

**element.**

# Lot 10 Flinders Parade, Middleton Beach

## Proposed Hotel Development

October 2023 | 21-377



**BOX**  
ARCHITECTURE | INTERIORS

We acknowledge the Menang people of the Noongar nation as Traditional Owners of the land. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

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			Name	Name	Signature
1	Oct 23	Final	Ella Compton	Daniel Lees	

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# Contents

<b>Executive Summary</b> .....	<b>1</b>
<b>1. Introduction</b> .....	<b>2</b>
1.1 Background and Context.....	2
<b>2. Site Details</b> .....	<b>3</b>
2.1 Site Location and Property Description .....	3
2.2 Site Context and Surrounding Development .....	3
2.3 Site Considerations .....	7
Heritage.....	7
Contamination .....	7
Bushfire .....	7
Acid Sulphate Soils .....	7
<b>3. Proposed Development</b> .....	<b>8</b>
3.1 Development Summary .....	8
3.2 Car Parking .....	9
3.3 Servicing and Vehicle Access – Goods Delivery and Loading Plan.....	9
<b>4. Design Response</b> .....	<b>10</b>
4.1 Architectural Statement prepared by Box Architects.....	10
Context and Character .....	10
Landscape Quality .....	10
Built Form and Scale.....	11
Functionality and Build Quality.....	12
Sustainability .....	12
Amenity .....	13
Legibility .....	13
Safety.....	14
Community .....	14
Aesthetics.....	14
4.2 Landscaping Response.....	15
Key Landscape Components.....	15
4.3 Cultural Heritage and Stakeholder Engagement .....	17
Fire. 17	
Country.....	17
Community .....	17
4.4 Public Art Strategy.....	18
Integrated .....	18
Lighting.....	19

Sculptural .....	19
<b>5. State Design Review Panel.....</b>	<b>20</b>
<b>6. Key Planning Considerations .....</b>	<b>21</b>
6.1 Primary Development Controls .....	21
6.2 Building Height.....	21
6.3 Car Parking Provision.....	22
Proposed Car Parking Arrangements .....	22
<b>7. Supporting Information .....</b>	<b>24</b>
7.1 Landscape Concept.....	24
7.2 Sustainability Assessment.....	24
7.3 Bushfire Management Plan .....	24
7.4 Transport Impact Statement.....	24
7.5 Acoustic Assessment.....	25
7.6 Waste Management .....	25
7.7 Public Art Plan.....	25
7.8 Interpretation Strategy.....	25
7.9 Visual Impact Statement .....	26
<b>8. Conclusion.....</b>	<b>27</b>
<b>Appendix A – Certificate of Title .....</b>	<b>28</b>
<b>Appendix B – Development Plans.....</b>	<b>29</b>
<b>Appendix C – Planning Framework and Assessment .....</b>	<b>30</b>
State Planning Policies .....	30
State Planning Policy 3.7 – Planning in Bushfire Prone Areas .....	30
State Planning Policy 7.0 – Design of the Built Environment.....	30
City of Albany Local Planning Strategy.....	32
City of Albany Local Planning Scheme No. 1 .....	32
Special Use No. 25 Performance Criteria .....	34
Hotel / Mixed Use Precinct Key Principles .....	35
Land Use Permissibility.....	36
Middleton Beach Activity Centre Structure Plan .....	36
City of Albany Local Planning Policies .....	37
Significant Tourist Accommodation Sites Policy .....	37
Public Art Policy .....	38
Middleton Beach Activity Centre Design Guidelines .....	38
Design Guidelines Objectives .....	1
<b>Appendix D – Landscape Concept .....</b>	<b>1</b>
<b>Appendix E – Sustainability Assessment .....</b>	<b>2</b>

**Appendix F – Bushfire Management Plan .....3**  
**Appendix G – Transport Impact Statement .....4**  
**Appendix H – Acoustic Assessment .....5**  
**Appendix I – Waste Management Plan .....6**  
**Appendix J – Public Art Plan .....7**  
**Appendix K – Interpretation Strategy .....8**  
**Appendix L – Visual Impact Statement.....9**

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# Executive Summary

In association with Box Architects and on behalf of the landowner Pacifica Ausglobal Albany Pty Ltd, **element** is pleased to present the following report in support of a development application for a hotel, including food and beverage and retail offerings located at Lot 10 Flinders Parade, Middleton Beach.

