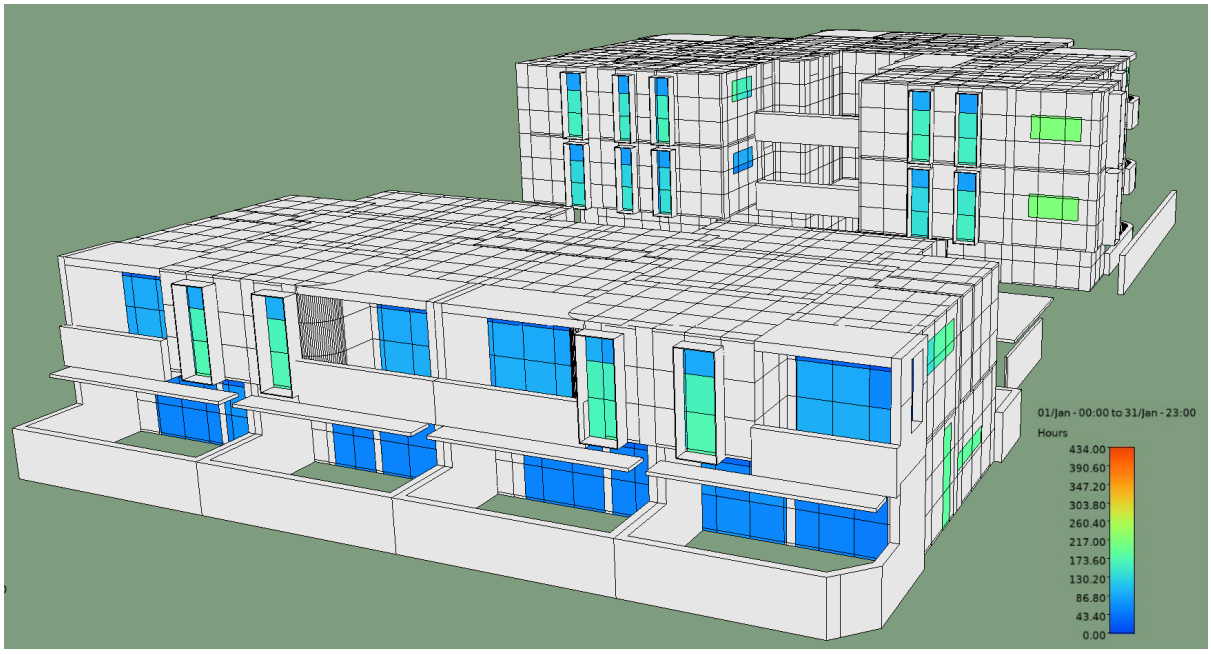


Figure 15 – NorthEast Summer Solar exposure

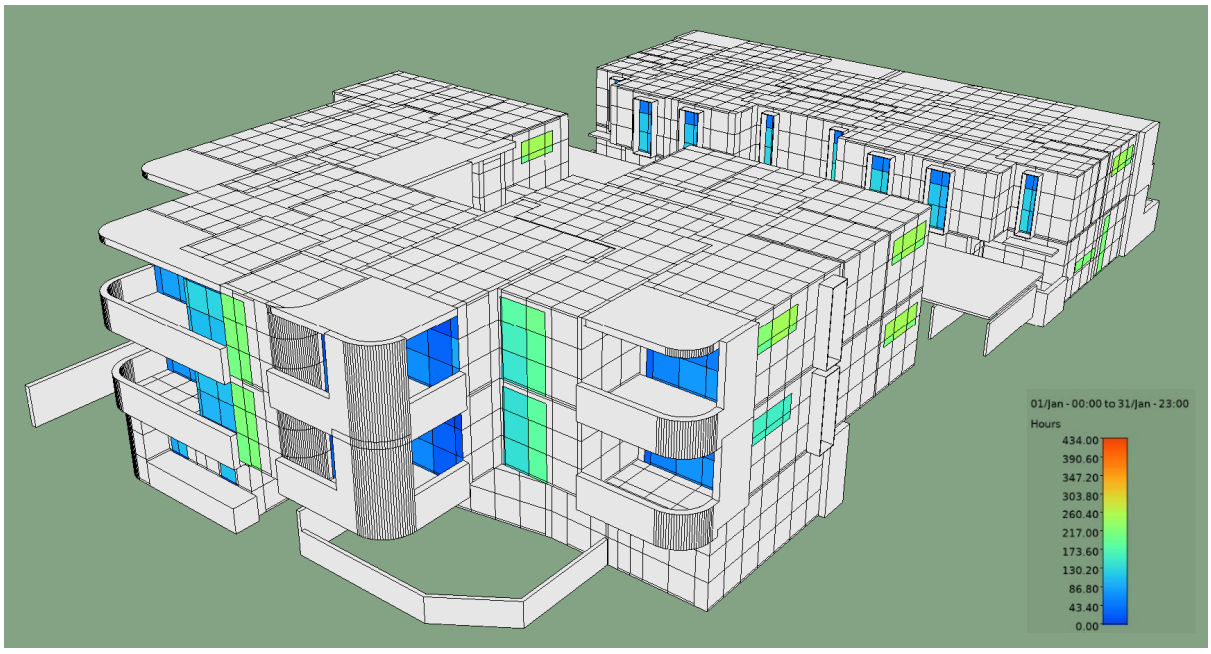


Figure 16 – SouthWest Winter Solar exposure

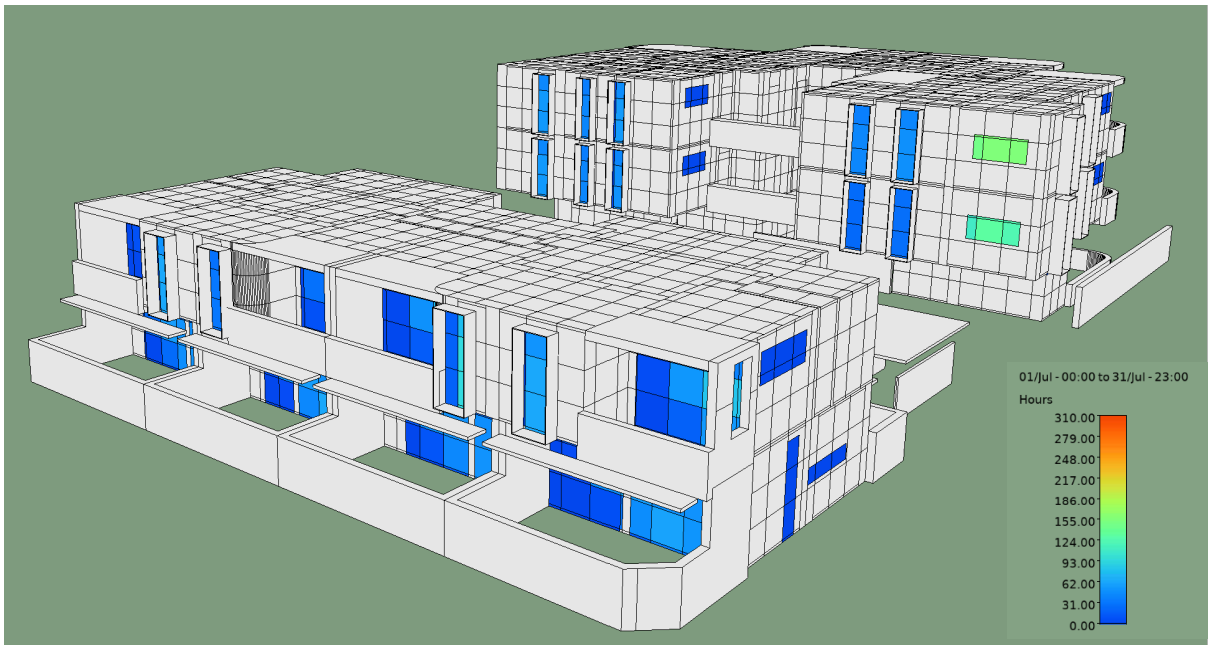
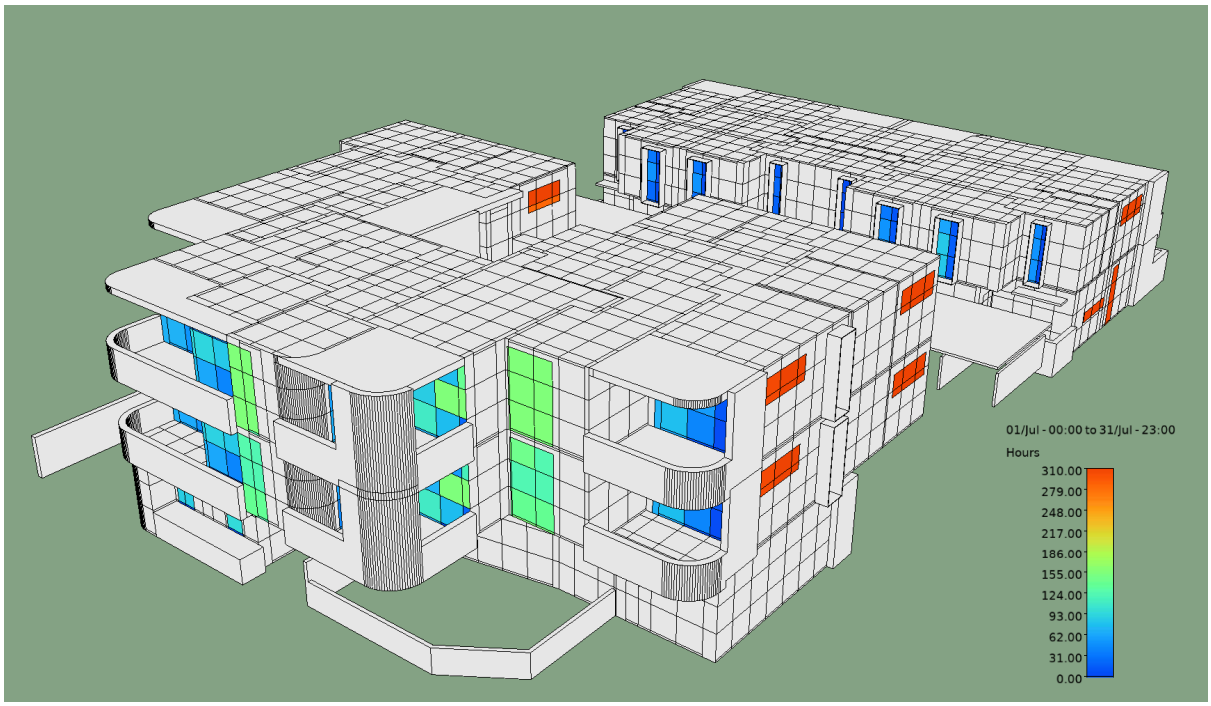


Figure 17 – NorthEast Winter Solar exposure



As can be seen, Summer solar gains to glazing has been minimized with effective use of shading whereas the winter has allowance for solar gain on the glazing.

5.2 Active Design Measures

Active design features are those requiring mechanical means and efficiencies to reduce the energy use for work required are implemented.

Various Active design measures will be included:

- Heating and cooling services - high-efficiency reverse-cycle heat pump systems, COPs of greater than 3.5-3.6 should be targeted as a minimum performance requirement for the project.
- Cooking appliances to be induction where possible.
- Reduction of lighting by 10% below that of NCC requirements.
- Use of water efficient fixtures would result in water use reduction along with associated pump and heating energy reduction.
- All appliances (dishwashers, washing machines) will be one star below the maximum star rating for that capacity and type.

5.3 Thermal Comfort

Residential building compliance is achieved through a thermal modelling process defined as the Nationwide House Energy Rating Scheme (NatHERS). This process requires a minimum star rating to be achieved for the thermal comfort of the building, which informs the energy efficiency of the building. The Nationwide House Energy Rating Scheme (NatHERS) is a tool to assess the energy usage of residential dwellings.

For a multi-residential project as the development, every apartment is investigated as a separate unit with its own rating before an overall average rating is calculated. The NatHERS tool considers a wide range of parameters like orientation, glazing, insulation, size of rooms and door openings, shading and awnings and ceiling fans.