The development comprises:

- 69 hotel rooms (serviced apartments) consisting of:
  - 47 x 1 bed hotel rooms;
  - 19 x 2 bed hotel rooms;
  - 3 x 3 bed hotel rooms.
- A ground floor food and beverage tenancy, open to the public and including outdoor dining within the adjacent public realm, that is intended to trade under a 'tavern' licence;
- A ground floor retail tenancy;
- Landscaped terraces, on levels 1 and 2 that will provide wind protected outdoor spaces for casual use by hotel guests;
- Hotel lobby / reception area at the ground floor facing Flinders Parade;
- Back of house facilities comprising linen stores, bin stores, break room, front office, house keeping and loading area;
- Internalised car parking facilities.

The proposed development has been undertaken with a best practice approach to planning and design, including through engagement with the State Design Review Panel, and represents a considerable investment in the City of Albany, assisting with adding to activity and attractions within the locality and wider region.

This report provides an overview of the subject site, proposed development and land uses, as well as an assessment of the proposal against the planning framework. The proposal is a highly considered response to a complex and strategically important site. On this basis, it is respectfully requested that the Regional Joint Development Assessment Panel approve the proposed development subject to appropriate conditions.

# 1. Introduction

This report has been prepared by **element** in association with Box Architects and on behalf of the landowner Pacifica Ausglobal Albany Pty Ltd, in support of a development application at Lot 10 Flinders Parade, Middleton Beach (the 'subject site'). The development application proposes a tiered eight (8) storey hotel building and associated facilities.

The subject site is complex from a planning and design perspective, containing a number of constraints and opportunities which have required careful consideration and detailed analysis of the proposed building. The resulting development will provide a high quality, architecturally designed built form at a scale appropriate to the locality and consistent with the amenity opportunities on the subject site.

The following report provides an overview of the proposed development, as well as a breakdown of the design considerations and a detailed assessment of the planning merits of the proposal in the context of statutory compliance and policy requirements.

As assessment against the applicable planning framework is provided at Appendix C.

*Refer to Appendix A – Certificate of Title*

*Refer to Appendix B – Development Plans*

*Refer to Appendix C- Planning Framework and Assessment*

## 1.1 Background and Context

The proposed development seeks to deliver a high quality, architecturally designed development of an eight (8) storey hotel at a strategic landmark site within the activity centre, that will contribute significantly to the ongoing public realm improvements occurring in the Middleton Beach precinct. The design has been guided by a number of site factors as well as extensive engagement with both the State Design Review Panel, and the City of Albany Estate Architect. Specifically, the hotel use and building design has been guided by the following factors, expanded upon further in this report.

The proposed development has been designed to include a number of exceptional outcomes, detailed as follows and considered to warrant the discretion of the determining authority sought in this application.

- A high-quality and context-specific architectural design, including public opportunities, informed by engagement with the Menang community.
- The creation of a streetscape at a pedestrian level with passive surveillance and activation to all frontages.
- A hotel is presently lacking in the area and will provide economic stimulus to the surrounding activity centre and businesses. The use provides diversity of accommodation options both in price, outlook and universal accessibility, in the centre of the Middleton Beach foreshore precinct and in proximity to local amenities.



## 2. Site Details

### 2.1 Site Location and Property Description

The subject site is described as Lot 10 Flinders Parade, Middleton Beach, within the municipality of the City of Albany (the 'City'). The subject site has a total land area of 3,719m<sup>2</sup> and is bound by Flinders Parade to the west, Marine Drive to the south and the Middleton Beach foreshore to the north and east. The site is currently undeveloped.

The subject site is located adjacent to the Middleton Beach reserve, with views of Middleton Beach. The Beach reserve surrounding the site contains a number of facilities and amenities including the Albany Surf Lifesaving Club, Volleyball Courts, playground, amphitheatre and neighbouring hospitality venue Three Anchors.

The particulars of the Certificate of Title are summarised in Table 1 below:

**Table 1 – Certificate of Title Details**

Lot	Plan	Volume	Folio	Street Address	Land Area	Registered Proprietor
10	422068	4025	254	1 Flinders Parade, Middleton Beach	3,719m <sup>2</sup>	Pacifica Ausglobal Albany Pty Ltd

*Refer Figure 1 – Location Plan.*

*Refer Figure 2 – Site Plan.*

*Refer Figure 3 – Aerial Plan.*

*Refer Appendix A – Certificate of Title.*

### 2.2 Site Context and Surrounding Development

The subject site is located within the Middleton Beach Activity Centre (the 'Activity Centre'), which is proposed to be progressively developed as a mixed use centre with tourist facilities, restaurants, cafés, shops, holiday and short stay accommodation and permanent residential apartments.