The National Construction Code (NCC) requires a minimum of a 5 Star NatHERS rating for the worst performing apartment in the complex and an overall average NatHERS rating of 6 stars.

5.3.1 Building Fabric

Construction Materials		
	Base Building Fabric	**Insulation Specs**
External & Party Walls	GF – 230mm Cavity Brick Wall.	No Insulation.
	UF – Lightweight Cladding on Steel stud frame and Plasterboard internally lined.	**90mm R2.5HD Wall Insulation**
Internal Walls	GF – Single Brick Walls.	No Insulation.
	UF – Steel Frame with Plasterboard lining on both sides.	No Insulation.
	GF (Party Walls) – 230mm Cavity Brick Wall.	No Insulation.
	UF (Party Walls) – Double stud frame with plasterboard lining internally to	**R1.5 Wall Insulation** to each frame.

	rooms and Shaft Liner between stud frames.	
Floors	Concrete Slab on Ground	No Insulation.
	Suspended Steel Frame Floors with plasterboard ceilings underneath.	No Insulation.
	Floor coverings unspecified. *Tiles to wet areas* *Carpets to all other areas*	
Ceilings/Roof	Metal roof with suspended plasterboard ceiling. Colour: Zincalume **(SA 0.55)**	**195mm R4.0 Insulation Batts** to ceilings.

Table 18 – Building Fabric

Glazing Specification (Single glazing)			
Glazing Specification		**U-Value**	**SHGC**
Type 1:	Single Glazed Clear in aluminium frame *Sliding Door*	**6.70**	**0.70**
Type 1:	Single Glazed Clear in aluminium frame *Awning Window*	**6.70**	**0.57**
Type 1:	Single Glazed Clear in aluminium frame *Fixed Window*	**6.70**	**0.70**

Table 19 – Base Glazing

5.3.2 NatHERS – Progress Building Fabric Upgrades

Below shows the progress upgrades from base results with insulation being added to the building, a "N/A" shows that upgrades are **NOT** applicable to the apartment as they do not have Exposed Floors or Ceilings/Roof or Walls.

House Type	*Base*	*Cavity Brick Wall Insul.*	*R4.0 Floor Insul.*	*Anticon 60*	*R4.0 Ceiling Insul.*
West Apartment A	*3.9*	*3.9*	*4.6*	*4.7*	*N/A*
West Apartment B	*4.4*	*4.9*	*5.1*	*5.2*	*N/A*
West Apartment C	*4.4*	*4.9*	*5.1*	*5.2*	*N/A*
West Apartment D	*3.4*	*3.9*	*4.0*	*4.1*	*N/A*
Apartment G.A	*2.7*	*3.6*	*N/A*	*N/A*	*3.8*
Apartment 1.B	*2.8*	*3.8*	*5.9*	*N/A*	*N/A*
Apartment 1.C	*5.3*	*N/A*	*6.1*	*N/A*	*N/A*

Apartment 1.D	*3.6*	*N/A*	*5.1*	*N/A*	*N/A*
Apartment 1.E	*3.2*	*N/A*	*5.4*	*N/A*	*N/A*
Apartment 2.B	*4.9*	*N/A*	*N/A*	*5.0*	*N/A*
Apartment 2.C	*5.5*	*N/A*	*N/A*	*5.8*	*N/A*
Apartment 2.D	*5.7*	*N/A*	*N/A*	*4.9*	*N/A*
Apartment 2.E	*4.9*	*N/A*	*N/A*	*5.1*	*N/A*
Average	***4.1***	***4.4***	***5.1***	***5.21***	***5.23***

Table 20 – Building Fabric Upgrades

Building fabric upgrades alone isn't enough to bring any apartments to compliance except for 1C, 2C and 2D already achieving minimum compliance on base specification.

5.3.3 NatHERS – Progress Glazing Upgrades

Below table shows the glazing upgrades and the comparison between generic details and specified glazing details.

	Description	***U Value***	***SHGC***
Double Glazed Clear	*Double Glazed Clear (Awning Window)*	*4.80*	*0.51*
Double Glazed Clear	*Double Glazed Clear (Fixed / Sliding Window & Sliding Door)*	*4.80*	*0.59*
Double Glazed Low E Clear	*Double Glazed Low E Clear (Awning Window)*	*4.30*	*0.47*
Double Glazed Low E Clear	*Double Glazed Low E Clear (Fixed / Sliding Window & Sliding Door)*	*4.30*	*0.53*
Spec. Double Glazed Clear	*Specified Double Glazed Clear (Awning Window)*	*3.53*	*0.55*
Spec. Double Glazed Clear	*Specified Double Glazed Clear (Sliding Door)*	*3.12*	*0.69*
Spec. Double Glazed Clear	*Specified Double Glazed Clear (Fixed Window)*	*3.65*	*0.63*
Spec. Double Glazed Low E Clear	*Specified Double Glazed Low E Clear (Awning Window)*	*2.81*	*0.52*
Spec. Double Glazed Low E Clear	*Specified Double Glazed Low E Clear (Sliding Door)*	*2.22*	*0.64*
Spec. Double Glazed Low E Clear	*Specified Double Glazed Low E Clear (Fixed Window)*	*2.79*	*0.60*

Table 21 – DGU Specification

House Type	DGU Clear	DGU Clear Low E		Spec DGU Clear	Spec DGU Low E
West Apartment A	5.4	5.9		6.0	6.6
West Apartment B	5.9	6.3		6.4	6.9
West Apartment C	5.9	6.4		6.4	7.0
West Apartment D	4.8	5.2		5.4	6.1
Apartment G.A	4.4	4.7		4.9	5.4
Apartment 1.B	6.6	6.9		7.2	7.8
Apartment 1.C	7.1	7.5		7.6	8.1
Apartment 1.D	6.1	6.6		6.6	7.2
Apartment 1.E	6.3	6.7		6.8	7.3
Apartment 2.B	5.8	6.1		6.3	6.8
Apartment 2.C	6.6	6.9		7.1	7.7
Apartment 2.D	5.7	6.2		6.2	6.9
Apartment 2.E	5.9	6.4		6.4	6.9
Average	**6.1**	**6.4**		**6.6**	**7.1**

Table 22 – DGU Results

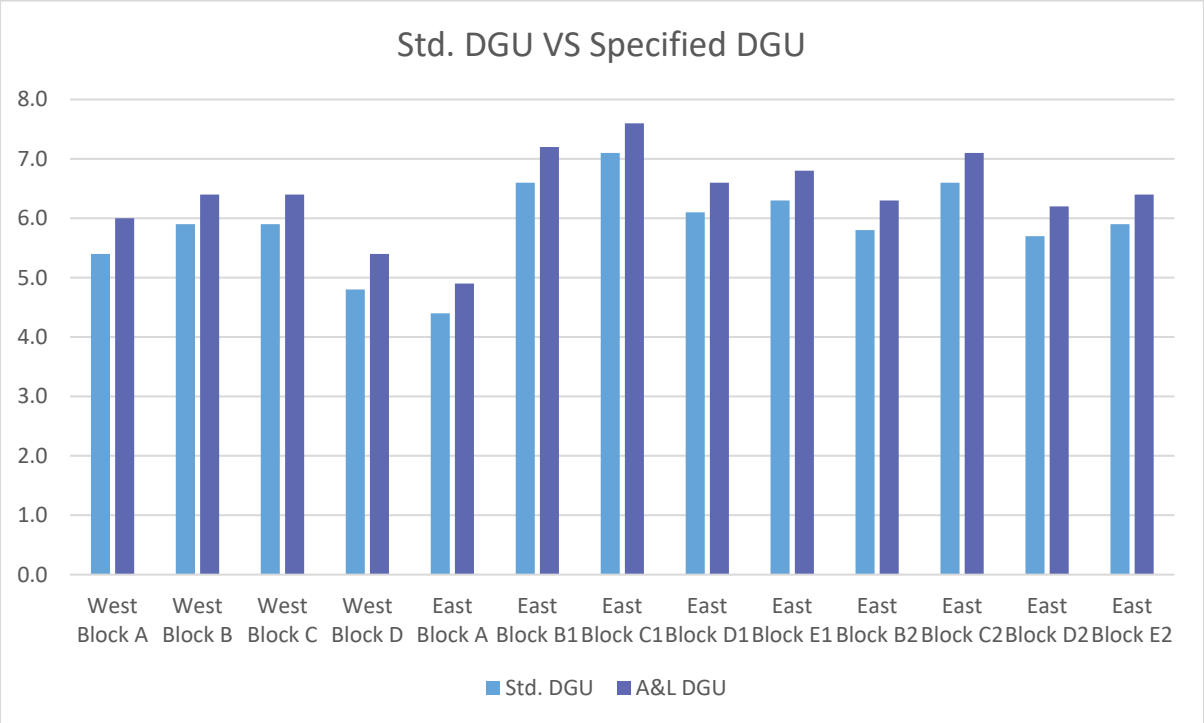


Figure 23 – DGU Comparison

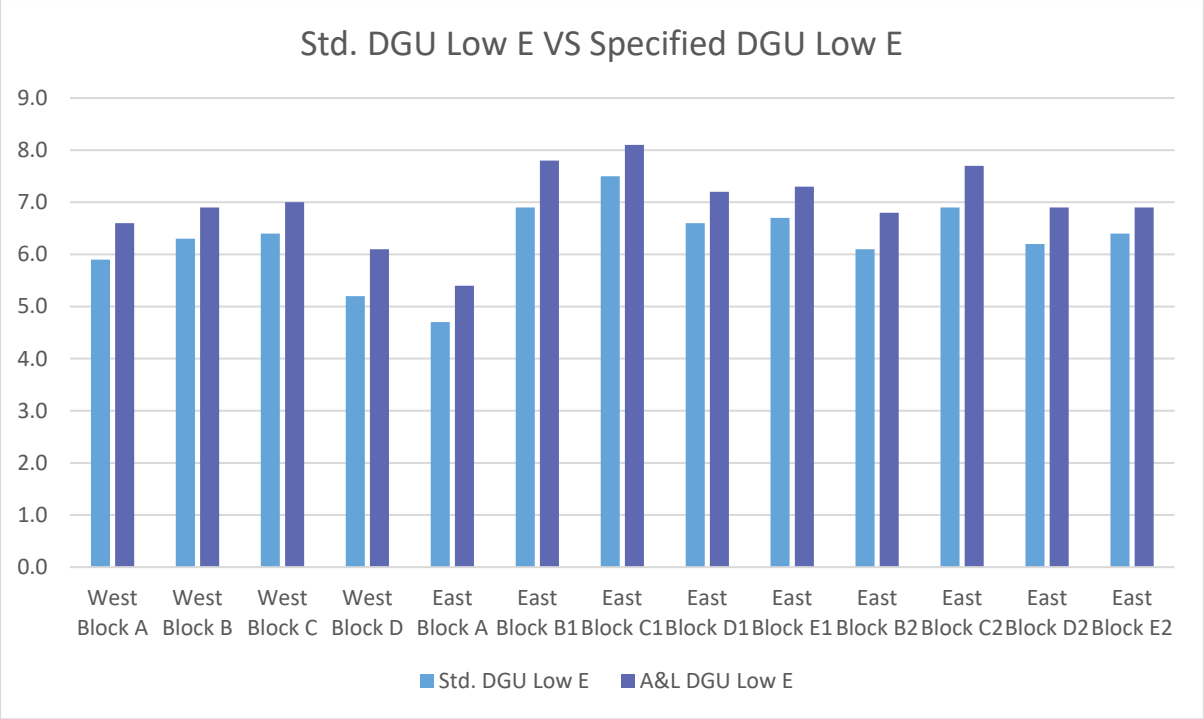


Figure 24 – DGU Low E Comparison

As the tables above shows, specifying glazing supplier/manufacture will help in improving the overall rating of the development over the use of generic/default values.

5.4 Renewable Technology

The development will be installing a minimum 30kW solar photovoltaic system to offset building energy use. The system will be installed on the roof deck. Using solar generated power on site results in much lower emissions associated with the development compared to using the fossil fuel powered grid.

Figure 25 – Solar PV Panels

6 WATER EFFICIENCY

WA has a limited potable water supply due to the increases in population and reductions in rainfall levels. By reducing this demand will help to alleviate the concerns related to potable water usage.