The subject site is located adjacent to the Middleton Beach Foreshore, which contains a number of public recreational facilities and public open space, including:

- Ellen Cove / Middleton Beach Park;
- Volleyball Courts;
- Albany Surf Life Saving Club;
- Middleton Beach Amphitheatre;
- Ellen Cove Boardwalk;
- Two (2) playground areas;
- Shower, toilet and parking facilities.

The subject site is also in proximity to a number of local businesses (dining, retail etc) along Flinders Parade and Adelaide Crescent.



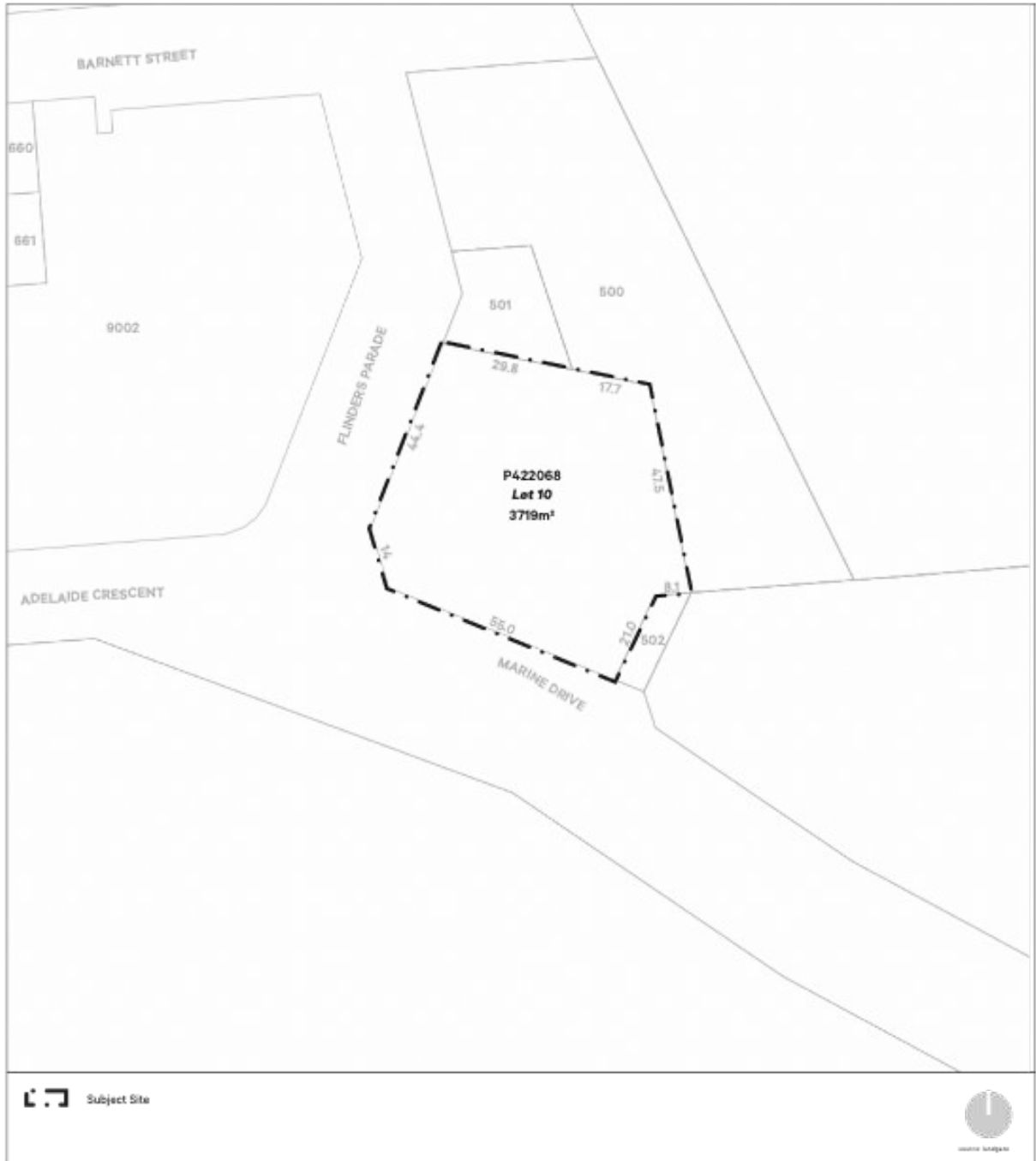
### Location Plan

Lot 10 (1) Flinders Parade, Middleton Beach

Date: 3 August 2023 Scale: NTS @ A4 Staff: EC WJ Checked: GW File: 21-377 PS Lot 10 Flinders Pde Middleton Beach 230801.ai

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Level 13, 151 St Georges Terrace, Perth Western Australia 6000  
PO Box 7376 Gleasons Square, Perth Western Australia 6050  
T. +61 8 9289 8300 | E. hello@elementwa.com.au elementwa.com.au