6.1 Water efficient plumbing

All new water services are to ensure that high WELS rating fixtures and fitting are to be installed as appropriate.

Table 26 - WELS Ratings

Fixture / Equipment Type	WELS Rating
Taps	5 Star
Toilets	4 Star
Washing Machine	5 Star
Dishwasher	5 Star
Showers	3 Star (not more than 7.5L/m)
Landscape Irrigation	Native plants with drip irrigation and mulch

* The 3 star (6 but <=7.5) requirement relates to Range F which is specified for both High Pressure and Low Pressure Showers as per Table 3.1 and Table 3.2 respectively of the AS NZS 6400-2016 Water Efficient Products standard.

Table 27 – Water Usage

Fixture / Equipment Type	Proposed Building (kL/Year)	Reference Building (kL/Year)
Toilets	654.4	747.9
Taps	182.9	228.6
Showers	1490.8	1789.0
Washing Machine	367.7	627.8
Dishwasher	64.1	73.0
Landscape Irrigation	291.8	328.7
	Total Reduction	**20%**

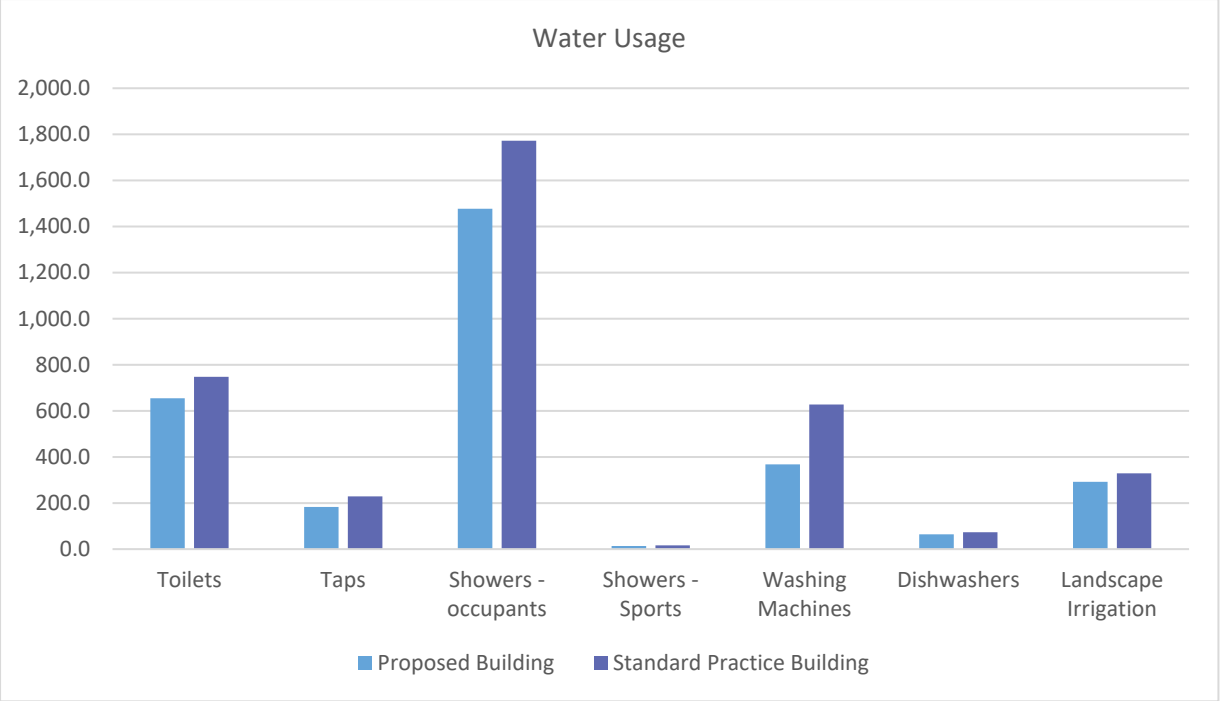


Table 28 – Water Usage

6.2 Landscape and Irrigation

Landscaping should consist of native vegetation with crop coefficient of 0.5 or below. All landscaping irrigation to include drip irrigation and include moisture sensor override or alternatively the use of Xeriscape garden. Where Xeriscape garden is implemented, there will be a provision for the removal of irrigation within three months of landscaping installation reducing the need for watering after. Water for landscaping will be from non-portable sources.

6.3 Water Reclaim and Reuse

Due to the availability of space, a rainwater tank or any form or reclaim system is impractical unless an underground system is used where the storm and rainwater are collected on the surface and stored in an underground water tank for irrigation. But there might not be enough water to be reclaim due to the land area for collection.

7 LIFE CYCLE IMPACTS

The reduction in life cycle impacts must be demonstrated through a whole-of-building, whole-of-life (cradle to grave) comparative Life Cycle Assessment (LCA), as defined by EN 15978. All EN 15978 modules (A1 to A5) are included in the assessment.

The project has achieved a 31% reduction in Global Warming Potential with the comparison of Class 2 being built from heavy weight construction such as Cavity Brick walls and Concrete floors to full Timber Frame walls and floor construction.

Table 29 LCA Outcome

Strategy Description	GWP Saving	FW Saving
Full Concrete floor and Cavity Brick Walls	788,602.52	-
Concrete Ground floors and full Lightweight floors and walls to lvl 1 & 2	545,329.10	243,273.40
Total	**31%**	**N/A**

8 PLACES FOR PEOPLE

8.1 Transport

It is the intention of this category to reduce occupant's dependency on private vehicle usage. This is achieved by providing alternatives methods of transport and provide a high level of amenity in the surrounding vicinity. The development will provide bicycle storage facilities and infrastructure to allow the future installation of EV charging stations.

9 CONCLUSION

Based on modelling undertaken and sustainable initiatives proposed the development could achieve a best practice outcome.

Passive environmental design measures are used, responding to local climate and site conditions by providing optimal orientation, shading, thermal performance, and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the life cycle of the project.

The design includes several elements that provide community benefits and allow for future proofing with the ability harness renewable energy sources and increase in EV stations.

Appendix G

Landscape Plan

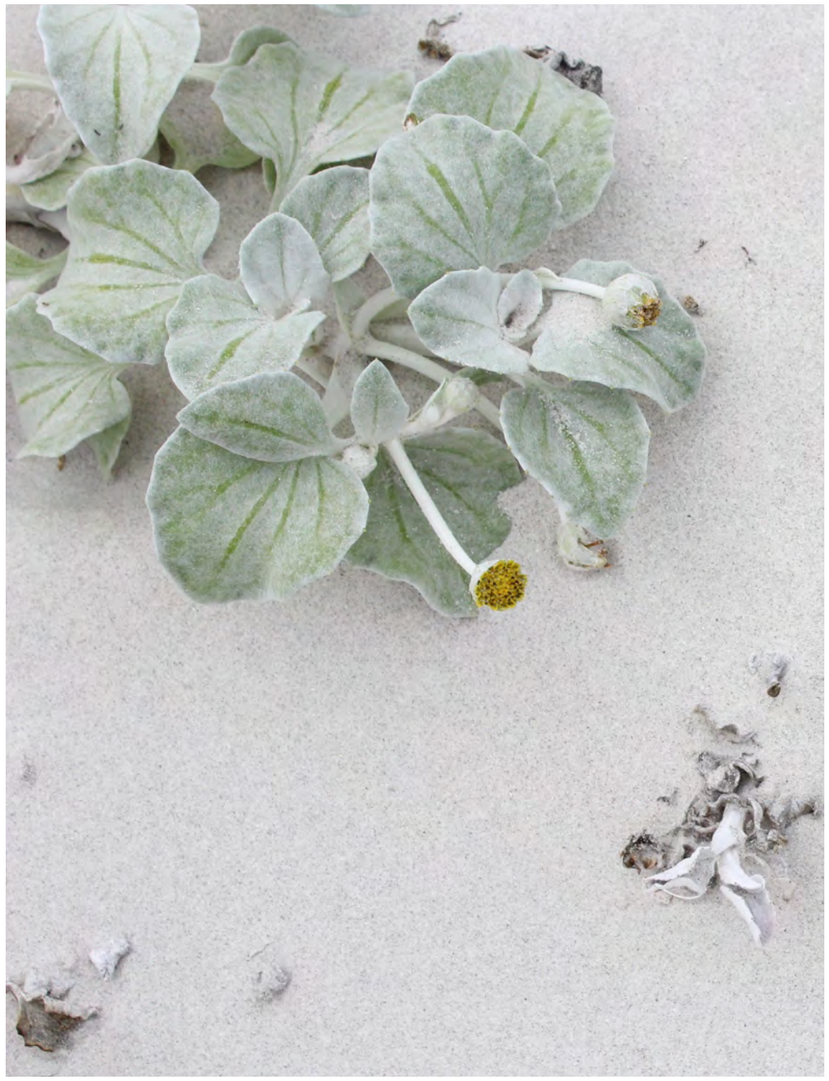
STAGE 1B
MIDDLETON
BEACH

Landscape Architecture

Concept Report

12.09.2023

See Design Studio
Landscape Architects



Contents

LOCAL CONTEXT

The Site - Binalup

The site sits between Binalup (Middleton Beach) and is nestled at the base of Mount Adelaide. It is located on Menang Noongar land, the traditional owners of this place.

Landscape Character

Albany has a unique landscape with it’s own distinct character. The dramatic coastline is instantly recognisable with it granite outcrops, curving beaches and headlands.

The site sits in a vibrant community hub, with local cafes and resturants, public parks, tourist accomodation, local residences and the towns main swimming beach.

Granite coastline

Community connection

CONCEPT

Look & Feel

Granite Stone

vertical greening

Native plants

Permeable paving

Middleton Beach Stage 1B Masterplan

Legend

01 Unit paving car park

02 Climbing plants on arbour and pedestrian connection

03 Lower ground private courtyard

04 Courtyards with arbour over, small tree and planting

05 Verge garden with timber bench (PAW)

06 Rain garden (PAW)

07 Permeable paving and seating

08 Communal alfresco area

09 Main pedestrian entry

10 Internal planter and feature seating boulder

11 External seating + green courtyard/feature boulders

12 Vertical screen and fence

13 Proposed public art location

14 Utilities courtyard steppers and ground covers

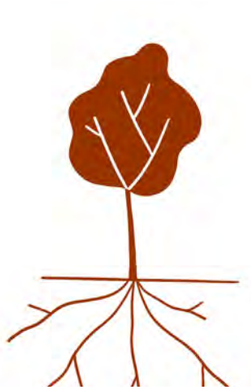
1:200 @ A3

N

See Design Studio
Landscape Architects

DEEP SOIL ZONE

Deep Soil Zone Benefits

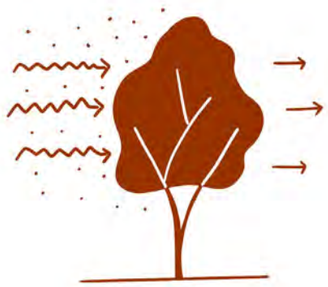


Healthy roots = healthy tree

Enhance water filtration

Comfortable Micro-Climate + Reduction of Urban Heat Island Effect

Create Habitat



Improve Air Quality

Community Health through increased canopy coverage

Trees and gardens make a significant contribution to the ecology, character and amenity of neighbourhoods. They provide habitat for fauna, shade, storm water management and micro-climate benefits, as well as improve apartment outlook and privacy.

The provision of deep soil areas to support and sustain the development of tree canopy can also make a major contribution to the retention of existing trees. A deep soil area is an area of soil that is free of built structure and has sufficient area and depth to support tree growth and infiltrate rainwater. Site planning should seek to co-locate deep soil areas with existing trees on and adjacent to the site, and in locations best suited to the development of a viable tree canopy and landscaping.

Deep Soil Zones

DEEP SOIL TOTAL	
Total Site Area	1282 sqm
Deep Soil Planting	127 sqm
Permeable surface	10 sqm
Total DSA percentage	**10.6 %**
Deep soil zone outside of site boundry	54 sqm

Deep Soil Planting

Deep Soil Zone outside of site boundry

Permeable surface

DEEP SOIL ZONES TREE TOTALS	
DSA Small trees	9
Non compliant trees	17

DSA Small Tree

Non Compliant Trees

1:200 @ A3

N

PLANTING

Tree Layout

Site Tree Species

- Melaleuca leucadendra
- Eucalyptus caesia ‘Gungunnu Gungurra’
- Agonis Flexuosa
- Melaleuca quinquenervia

PAW Tree Species

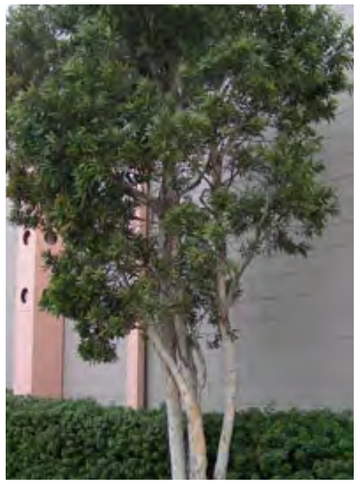
- Melalecua leucadendra
- Corymbia ficifolia
- Melalecua quinquenervia

1:200 @ A3

N

Tree Palette

Site Tree Species



Melaleuca quinquenervia

10h x 5w

Eucalyptus caesia ‘‘Gungunnu Gungurra’

8h x 5w

Melalecua leucadendra

10h x 5w

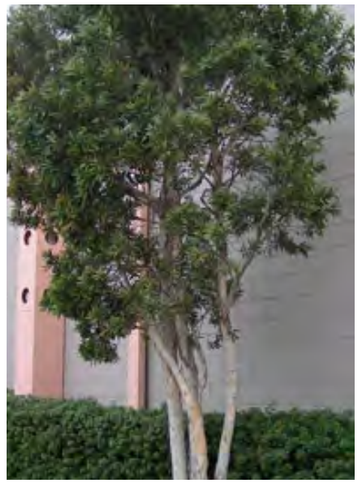
Agonis Flexuosa

7h x 5w

PAW/Street tree

Corymbia ficifolia

12 x 5m



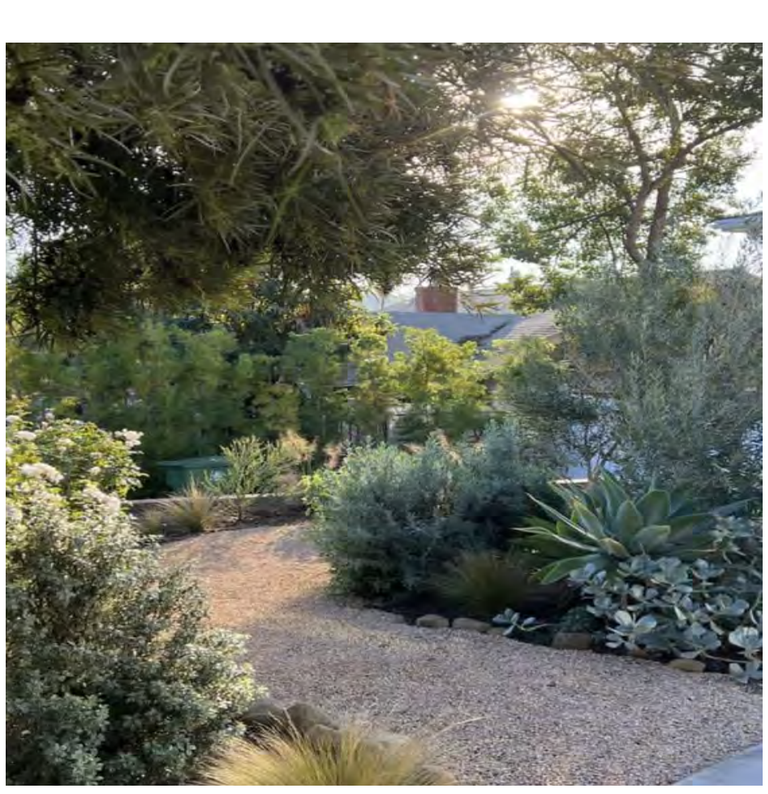
Melaleuca quinquenervia

10h x 5w

Melalecua leucadendra

10h x 5w

Plant Palette



Plant Palette


Anigozanthos ‘Bush Ballad’


Adenanthos cuneatus


Carpobrotus virescens


Banksia blechnifolia


Westringia mundi


Adenanthos sericea Select


Hemiandra pungens ‘ alba’


Myoporum parvifolium


Oleria ‘little smokie’


Grevillea Gin Gin Gem
0.3mH x 2mW


Grevillea ‘Mt Tamboritha’


Westringia Grey Box


Lomandra Tanika


Lomandra Nyalla


Lomandra ‘Seascape’


Lepidosperma gladiator


Trachleospermum jasminoides


Hardenbergia violacea


Parthenocissus quinquefolia


Wisteria sinensis

Irrigation Strategy

Planting selection has been based on the specific climatic conditions throughout the proposed development. Both native and exotic water wise species are proposed to ensure low water usage whilst creating an inviting landscape for the future residence. Varied tree species (both existing and proposed) will create tree canopies increasing shade across the site allowing for the creation of new micro-climates.

Irrigation of the proposed landscape is required to meet the following;

- Maintain a vigorous healthy appearance to all planting.
- Carry out intensive care and watering of planting during the establishment period to ensure vigorous healthy growth. (The establishment period shall be not less than 3-6 months.)
- Avoid frequent dampening of the surface.
- Allow the surface of the soil to partially dry out between watering.
- Water at times of day to minimise water evaporation loss as per water corporation recommendations . Do not water during the hottest period of Summer days.
- Coordinate system to ensure water regime is approved against any state/ federal government legislation and restrictions at the time.
- Ensure system has been programmed for the precipitation requirements of the individual zones/stations with regard to types of plants.
- The infiltration rate of the soil/medium and associated physical factors seasons, evaporation, exposure and topography
- An allowance for adjustment or shut down during and after periods prolonged heavy rains.

MATERIAL PALETTE

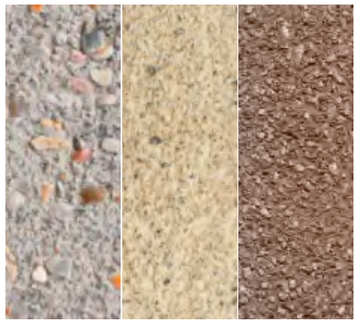
Materials Selections

Surface Treatments

Foyer connection
In-situ concrete
Colour - GP Grey
Finish -Wood float and saw cut

In-situ concrete
Colour - Ivory Coast
Finish - Light exposed/washed aggregate

Premeable pave/turf grid



PAW path
Colour - 30% Silver 20% Chert
50% Arctic

Driveway Unit Paver
Colour - 50% Silver 50% Arctic

Furniture + Fixtures

Feature Seating wall
Local Granite
Finish/colour - Natural

Local boulder

S/S Bike rack

Note: Final material selections subject to final cost plan and design development. A comprehensive material schedule and specification will be issued for comment and approval prior to construction.

See Design Studio
Landscape Architects

Please feel free to contact us with any inquires.

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Appendix H

Waste Management Plan

Waste Management Plan

Middleton Beach, Albany

(Stage 1b)

Rev_1

Project No. 22-1099-1

DevelopmentWA

15 August 2023

Encycle Consulting Pty Ltd

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Revision	Drafted by	Reviewed by	Date issued
Rev_0	D Ladle	J Campbell	30 June 2023
Rev_1	D Ladle	J Campbell	15 August 2023

Table of contents

1 Development details

This Waste Management Plan (WMP) has been prepared for the following project:

Project name / address	Middleton Beach, Albany (Stage 1b) Adelaide Crescent (cnr Marine Terrace), Albany
Client	DevelopmentWA
Architect	MJA
Main point of contact	Mark Cornish, DevelopmentWA Catherine Roden, MJA
Planning status	DA July 2023
Overview of development	The overall development within the Middleton Beach project are separate lots to be carried out in a series of stages. Stage 1 is the residential development, and Stage 2 the commercial lots. A Waste Management Plan for DA has previously been submitted for Stage 1a. This stage, Stage 1b, will consist of four (4) two-storey walk-up apartments (West), plus nine (9) apartments across a three-storey apartment building (East).
Architectural plans / area schedule / development information	Architectural plans, received 15 August 2023 Swept paths received 28 June 2023
Local Government discussions	Meeting with City of Albany officers and project design team, 5 May 2023

1.1 Context

For efficient and effective waste management, the collection and centralisation of waste and recyclables has been carefully considered at the building design phase. Key factors considered at the design phase include:

- Local government requirements for determining waste generation rates
- Waste and recycling volumes likely to be generated during building operation
- Number and types of bins required
- Bin store size, location and amenity (odours and noise)
- Internal transfer and access to bins and storage areas from within the building
- Access for vehicles for waste collection
- Safety for all operatives involved in waste management
- Communication and ongoing management of waste and recycling services

1.2 Key components of the Waste Management Plan

This Waste Management Plan (WMP) consists of five core components. It will present detailed information on each of the following components.

2 Estimated waste and recycling volumes

2.1 Project parameters

Stage 1b when operational will consist of the following areas:

- Four (4) x two-storey walk-up apartments (West)
- Nine (9) apartments across a three-storey apartment building (East):
    - 7 x 2-bed apartments
    - 2 x 1-bed apartments

2.2 Local Government Guidelines

The following have been used in the development of this report:

- WALGA Waste Management Plan Guidelines for New Multi Dwelling Developments (2021)

2.3 Waste generation rates – residential

For residential waste, WALGA (2021) waste generation rates have been used here as a guide in addition to Encycle's experience and knowledge of the use of the building to calculate the generation of waste and recyclables.

For residential waste and recycling the rates in Table 1 have been applied.

Table 1: Residential waste generation rates

No. of bedrooms	Waste requirement	Recycling requirement	FOGO requirement
1 bedroom	40 L/unit/week	20 L/unit/fortnight	20 L/unit/fortnight
2 bedroom	60 L/unit/week	40 L/unit/fortnight	40 L/unit/fortnight
3 Bedroom	80 L/unit/week	90 L/unit/fortnight	60 L/unit/fortnight

2.4 Number of bin stores required

One bin store is required to service residential waste, recycling and FOGO from all apartments.

2.5 Number of bins required – residential

The number of bins required for the residential waste are set out in Table 2.

Table 2: Number of bins to be stored in the residential bin store

Waste stream	Bin size (L)	Number of bins	Collection frequency
General waste	140	12	Fortnightly
Commingled recycling	240	6	Fortnightly
Food organics and garden organics (FOGO)	240	5	Fortnightly

General waste and FOGO will be collected on the same day during one week and then commingled recycling will be collected in the alternate week.

Residents will receive tip passes from the City of Albany for bulk waste. Due to the restricted verge space to accommodate kerbside bulk collections, residents will receive two passes for disposal of bulk hard waste at the City of Albany waste facility, however the second pass must be collected from City offices in the year of a kerbside collection (scheduled every second year).

3 Bin store location and amenity

3.1 Bin store location

The bin store is located on the ground floor of the apartment building (Figure 1) with access off the communal lobby.

Figure 1: Ground floor plan showing the bin store

3.2 Bin store amenity

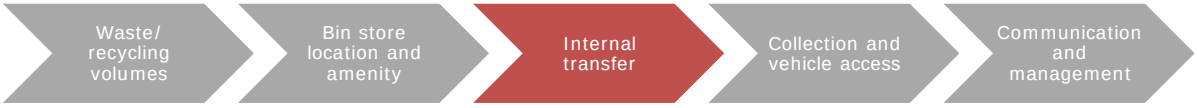
The bin stores has been designed to include the following requirements in Table 3.

Table 3: Bin store amenity requirements

Aesthetics	The bin store will be consistent with the overall aesthetics of the development.
Fully enclosed	The bin store is fully enclosed and weatherproof, and only accessible by residents, strata management (and their operatives, including cleaners) and the waste service provider.
Spatial requirements	The bin store allows sufficient space to accommodate, manoeuvre and wash the bins and equipment specified. Bins are stored in single rows.