 Subject Site



## Site Plan

Lot 10 (1) Flinders Parade, Middleton Beach

Date: 3 August 2023 | Scale: NTS @ A4 | Draft: RC/AL | Checked: QR | File: 20-01796-Lot 10 Flinders Parade Middleton Beach 230823.dwg

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 Subject Site



## Aerial Photograph

Lot 10 (1) Flinders Parade, Middleton Beach

Date: 3 August 2025 | Scale: NTS @ 50 | Staff: BC/KJ | Checked: GR | File: 20-07796-Lot 10 Flinders Parade Middleton Beach 20250724

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PO Box 7376, Cooks Square, Perth Western Australia 6000  
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## 2.3 Site Considerations

### Heritage

A desktop search of the Department of Planning, Lands and Heritage ('DPLH') Aboriginal Heritage Inquiry System indicates that there are no places of Aboriginal cultural heritage significance within the subject site. It is noted, however, that surrounding sites exist at Mount Adelaide.

Notwithstanding, best practice engagement with the Menang community has been undertaken which has informed the design approach to the building, the landscaping and the public art opportunities.

*Refer to Appendix J – Public Art Plan, and Appendix K – Interpretation Strategy*

Further searches of the Heritage Council's State Register of Heritage Places and the City's Local Heritage Survey indicate that there are no places with Historic heritage value at the subject site.

However, the site is immediately adjacent to one place on the statutory Local Heritage List:

- Ellen Cove Jetty & Norfolk Island Pine Trees (Inherit No. 15477)

which has 'Considerable Significance' to the City of Albany.

### Contamination

A desktop search of the Department of Water and Environmental Regulation's ('DWER') Contaminated Sites Database indicates that the site is not identified as being contaminated.

### Bushfire

A desktop search of the Department of Fire and Emergency Services ('DFES') Map of Bushfire Prone Areas indicates that the subject site is bushfire prone. A Bushfire Management Plan ('BMP') has therefore been prepared to support the development application.

*Refer Appendix F – Bushfire Management Plan.*

### Acid Sulphate Soils

A desktop search of Landgate's mapping system, Landgate Locate, indicates that the site has no known risk of acid sulphate soils.

## 3. Proposed Development

This development application has been prepared in support of an eight (8) storey hotel building and associated amenities. The development has been designed with consideration to the context of the site and surrounding development and with guidance from the aims, objectives and requirements of the statutory planning framework.

### 3.1 Development Summary

The development comprises an eight (8) storey building, including food and beverage and retail offerings, with the hotel lobby on the ground floor and hotel accommodation above.

Landscaped terraces, on levels 1 and 2 will provide wind protected outdoor spaces for casual use by hotel guests. Outdoor dining adjacent to the public realm at the ground level will provide for activation and social interaction within the Middleton Beach Activity Centre.

Key components of the proposed development are summarised in Table 3 below.

**Table 2 – Development Summary**

Development Component	Summary
Scale	<ul style="list-style-type: none"> <li>Eight (8) storey building</li> </ul>
Hotel Rooms	69 hotel rooms (serviced apartments) consisting of: <ul style="list-style-type: none"> <li>1 bed hotel rooms (47)</li> <li>2 bed hotel rooms (19)</li> <li>3 bed hotel rooms (3)</li> </ul>
Amenities	<ul style="list-style-type: none"> <li>436m<sup>2</sup> food and beverage tenancy (designed for 184 seats), intended to trade under a 'tavern' licence;</li> <li>196m<sup>2</sup> retail tenancy;</li> <li>45m<sup>2</sup> hotel gym;</li> </ul>
Operational Facilities	<ul style="list-style-type: none"> <li>Front of house facilities comprising lobby/reception area</li> <li>Back of house facilities comprising linen stores, bin stores, break room, front office, house keeping and loading area.</li> <li>Plant Rooms;</li> </ul>
Access	<ul style="list-style-type: none"> <li>Pedestrian entry via Flinders Parade</li> <li>Vehicle access via the existing crossover and car park off Marine Drive</li> </ul>
Car Parking	A total of 75 car parking bays on site, allocated as follows: <ul style="list-style-type: none"> <li>36 car bays on the ground level, including four (4) ACROD bays; and</li> <li>39 car bays on the first floor level, including two (2) ACROD bays.</li> </ul>
Materials and Finishes	<ul style="list-style-type: none"> <li>Precast 'ribbed' faced textured concrete</li> <li>Dark grey powdercoated perforate cladding</li> <li>Glazing with black frame</li> <li>Battened timber cladding</li> <li>Timber awnings</li> <li>Public art opportunities</li> </ul>

The proposed development is considered to be of exemplary design. All aspects of the design are functional with generous communal and outdoor recreation spaces that take advantage of local climatic features and views of the surrounding natural amenity.