	Space for personnel access way between rows of bins is included.
Bin wash	The bin store has impermeable walls and floors grading to an industrial floor waste (including a charged 'water-trap' connected to sewer/an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out. A 100 mm floor waste gully to waste outlet is included. Both hot and cold water is available.
Doors	Ventilated doors are specified for the bin store. Self-closing doors are installed to the bin store to eliminate access to vermin. Doors from the bin store to the servicing/collection area can be locked open. Doors are designed to fit the largest bin to enable bins to be easily wheeled into and out of the bin store.
Security	Security measures are designed to limit access to the bin store, e.g. PIN code that can be easily changed and reduces loss of key cards etc.
Walls and ceilings	Internal bin store walls are cement rendered (solid and impervious) to enable easy cleaning. Ceilings are finished with a smooth faced, non-absorbent material that can be easily cleaned. Walls and ceilings are finished or painted in a light colour.
Floors	Floors are constructed in concrete in accordance with AS 2870. Floors are evenly graded to an approved liquid refuse disposal system. Slab thickness is a minimum of 100 mm, impervious and with a brush finish treatment.
Ventilation and odour	The design of the bin store provides for adequate separate ventilation with a system that complies with Australian Standard 1668 (AS1668). The ventilation outlet is not in the vicinity of windows or intake vents associated with other ventilation systems.
Lighting	Bin store is provided with artificial lighting, with sensor or switch controls both internal/external to the bin store. Artificial lighting in car park and collection area and access walkways to bin store will ensure staff safety and decrease antisocial behaviour.
Noise	Noise is minimised through considering the location of the bin store and collection point and the timing of collections to prevent disruption to occupants or neighbours.
Signage	Visual aids and signage will be provided when the bin store is operational to ensure that the area works as intended.

4 Internal transfer



4.1 Transfer of waste from residential apartments to bin store

Residents will be responsible for storing waste, recycling and FOGO separately within their apartment.

The East apartment residents will manually transfer waste, recycling and FOGO via the lift and lobby to the relevant bins in the bin store.

The West apartment residents will manually transfer waste, recycling and FOGO through the entry and lobby to the relevant bins in the bin store across the parking area.

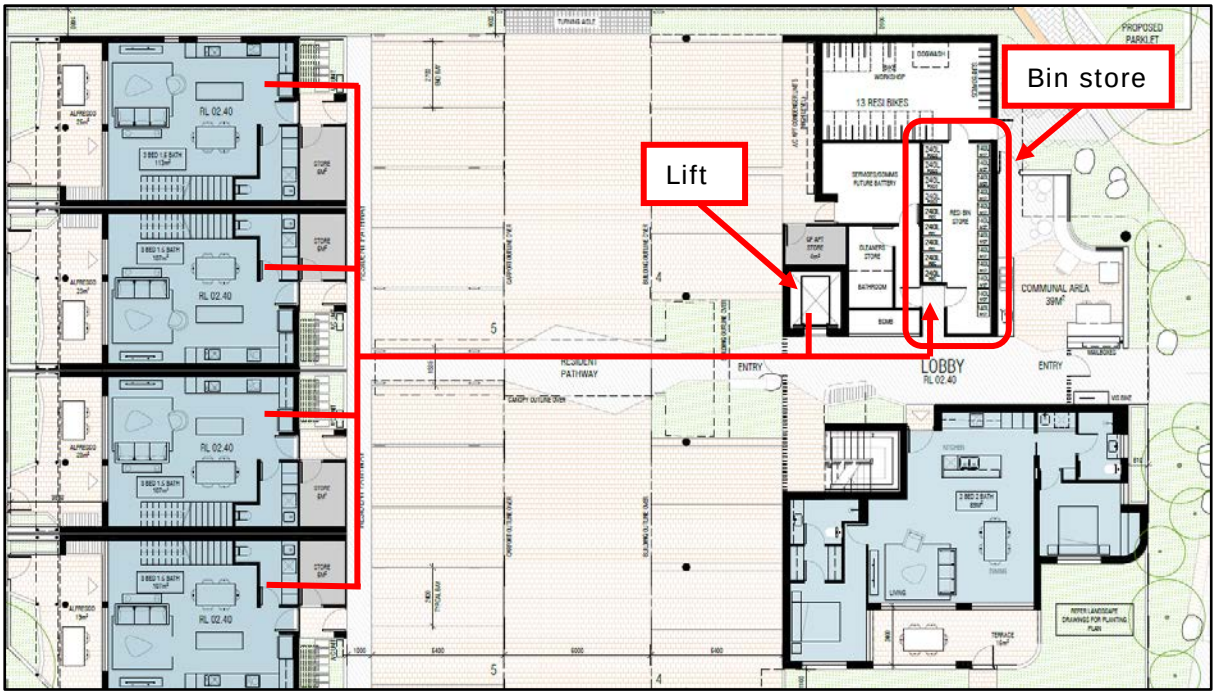


Figure 2: Transfer routes from the apartments to the bin store

4.2 Transfer of waste from bin store to bin presentation point

The strata manager (via an operative) will be responsible for presenting the residential bins for collection and returning them to the bin store on collection days. To reach the bin presentation point along the Shared space to the east of the development, bins will be taken from the bin store through the rear access path, and along the Shared space access road (Figure 3).

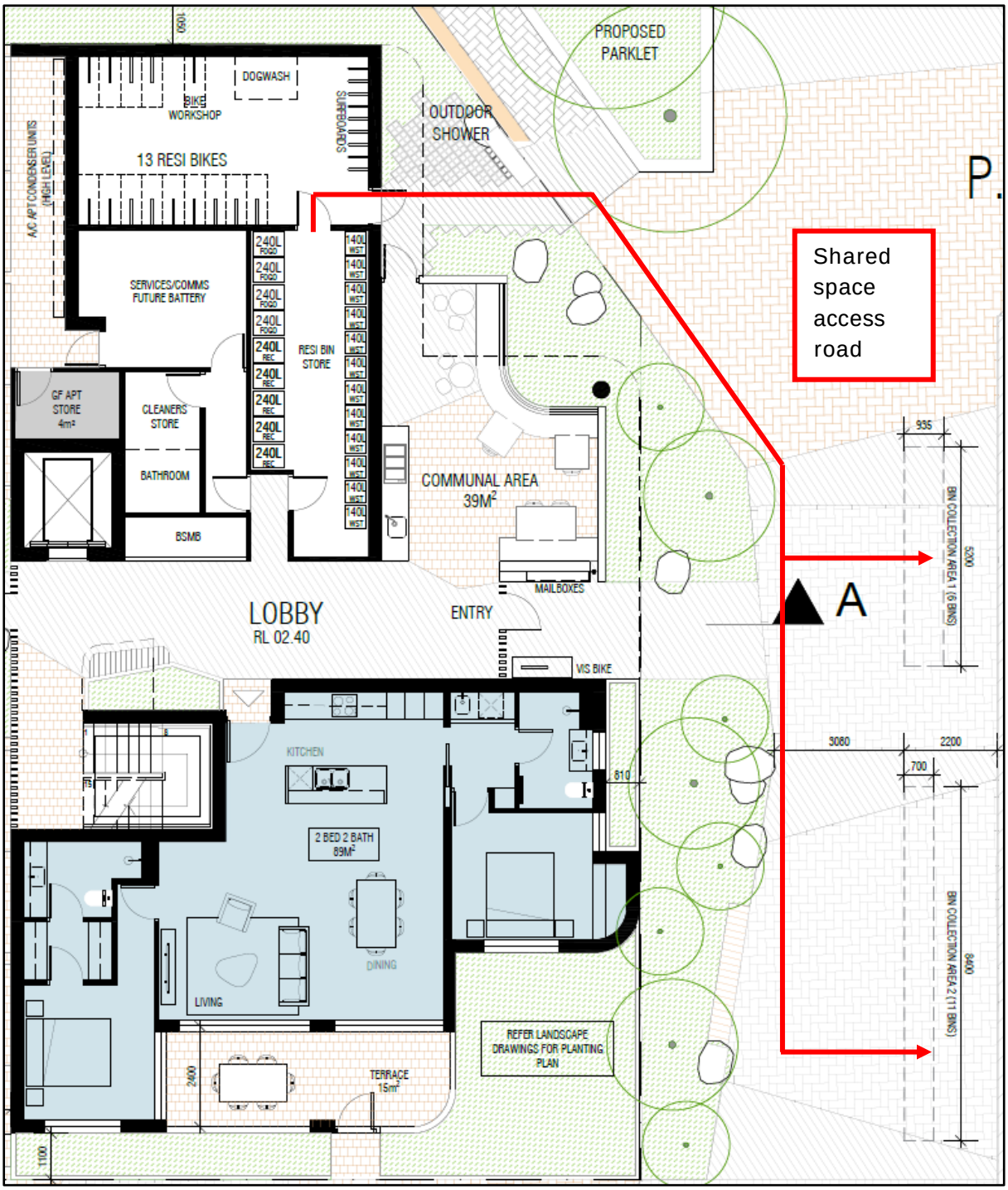


Figure 3: Transfer routes from the bin store to the bin presentation point

4.3 Bin transfer requirements

All bin transfer routes have been designed to include the following requirements in Table 4.

Table 4: Bin transfer requirements

Bin transfer requirements	
User access route	Waste transfer routes avoid stairs/steps and steep ramps (grade of slope <1:14) and other potential hazards between points of waste generation, storage and collection. Waste transfer routes are designed to ensure that bins (particularly when full) are not moved over any significant distances.
Transfer route width	All doors, corridors and lifts on the transfer route are designed to fit the largest bin.
Walkways	Safe access to waste collection vehicles have been provided to reduce the risk of accidents.

5 Collection and vehicle access

The City of Albany will service the residential general waste, recycling and FOGO bins.

On collection days, side-lift vehicles for general waste, commingled recycling and FOGO will enter the Shared space access road between the existing and future development from Barnett Street. The vehicles will drive in a forwards direction and collect bins from the verge along this access road. The vehicles will continue in a forwards direction onto Adelaide Crescent.

Swept path analysis for vehicle ingress and egress has been completed by Shawmac taking into consideration the specifications of a 12.5m waste collection vehicle (Figure 4).

Figure 4: Swept path analysis showing access for waste collection vehicles

6 Ongoing communication and management

6.1 Management

The strata management (via an operative) will be responsible for overseeing the waste management systems. The operative will be trained and informed about their responsibility to work closely with the local government waste collectors regarding the schedule for collection and presentation of bins. The operative will be responsible for maintaining the bin store in a clean and tidy condition at all times and ensuring bins are washed regularly.

6.2 Communication

All residents will be made aware through a body corporate document (or equivalent) of the waste and recycling systems and how they should be used. An Operational Waste Management Plan suitable for presenting to building users, including how the plan should be communicated will be developed and implemented during both the initial occupation and ongoing management of the building.

Strata management will be responsible for the continuing education of residents on correct segregation of waste and recyclables. Communication to residents will be ongoing, using formats such as signage, newsletters, noticeboards, etc.

Appendix A: Glossary of terms and acronyms

Bulk waste	Routine collection of items of furniture or other large household refuse. Bulk waste collection is included in the Waste Management Plan where specified by the Local Government as part of the planning requirements.
Collection point	The permitted area on a footpath, roadway or private property (where applicable) that waste, recyclables and bulky waste are loaded into collection vehicles.
Commingled recycling	Common recyclables, mostly packaging; such as glass, plastics, aluminium, steel, liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.
FOGO	Food Organics Green Organics – a third bin offered to residents for the collection of food waste and garden waste.
Food organics	Waste food in commercial kitchen/food service settings, generated from preparation (peelings etc.), storage (out of date) or service (leftovers) that can be separated from the general waste stream for a more beneficial use.
Garden organics	Separated 'green' material (e.g. grass clippings or vegetation prunings).
General waste	Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.
Recyclable	Material that can be collected separately from the general waste and sent for recycling. The precise definition will vary, depending upon location (i.e. systems exist for the recycling of some materials in some areas and not in others).
Recycling	Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.
Reuse	Replacing a 'disposable' or single-use item with one which can be used again (without needing to be processed or dismantled – i.e. 'recycled') e.g. using a washable ceramic coffee mug or travel cup in place of disposable cups.