*Refer to Appendix B – Development Plans.*

## 3.2 Car Parking

A total of 75 car parking bays are to be provided for the development, including six (6) ACROD bays, allocated within the building as follows:

- 36 car bays on the ground floor, including four (4) ACROD bays; and
- 39 car bays on the first floor level, including two (2) ACROD bays.

The parking provision for the site has been based on the provision of one car bay per room (serviced apartment) within the development, and five (5) bays for staff servicing the development.

The hotel provides a drop-off / pick-up area in front of the main entrance on Flinders Street, which guests will use to arrive at the hotel with a taxi or other form of on-demand transportation.

Existing open air public car bays are located within the car park off the existing Marine Drive crossover, and 36 parking bays are available at the existing public parking opposite the site on Marine Drive.

## 3.3 Servicing and Vehicle Access – Goods Delivery and Loading Plan

It is intended that the waste collection vehicle will service the development twice weekly and will enter and exit the street in a forward gear via Marine Drive. Given the frequency of visit, duration of visit, and timing of visit, the truck standing at the entry point will not unreasonably disrupt hotel guests or staff members from entering/exiting the car park.

Vehicles will enter the development via the Marine Drive crossover in a forward motion and circulate within the building car parking area on the ground floor, park in the designated 'delivery zones' within the building and exit the site in a forward motion.

Delivery zones are positioned in such a way to allow uninterrupted traffic flow of hotel guests or staff members while entering/exiting the car park. Delivery trucks circulate within the proposed car park with no major issues identified during swept path analysis, as included at Appendix 3 of the Transport Impact Statement included at Appendix G.

The building has been designed to accommodate typical hotel servicing and delivery requirements based on industry best-practice and based on hotel/hospitality proposals of a similar scale and nature. Vehicle sizes of 6.5m and 8.0m (length) can be accommodated within the building as shown at Appendix 3 of the Transport Impact Statement.

Given the nature of the land uses, typical goods deliveries and servicing will broadly comprise of food and beverage supplies, linen in and out, and occasional furniture and equipment replacement etc. The final detailed management arrangements will be determined at the appropriate future stage of the project, as part of detailed design and with the input of a hotel and hospitality operator, once appointed. This can be appropriately addressed via a condition of any development approval, with a goods delivery and loading management plan to be prepared to the City's satisfaction prior to occupation.

## 4. Design Response

This section provides an explanation of the proposal, outlining the high level of architectural and urban design merit, which has been designed with meticulous consideration of the surrounding development and opportunities on site.

The subject site offers remarkable views of the Middleton Beach Foreshore, Mount Adelaide and the remaining Norfolk Pines between the car park and Ellen Cove, which the project capitalises on through its orientation and positioning.

The site details and surrounding development analysis detailed above has informed this proposed use and design of this development. The proposed design responds to the surrounding development and complex site considerations.

The proposed design has evolved in response to comments from the City's officers, the City's Estate Architect, the State Design Review Panel and additional information has been provided and processes proposed in response to this feedback.

The architectural statement below assesses the proposed development against the ten principles of good design.

### 4.1 Architectural Statement prepared by Box Architects

#### Context and Character

The site sits at the foot of Mount Adelaide and is an island site, flanked by roads on two sides and pedestrian walkways on the others.

The site benefits from excellent outlook to the beach to the east, north toward the surf lifesaving club and west towards the new development of the Middleton Beach Activity Centre. To the south, Mount Adelaide is clearly seen and surrounding development is currently planned at between 2 and 5 storeys.

The intended future character of the area is a bustling seaside destination with residential units, active bars restaurants and cafes which open up to the sea, adding to the recently improved public realm.

The ground plane has been developed in conjunction with the City of Albany to create good connectivity to the beach from the public car park to the south and the northern and eastern ground planes are well aligned to the City's foreshore vision for the area.

#### Landscape Quality

The development proposes various landscaped spaces in the form of terraces ("landscaped outcrops") to each level and the communal courtyard within the site. These areas assist in providing useable spaces for guests of the hotel.

As informed by Landscape Architect Plan E, hardy low coastal cascading plant species are proposed to the terrace planters, consistent with the broader Middleton Beach coastal environment. A combination of small feature trees are proposed within larger (1 metre deep minimum) planters to provide structure.

Landscaping will help improve and soften the transition between the development and the foreshore, with the landscaped terrace stepping down and providing a green link to the foreshore.