Appendix I

Acoustic Report

HERRING STORER ACOUSTICS

DEVELOPMENT WA

MIDDLETON BEACH STAGE 1B
MIDDLETON BEACH

DEVELOPMENT APPLICATION
ACOUSTIC REPORT

SEPTEMBER 2023

OUR REFERENCE: 31408-2-23164

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
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DOCUMENT CONTROL PAGE

DA ACOUSTIC REPORT

MARINE TERRACE, MIDDLETON BEACH
ALBANY

Job No: 23164

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FOR

DEVELOPMENT WA

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1	1	MJA Attn: Jess Beaver Email: jess@mjastudio.net		✓

CONTENTS

APPENDICIES

1.0 INTRODUCTION

Herring Storer Acoustics was commissioned by Development WA to conduct a preliminary review of the proposed development at Marine Terrace, Middleton Beach.

This report has been based on the Development Application drawings provided.

2.0 PROPOSED DEVELOPMENT

The proposed development site is located at Marine Terrace, Middleton Beach in the locality of Albany.

The development consists of 13 apartments across two separate buildings, separated by an internal parking corridor. Four, two storey, walk up west apartments and 9 east apartments spread over 3 storeys.

3.0 CRITERIA

3.1 BCA PROVISIONS – WEST APARTMENTS

It is understood that the west apartments are likely to be classified as a Class 1A.

Part 3.8.6 of the BCA details the requirements for sound insulation of Class 1 buildings, which is applicable to the common walls of the townhouses portion of this development.

3.1.1 Walls

"3.8.6.2 Sound Insulation Requirements

(a) To provide insulation from airborne and impact sound, a separating wall between two or more Class 1 buildings must –

(i) Achieve the weighted sound reduction index with spectrum adaptation term ($R_w + C_{tr}$) and discontinuous construction requirements, as required by Table 3.8.6.1; and
(ii) Be installed in accordance with the appropriate requirements of 3.8.6.3 and 3.8.6.4.

(b) For the purpose of this Part, the $R_w + C_{tr}$ must be determined in accordance with AS/NZS 1276.1 or ISO 717.1, using results from laboratory measurements.

TABLE 3.8.6.1 REQUIRED R_W AIRBORNE AND IMPACT SOUND LEVELS FOR SEPARATING WALLS

SEPARATING WALL – LOCATION AND PENETRATIONS	*DISCONTINUOUS CONSTRUCTION REQUIRED*	*$R_w + C_{tr}$ (As per Table 3.8.6.2)*
Between a bathroom, sanitary compartment, laundry or kitchen and a habitable room (other than a kitchen) in an adjoining Class 1 building (dwelling) (see Figure 3.8.6.1)	*YES*	*50*
In all other cases to those listed above (See Figure 3.8.6.1)	*NO*	*50*
DUCT, SOIL, WASTE AND WATER SUPPLY PIPES AND STORM WATER PIPES *A duct, soil, waste, or water supply pipe or storm water pipe that passes through a separating wall between Class 1 buildings –* *a) If the adjacent room is a habitable room (other than a kitchen);or*	*NO*	*40*
b) If the room is a kitchen or any other room	*NO*	*25*

Note :
Discontinuous construction means a wall system having a minimum 20mm cavity between two separate leaves, with –
a) For masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and
b) For other than masonry, there is no mechanical linkage between leaves except at the periphery.
A stagger stud wall is not deemed to be discontinuous construction.

3.1.2 Services

"3.8.6.4 Services

(a) Services must not be chased into concrete or masonry separating walls

(b) If a duct, soil, waste, water supply or storm water pipe serves or passes through a separating wall or is located in a separating wall –

(i) A door or panel providing access to a duct or pipe required to be separated must –

i. Not open into any habitable room, other than a kitchen; and

ii. In any other part must be firmly fixed so as to overlap the frame or rebate of the frame by not less than 10mm and be constructed of –

iii. (C) other suitable material with a mass per unit area not less than 24.4 kg/m2; and

(ii) In the case of a water supply pipe, it must –

i. Only be installed in a discontinuous construction; and

ii. In the case of a water supply pipe that serves one dwelling, not be fixed to the wall leaf on the side of other dwelling and have a clearance not less than 10mm to the other wall leaf.

(c) Electrical outlets must be offset from each other –

(i) In masonry walling, not less than 100mm; and

(ii) In timber or steel framed walling, not less than 300mm.

3.2 BCA PROVISIONS – EAST APARTMENTS

For Class 2 or 3 buildings, Part F5 of the National Construction Code (NCC), outlines the minimum acoustic isolation of apartments. The apartment building of the proposed development will fall under this classification. The following summarises the acoustic criteria:

3.2.1 Walls

Wet to wet	$R_W + C_{tr}$ not less than 50 dB.
Living to living	$R_W + C_{tr}$ not less than 50 dB.
Wet to living construction.	$R_W + C_{tr}$ not less than 50 dB plus discontinuous
Kitchens to living construction.	$R_W + C_{tr}$ not less than 50 dB plus discontinuous
SOU to Lobby	R_W not less than 50 dB.

Note: Where kitchens are part of an open living area, we consider the kitchen to be part of the living area and in these cases a discontinuous construction is required. This also includes cases where kitchens are back-to-back, however, discontinuous construction is only required on one side.

3.2.2 Floors

Floors	$R_W + C_{tr}$ not less than 50 dB.
Impact Isolation	$L_{n,w}$ not more than 55 dB is recommended.

Note: The impact isolation criteria under the BCA is an $L_{n,w}$ of not more than 62 dB. However, as a member firm of the Association of Australasian Acoustic Consultants, (AAAC) we recommend a criteria of an $L_{n,w}$ of not more than 55 dB be adopted for a development of this type.

3.2.3 Service Risers

to Habitable Rooms	$R_W + C_{tr}$ not less than 40 dB.
to Non-Habitable Rooms	$R_W + C_{tr}$ not less than 25 dB.

3.2.4 Hydraulics

The above requirements also apply to storm water down pipes.

3.2.5 Doors

Door (Connecting to a lobby)	R_W not less than 30 dB.

The development will be designed to comply with the requirements of Part F5 of the BCA.

3.3 ENVIRONMENTAL PROTECTION (NOISE) REGULATIONS 1997

The *Environmental Protection (Noise) Regulations 1997* stipulate the allowable noise levels at any noise sensitive premises from other premises. The allowable or assigned noise levels for noise sensitive premises are determined by the calculation of an influencing factor, which is added to the baseline criteria set out in Table 1 of the Regulations. The baseline assigned noise levels are listed in Table 3.1. For commercial premises, the allowable or assigned noise levels are the same for all hours of the day. Table 3.1 also lists the assigned noise levels for commercial premises.

TABLE 3.1 – ASSIGNED NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		$L_{A\ 10}$	$L_{A\ 1}$	$L_{A\ max}$
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35 + IF	45 + IF	55 + IF

Note: The L_{A10} noise level is the noise that is exceeded for 10% of the time.
The L_{A1} noise level is the noise that is exceeded for 1% of the time.
The L_{Amax} noise level is the maximum noise level recorded.

It is a requirement that noise from the site be free of annoying characteristics (tonality, modulation and impulsiveness) at other premises, defined below as per Regulation 9.

"impulsiveness" means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax\ Slow}$ is more than 15dB when determined for a single representative event;

"modulation" means a variation in the emission of noise that –

(a) is more than 3dB $L_{A\ Fast}$ or is more than 3dB $L_{A\ Fast}$ in any one-third octave band;
(b) is present for more at least 10% of the representative assessment period; and
(c) is regular, cyclic and audible;

"tonality" means the presence in the noise emission of tonal characteristics where the difference between –

(a) the A-weighted sound pressure level in any one-third octave band; and
(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\ Slow}$ levels.

Where the above characteristics are present and cannot be practicably removed, the following adjustments are made to the measured or predicted level at other premises.

TABLE 3.2 – ADJUSTMENTS FOR ANNOYING CHARACTERISTICS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB

From a review of the development, the influencing factor for this development and the surrounding noise sensitive premises has been estimated at 0 dB, hence, the following tabulation summarises the applicable Assigned Noise Levels.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	45	55	65
	0900 - 1900 hours Sunday and Public Holidays	40	50	65
	1900 - 2200 hours all days	40	50	55
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35	45	55

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

We note that noise emissions from the premises need to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*. This primarily consists of mechanical services associated with the development.

3.4 NOISE INGRESS

Due to the location of this development, there is no specific noise ingress policy that is applicable to the development.

An inspection of the proposed location was undertaken on 2nd August 2023, with the inspection indicating that there were no noise sources in the area that needed specific consideration.

4.0 BCA REQUIRMENTS

The west apartment buildings component of the proposed development will be constructed to comply with Part 3.8.6 of the BCA/NCC.

The east apartment building component of the proposed development will be constructed to comply with the requirements of Part F5 of the BCA/NCC.

It is noted that adopting the flooring criteria of not more than 55 $L_{nT,w}$ dB provides greater amenity than basic BCA compliance.

5.0 NOISE FROM DEVELOPMENT

The main source of noise from the proposed development will be from mechanical services consisting of air-conditioning plant. Noise received at neighbouring premises, and premises within the development, from these items need to comply with the assigned noise levels as determined under the *Environmental Protection (Noise) Regulations 1997*.

5.1 MECHANICAL SERVICES

The main source of noise from the proposed development will be from mechanical services consisting of air-conditioning plant and condenser units. Noise received at residence (neighbours and residence within the development) from these items need to comply with the assigned noise levels as determined under the *Environmental Protection (Noise) Regulations 1997*.

As the mechanical services could operate during the night, noise emissions from the development needs to comply with the assigned L_{A10} night period noise level of 35 dB(A) at residential premises. Potentially, noise emissions from mechanical services could be tonal, in which case an +5 dB(A) penalty for a tonal component could be applied to the resultant noise levels. Therefore, the design level at the neighbouring residential premises would be 30 L_{A10} dB.

Once the design of the system is finalised, an acoustic assessment will be carried out of noise emissions from the mechanical plant and any noise amelioration required will be incorporated into the design to ensure compliance with the *Environmental Protection (Noise) Regulations 1997*. However, we believe that compliance would be easily achieved, and any noise mitigation would be minimal, with the proposed design.

MIDDLETON BEACH
LOTS 8-12: APARTMENTS
DEVELOPMENT SUMMARY

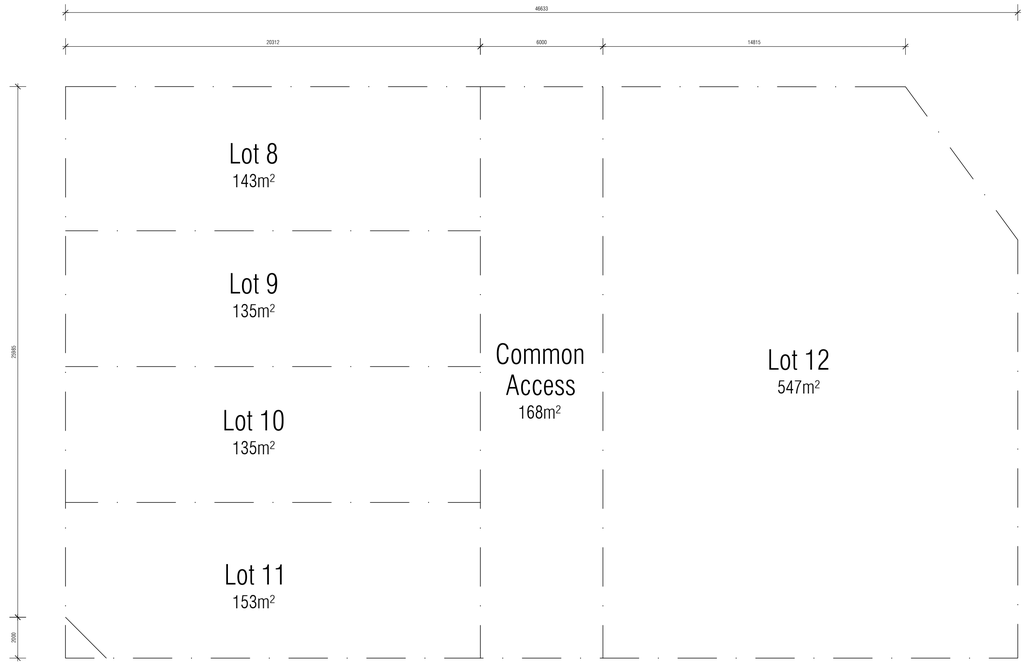
	3X1.5	3X1.5	2X2	2X2	2X2	1X1	2X2	TOTAL
	113	107	85	86	78	51	81	
GROUND	1	3	1*					5
L01				1	1	1	1*	4
L02				1	1	1	1*	4
TOTAL	1	3	1	2	2	2	2	13
TOTAL AREA (m^2)	113	321	85	172	156	102	162	TOTAL 1111

*LHA SILVER STANDARD APARTMENT

SITE AREA	1282m^2
PLOT RATIO	0.87

APT MIX	No	%	RESI BAYS REQUIRED	BAYS PROVIDED
2X2	7	47%	8.75 BAYS (1.25 PER UNIT)	8
1X1	2	13%	2 BAYS (1 PER UNIT)	2
TH 3X1.5	4	27%	5 BAYS (1.25 PER UNIT)	8
VISITOR			0 BAYS	0
TOTAL	18	100%	18 BAYS	18 BAYS

	SOIL:	- REQ. DEEP SOIL	10% 128m^2
		- PROVIDED DEEP SOIL	10.6%
	COMM. OPEN SPACE	- REQ	78m^2 (13 APT)
		- PROVIDED	81m^2
	BICYCLE:	- REQ. RESI BIKES	13
		- PROVIDED RESI BIKES	13
		- REQ. VIS BIKES	1
		- PROVIDED VIS BIKES	1
	*LHA SILVER STANDARD APARTMENT	- REQ.	20% (3 APT)
		- PROVIDED	40% (5 APT)



LOT PLAN

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D	21.09.23	DA ISSUE

GEOTECH:	
ELECTRICAL:	
MECHANICAL:	
HYDRAULIC:	
FIRE:	
ENERGY:	
ESD/SUSTAINABILITY:	CADDS GROUP
QUANTITY SURVEYOR:	GHC GROUP

PLANNING:	TAYLOR BURRELL BARNETT
LANDSCAPE:	SEE DESIGN STUDIO
BCA COMPLIANCE:	
STRUCTURAL:	GHC GROUP
TRAFFIC:	SHAWMAC
WASTE:	ENCYCLE
ACOUSTIC:	HERRING STORER

CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

SCALE

NORTH

DRAWING

COVER PAGE

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ENERGY:	
ESD/SUSTAINABILITY:	CADDS GROUP
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PLANNING:	TAYLOR BURRELL BARNETT
LANDSCAPE:	SEE DESIGN STUDIO
BCA COMPLIANCE:	
STRUCTURAL:	GHC GROUP
TRAFFIC:	SHAWMAC
WASTE:	ENCYCLE
ACOUSTIC:	HERRING STORER

CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

NORTH

SCALE

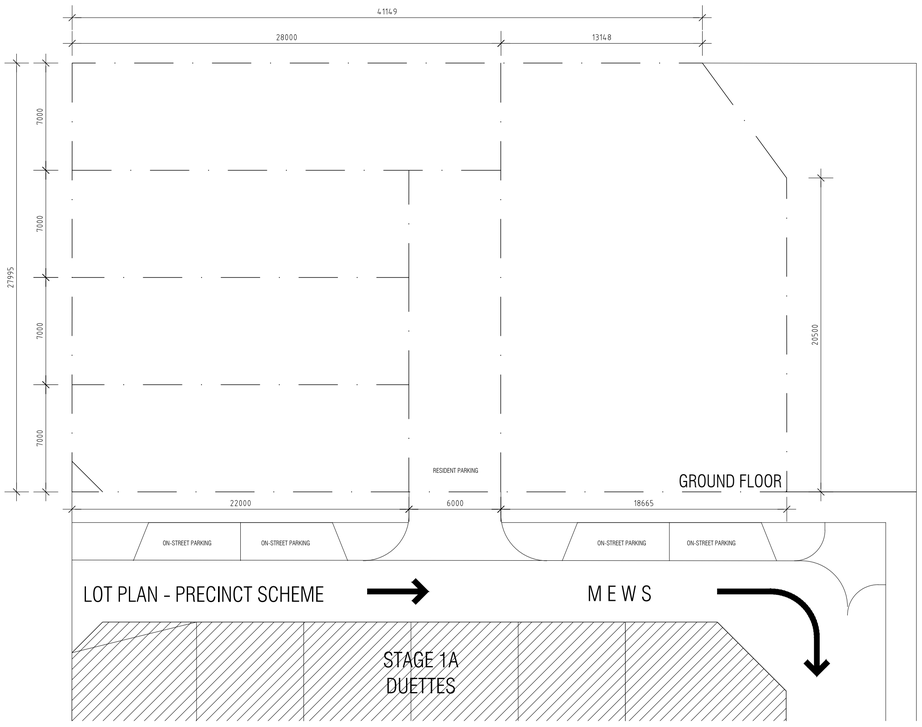
0 5 10 25

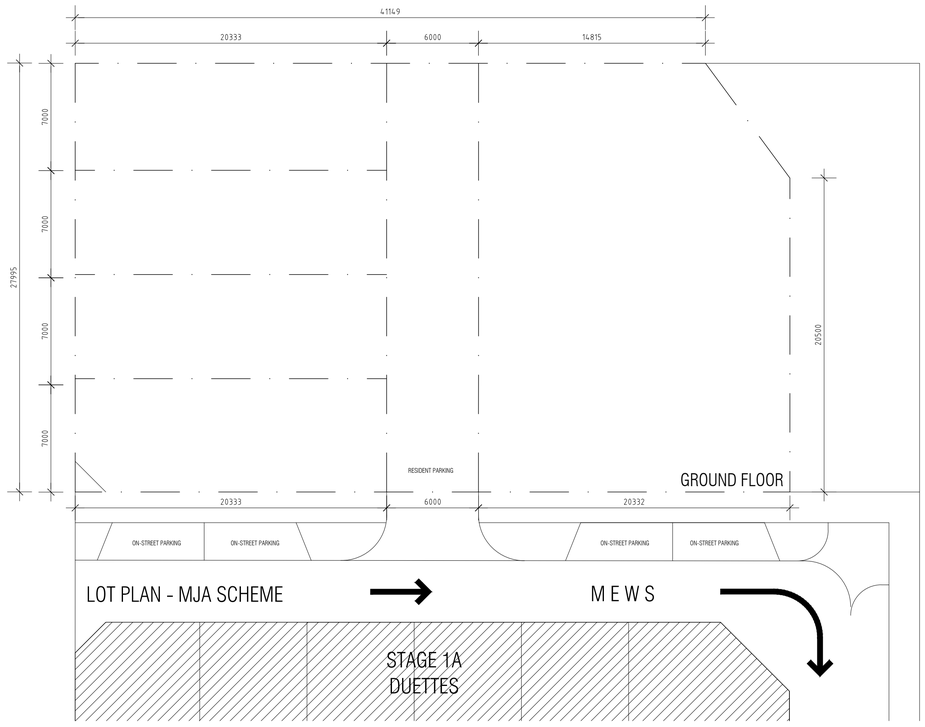
1:500 @A1 / 1:1000 @A3

DRAWING

SITE PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A1.01			B





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FIRE:	
ENERGY:	
ESD/SUSTAINABILITY:	CADDS GROUP
QUANTITY SURVEYOR:	GHC GROUP

PLANNING:	TAYLOR BURRELL BARNETT
LANDSCAPE:	SEE DESIGN STUDIO
BCA COMPLIANCE:	
STRUCTURAL:	GHC GROUP
TRAFFIC:	SHAWMAC
WASTE:	ENCYCLE
ACOUSTIC:	HERRING STORER

CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

NORTH

SCALE

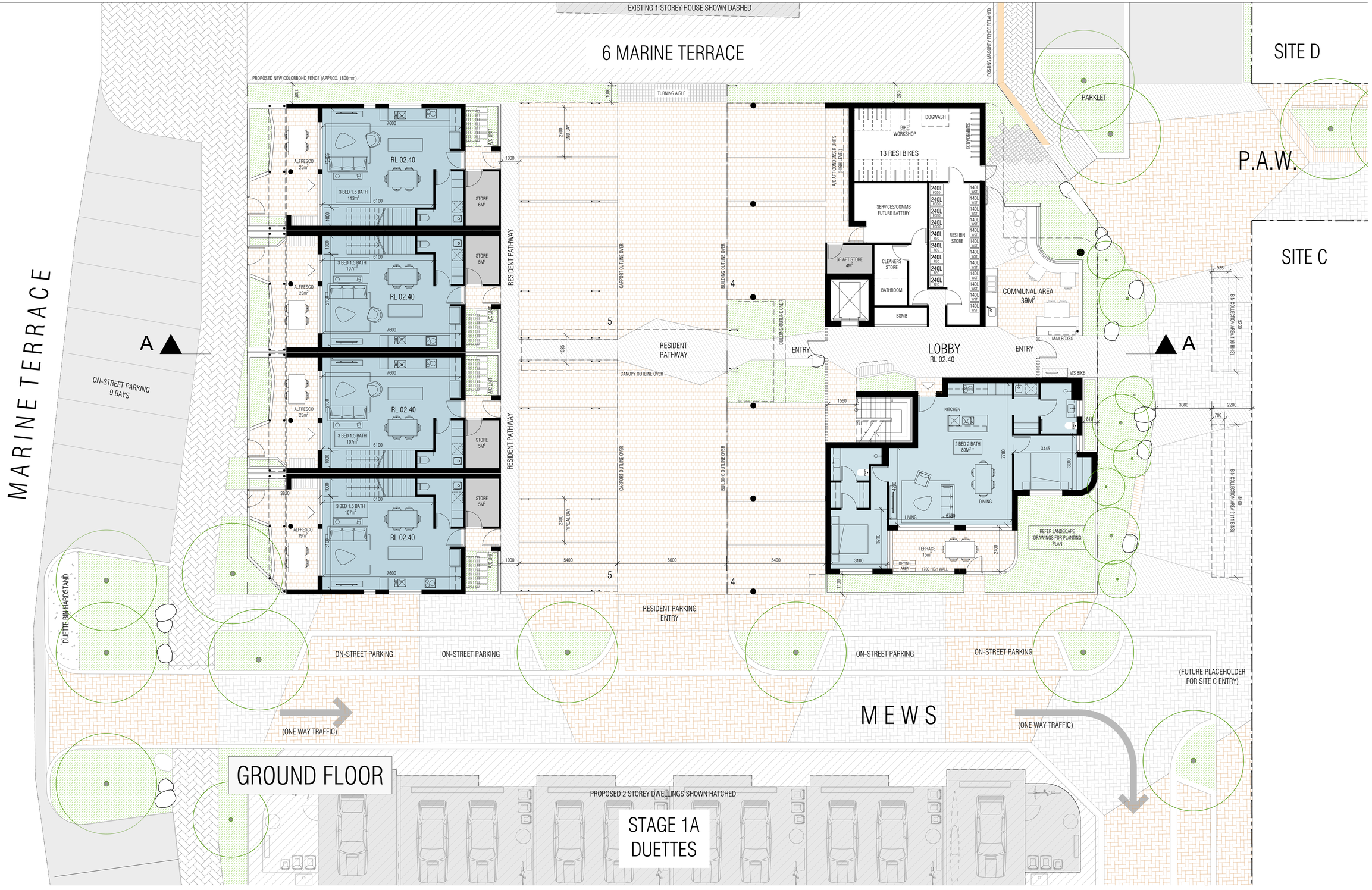
0 2 4 10

1:200 @ A1 / 1:400 @ A3

DRAWING

LOT BOUNDARY PLANS

DRAWING NO.	DRAFTER	CHECKED	REV.
A1.02			A



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F	21.09.23	DA ISSUE

GEOTECH:
ELECTRICAL:
MECHANICAL:
HYDRAULIC:
FIRE:
ENERGY:
ESD/SUSTAINABILITY: CADDS GROUP
QUANTITY SURVEYOR: GHC GROUP

PLANNING: TAYLOR BURRELL BARNETT
LANDSCAPE: SEE DESIGN STUDIO
BCA COMPLIANCE:
STRUCTURAL: GHC GROUP
TRAFFIC: SHAWMAC
WASTE: ENCYCLE
ACOUSTIC: HERRING STORER