## Built Form and Scale

The building form was derived from the following drivers:

- Activate the ground floor on the north, east and west sides;
- All service access and parking to the south side;
- All accommodation to have views to the sea and to the west and sun to the north;
- Step the building up from the human scale along the beach front promenade to the highest point toward the hill.

This does several things:

1. Reduces the overall impact of the building;
2. Allows light into and reduces overshadowing to new developments to the west;
3. Creates 'outcrops' which provide landscaped terraces to each end apartment;
4. Creates everchanging vistas from various viewpoints;
5. Creates a human scale, an urban scale, a geological scale;
6. Allows the building to nestle into the geology as a foothill of Mt Adelaide;
7. References the local geological granite gneiss outcrops and topology;
8. The building gradually steps up from the beach front in a series of coiling terraces to reach 8 storeys at the south west corner of the site, a nod to the hill behind;
9. When viewed from the beach, the building is covered in vegetation with the hill behind, blending into the topography.

## Elevational Expression

The south and west elevations are conceived as having a harder protective shell in contrast to the north and west sides which open up to the sun and views. This gives the north west corner a hard urban edge to the roundabout which gradually erodes and steps down to the south east and north east sides.

The hard shell (referencing the historical Mia Mia shelter of the Menang People) is perforated with glazing to the circulation corridors and horizontally layered at each floor level. Glazing is set deep into the reveals to express the thick and heavy mass of the concrete. The window openings are framed with extruded surrounds to further articulate the facades and produce a finer grain across the façade creating ever moving shadows cast throughout the day.

The hard-shell exterior also protects from the prevailing winter wind from the west and the prevailing summer wind from the south. This 'shell' addresses the roads and the semi-urban nature of this condition.

The hotel room elevations, by contrast, facing east and north are open and extensively landscaped on the balconies and terraces.



### Mechanical Plant

As the building is seen clearly from Mount Adelaide above and the approaching road from Albany (Marine Drive), an early decision was made to avoid a rooftop plant room, as with this fifth elevation it is extremely important to keep a clean roofline.

The plant, instead, has been designed into the facade of the building on the southwest corner well away from the active frontages. The ground and first floor perforated 'skirt' to the southwest corner and southern elevation which hides the plant and storage areas is proposed to be a location for public art.

### Articulation

The building is well articulated on several different scales and the granular feel at ground level creates interest on all sides.

As the building is an island site, the parallax set up between the various elements and heights means that no two views of the building are the same. In this regard, the built form and scale is appropriate to the context and significance of the site.

### Functionality and Build Quality

#### Flexibility and Adaptability

All spaces are suited to their intended use and are mostly adaptable to other uses over time. Activation is maintained at ground floor level as the tenancies can be adapted to a range of uses.

#### Materials

Durable materials have been selected to ensure graceful ageing over time and materials such as precast textured concrete, timber and steel constitute the main palette.

Material junctions appropriate to the Albany climate are carefully detailed to avoid staining and a robust landscape maintenance regime has been adopted to maintain planting in all seasons.

#### Awnings

Awnings have been provided to all tenancies to increase patron amenity, weather and sound protection for the serviced apartments above.

Awnings to the southern and western sides create a human scale transition between the concrete facades above while providing weather protection and wayfinding around the building's periphery.



### Sustainability

The project has been designed with consideration to the future sustainability of the building and surrounding site from the outset of the project.

The overall building orientation has been planned to permit occupied spaces to enjoy northerly and eastern primary orientations. This is ideal solar passive design, offering solar access year round and passive heating in winter months.

*Refer to Appendix E – Sustainability Assessment.*

### Amenity

The development provides a variety of activities for the guests, visitors and surrounding existing and future neighbours by way of a hotel, guest gym, including food and beverage and retail offerings. The new building will be a vibrant generator for future development in the area with day and evening activity all week long.

All external spaces are universally accessible with the noisier activities limited to the north and east side to mitigate any acoustic transmission to adjoining neighbourhoods.

Careful consideration has been given to views from surrounding developments by scaling down and terracing the building. Overshadowing to any future development is also minimised due to the site location and built form.

Protection from sun and rain is provided by way of overhead canopies to all external dining areas. Other outdoor areas protected from wind, rain and sun with pivoting screens and adjustable pergolas. Wind mitigation principles are in place by use of landscaping and extruded balcony walls and appropriate acoustic separation is provided between all serviced apartments.



All serviced apartments adhere to the State Planning Policy 7.3 (SPP 7.3) guidelines in terms of room sizes, daylight and natural ventilation, notwithstanding that SPP 7.3 has been written for permanent residential apartments and this proposal is for short-stay serviced apartments. All habitable rooms have spectacular views to the north and east over the beach.