CLIENT
DEVELOPMENT WA

PROJECT
STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS
MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
22057

NORTH

SCALE
0 1 2 5
1:100 @ A1 / 1:200 @A3

DRAWING
GROUND FLOOR PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A2.02			F

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GEOTECH:
ELECTRICAL:
MECHANICAL:
HYDRAULIC:
FIRE:
ENERGY:
ESD/SUSTAINABILITY: CADDS GROUP
QUANTITY SURVEYOR: GHC GROUP

PLANNING: TAYLOR BURRELL BARNETT
LANDSCAPE: SEE DESIGN STUDIO
BCA COMPLIANCE:
STRUCTURAL: GHC GROUP
TRAFFIC: SHAWMAC
WASTE: ENCYCLE
ACOUSTIC: HERRING STORER

CLIENT
DEVELOPMENT WA

PROJECT
STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS
MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
22057

NORTH

SCALE
0 1 2 5
1:100 @ A1 / 1:200 @A3

DRAWING
FIRST FLOOR PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A2.03			E

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GEOTECH:
ELECTRICAL:
MECHANICAL:
HYDRAULIC:
FIRE:
ENERGY:
ESD/SUSTAINABILITY: CADDS GROUP
QUANTITY SURVEYOR: GHC GROUP

PLANNING: TAYLOR BURRELL BARNETT
LANDSCAPE: SEE DESIGN STUDIO
BCA COMPLIANCE:
STRUCTURAL: GHC GROUP
TRAFFIC: SHAWMAC
WASTE: ENCYCLE
ACOUSTIC: HERRING STORER

CLIENT
DEVELOPMENT WA

PROJECT
STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS
MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
22057

NORTH

SCALE
0 1 2 5
1:100 @ A1 / 1:200 @A3

DRAWING
SECOND FLOOR PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A2.04			E

ROOF PLAN

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ENERGY:	
ESD/SUSTAINABILITY:	CADDS GROUP
QUANTITY SURVEYOR:	GHC GROUP

PLANNING:	TAYLOR BURRELL BARNETT
LANDSCAPE:	SEE DESIGN STUDIO
BCA COMPLIANCE:	
STRUCTURAL:	GHC GROUP
TRAFFIC:	SHAWMAC
WASTE:	ENCYCLE
ACOUSTIC:	HERRING STORER

CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

NORTH

SCALE

0 1 2 5

1:100 @ A1 / 1:200 @A3

DRAWING

ROOF PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
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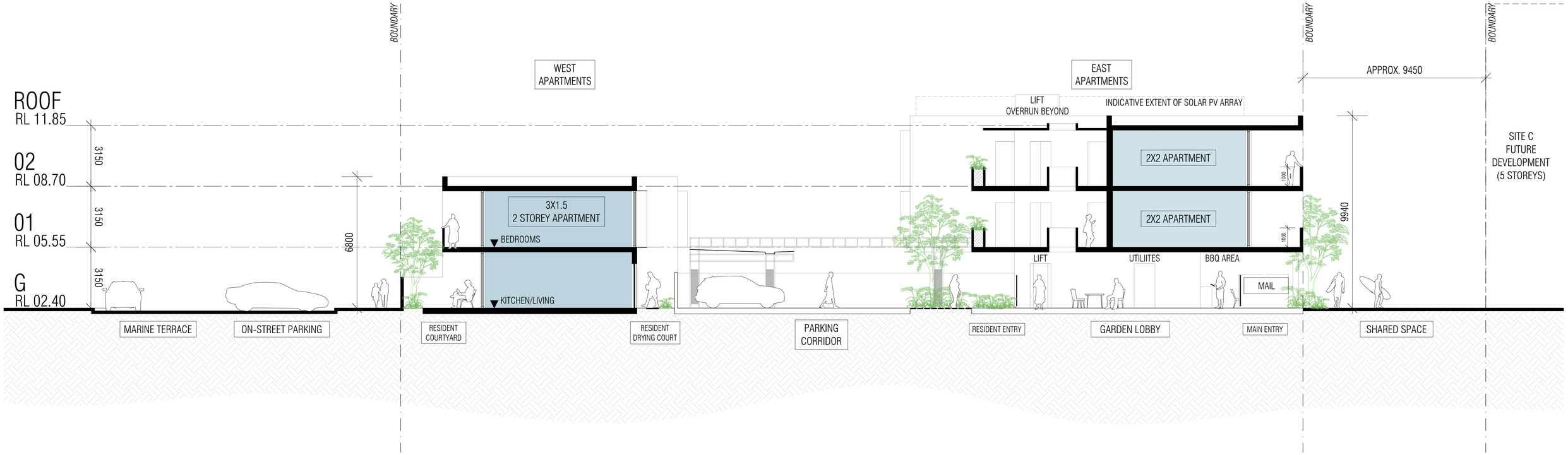

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DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

NORTH

SCALE

0 1 2 5

1:100 @ A1 / 1:200 @A3

DRAWING

SECTION A

DRAWING NO. A3.01

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QUANTITY SURVEYOR: GHC GROUP

PLANNING: TAYLOR BURRELL BARNETT
LANDSCAPE: SEE DESIGN STUDIO
BCA COMPLIANCE:
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TRAFFIC: SHAWMAC
WASTE: ENCYCLE
ACOUSTIC: HERRING STORER

CLIENT
DEVELOPMENT WA

PROJECT
STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS
MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER
22057

NORTH

SCALE
0 1 2 5
1:100 @ A1 / 1:200 @A3

DRAWING
EAST ELEVATION

DRAWING NO. A4.00
DRAFTER
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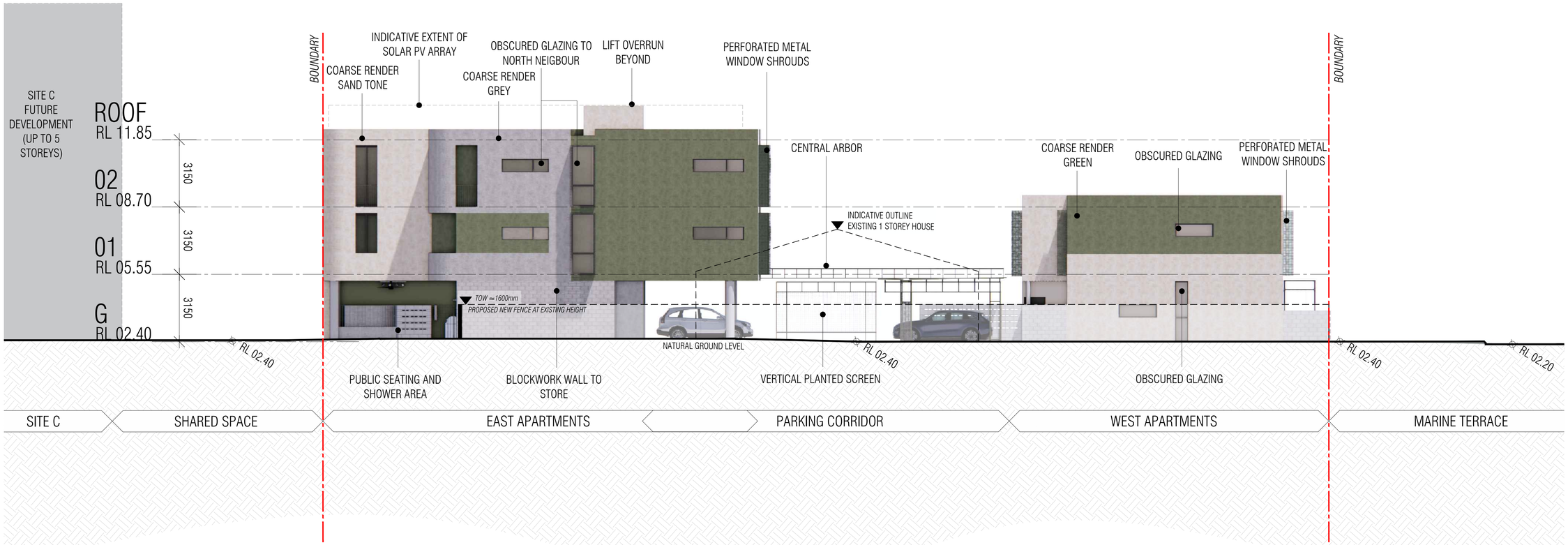
REV. C



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CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER 22057

NORTH

SCALE 0 1 2 5

1:100 @ A1 / 1:200 @A3

DRAWING

NORTH ELEVATION

DRAWING NO.	DRAFTER	CHECKED	REV.
A4.01			C

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STRUCTURAL:	GHC GROUP
TRAFFIC:	SHAWMAC
WASTE:	ENCYCLE
ACOUSTIC:	HERRING STORER

CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

NORTH

SCALE

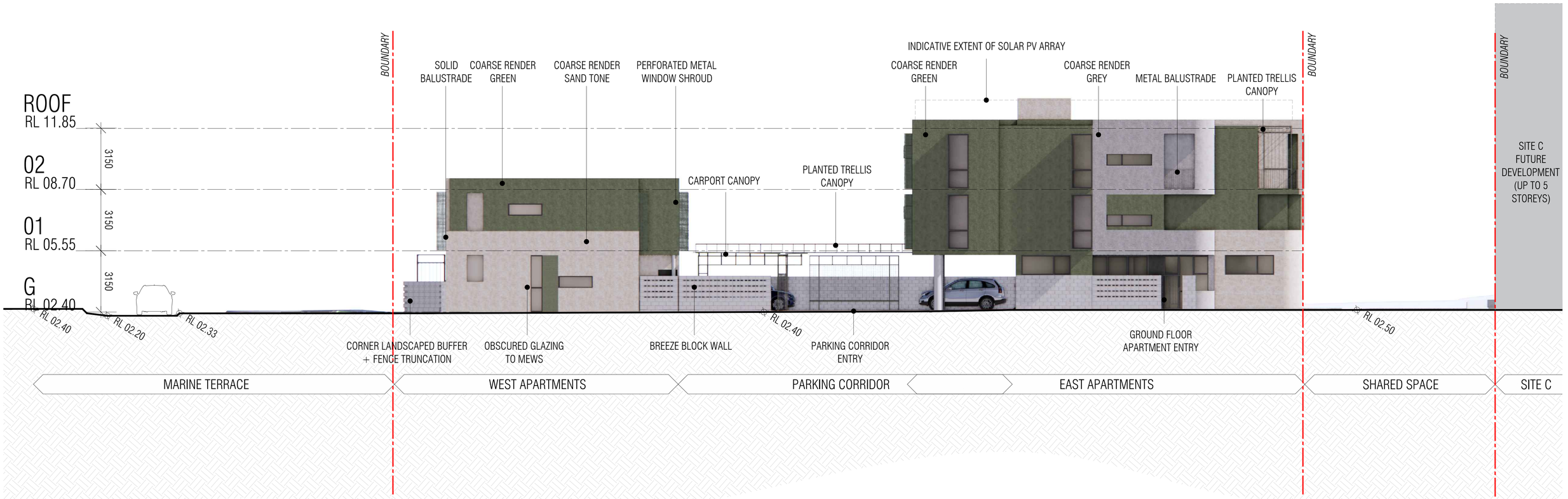
0 1 2 5

1:100 @ A1 / 1:200 @A3

DRAWING

WEST ELEVATION

DRAWING NO.	DRAFTER	CHECKED	REV.
A4.02			C



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STRUCTURAL:	GHC GROUP
TRAFFIC:	SHAWMAC
WASTE:	ENCYCLE
ACOUSTIC:	HERRING STORER

CLIENT

DEVELOPMENT WA

PROJECT

STAGE 1B. MIDDLETON BEACH

PROJECT ADDRESS

MARINE TERRACE
MIDDLETON BEACH

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

22057

NORTH

SCALE

0 1 2 5

1:100 @ A1 / 1:200 @A3

DRAWING

SOUTH ELEVATION

DRAWING NO.	DRAFTER	CHECKED	REV.
A4.03			C