As far as is practicable, the design has sought to activate ground floor frontages.

### Legibility

The building has different character and scales from wherever approached.

The main hotel entrance to the serviced apartments is clearly articulated when arriving by car or public transfer by virtue of the generous porte-cochère and change in material from concrete and perforated screen to warm timber.

Entrances to food and beverage tenancy are easily identifiable due to the canopies and external seating and the human scale of these areas encourage lingering, further activating the existing public realm. Wayfinding is intuitive by virtue of the overhead awnings.



A separate guest lobby and lift allows guests to go to the beach and back without traversing through reception.

Street hierarchy is enhanced by the changing scale of the building from 2 storeys along the beach front to 8 storeys at the main road intersection at the southwest roundabout.

Sightlines from the north, southwest and from within the future developments have been well considered and the building is constantly changing depending on viewpoint.

Internally the reception is a clear double height space with. From the main lift core naturally-lit corridors distribute guests to their accommodation in a clear logical fashion.

### Safety

The building has been designed to create passive surveillance on all sides and the only non-active frontage is the southern side which contains the service and parking access. This will be well lit with camera surveillance.

Public and private areas are clearly delineated and back of house areas are screened from public view and access. The traffic and service management plan articulates all vehicular movements and pedestrian access is prioritised at all times.

### Community

The proposed development seeks to facilitate social interaction and the proposed food and beverage, retail and hotel offerings serve to inject life and vitality into the Middleton Beach Activity Centre.

The subject site is the centrepiece of the area and will bring together the wider community which is currently a disparate collection of single dwellings scattered around the foothills of Mt Adelaide. The proposed development will galvanise the area and serve as focal point for all activity.

From the beach side activity to the central garden for cultural and civic functions, the Middleton Beach Hotel will attract many people to the area, create inward investment and jobs.

The design team has engaged with the Menang people which has greatly informed the architectural design and future public art opportunities.

### Aesthetics

A thorough and rigorous design process has been instigated from initial sketch to the current design. The proposed development addresses the site with all its idiosyncratic elements including orientation, topography, climate surroundings, neighbourhood both present and future including local cultural.

Box Architects has taken a detailed brief from the client and married that with the architectural response the site warrants and have implemented the design guideline principles from the Middleton Beach Activity Centre.

The building is scaled to take account of human, urban and geological proportions. Activation is provided to the ground and upper floors to ensure the activity centre will always be active with this catalytic development.

The design addresses the semi-urban sides, abutting the two main roads with a hard urban shell and in contrast completely opens up the beach and north facing sides to maximise amenity and outlook for all guests and visitors.

Box Architects has created a form that steps up from the beach to the mountain. The ever-changing form provides articulation complexity and interest from wherever viewed either at eye level, roof level and everywhere in-between.

Maintenance-free materials have been selected that will age and patina over time, allowing the building to serve for generations to come in an iconic location where five (5) previous hotels have previously stood. The aesthetics are not contrived, but born out of rigorous testing of site, climate, brief and architectural aspiration.

## 4.2 Landscaping Response

The landscape design references the shapes and forms created by nature along the Albany coastline – the geological layering within the granite formations, the natural erosion along the shore and the chain of hills and hollows surrounding the site and town.

Natural earthy toned, high-end materials, soft organic forms and rich native planting are proposed, to achieve a welcoming, warm atmosphere.



A Landscape Concept was prepared by PlanE to support the application and is provided at Appendix D. A summary of the key landscape components is provided in the section below.

### Key Landscape Components

#### Ground Floor – Flinders Parade Entry

‘Doormat’ feature unit pavers are proposed to the main entry to the development from Flinders Parade, echoing the gradient colour change of the Middleton Beach sands.

Raised garden beds with creeper planting is proposed to soften the built form and potential artwork / integrated design element opportunities on concrete and bronze screening creates a marker and key point of visual interaction with the public.



### Level 1 Landscaping

The landscaping to Level 1 features stone tile paving and fluid form planters with built in seating, inspired by the patterns and shapes created by water flowing and moving past objects.

A gathering space is provided with tile paving and integrated seating / dining areas for hotel guests, as well as an intimate seating nook. Private courtyards to the Level 1 serviced apartments feature timber decking and loose furniture. Raised planters provide privacy to the courtyard areas.

Serviced apartments to the north and south-eastern facades are provided with private balconies, featuring tile paving, loose furniture and feature pots.



SEATING NOOK/FISH TRAPS, WATER HOLES



SHADE CANOPY/SHELTERS IN THE HILLS



INLAY-PITCHER PLANT/FISH

### Level 2 Landscaped Terrace

Level 2 of the proposed development contains a large, landscaped terrace area for hotel guests, featuring raised garden beds with tree planting and built in seating inspired by water patterns and water movement at the coast.

Light warm coloured tile paving with feature paving detail referencing the 'first light' concept. Etched details of marine life, salmon fishing and bush animals referencing the seasonal movement from coast to bush.

A central yarning circle is provided with integrated seating, turf, large transplant tree and views to the waterfront and sunrise. Private seating nooks are also featured, providing intimate and relaxing spaces for guests to interact, surrounded by soft sculptural mounds echoing the Mount Clarence hills.

The terrace includes a timber deck "bar" area with loose furniture, garden beds and tree planting to provide a cosy atmosphere. A gathering fire pit with a shade canopy structure above is provided on the south western corner of the terrace and the adjacent play area features sculptural elements referencing the Mount Clarence wildlife and flora.

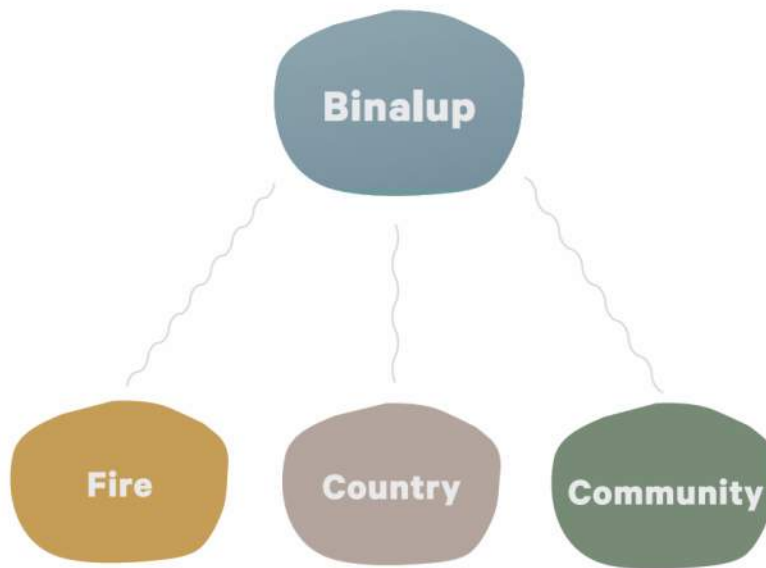


## 4.3 Cultural Heritage and Stakeholder Engagement

The design response for the proposed Middleton Beach Hotel has been heavily informed by the consultation and research completed for the Cultural Context report and Interpretation Strategy.

Information collected through the Menang engagement sessions, historical research, and on-site observations informs the themes and site stories.

The key themes outline what is essential to the site to guide future decision making for the project. They are intended to start a conversation on genuine site acknowledgement, guide future design processes, and administer an appropriate and accurate Noongar Cultural Context.



### Fire.

Fire is the essential element for Noongar people. It is warming; used to cook food and prepare medicines; make tools; to clear the land as a hunting device; to manage the growth of vegetation; and is the centre of storytelling.

### Country

**Movement:** The track between Binalup and Kincinnup was an important travelling route for local people; a moort bidi.

**Seasons:** Lifestyle was dictated by the seasons, for example, when to move toward the ocean for seafood, the bush for shelter, or when certain plants could be harvested.

**Sustenance:** The area was abundant with food sources whether it be on land, in the waterways, in the soil, or growing on a plant.

### Community

The meaning of Binalup is the place of first light, referring to the dawn. The bay faces east, so the sun rises over the ocean horizon.

The fact that there have been four iterations of hotels on the same location at Middleton Beach, the first being 1898, is strong and solid evidence of community and connection to the site.

Recreation, socialisation, surfing, swimming, picnicking – these activities have drawn visitors to Middleton Beach for as long as memories are held. The community is looking forward to a new gathering place on the beachfront.

*Refer to Appendix K – Interpretation Strategy*

## 4.4 Public Art Strategy

Identification of the most appropriate and impactful public art opportunities for the Middleton Beach Hotel has been heavily informed by the consultation and research completed for the Cultural Context report and Interpretation Strategy, along with conversations held with City of Albany staff and key contacts from the local arts sector in Albany.

The yarning session held with Menang Elders in July 2022 established the strong recommendation that public art for the Middleton Beach Hotel should be commissioned by local Menang artists, as custodians of the stories related to site.

The Public Art strategy encompasses the ground plane/wall surfaces, lighting and sculptural elements. The final outcomes are dependent on the artists' and their designs.

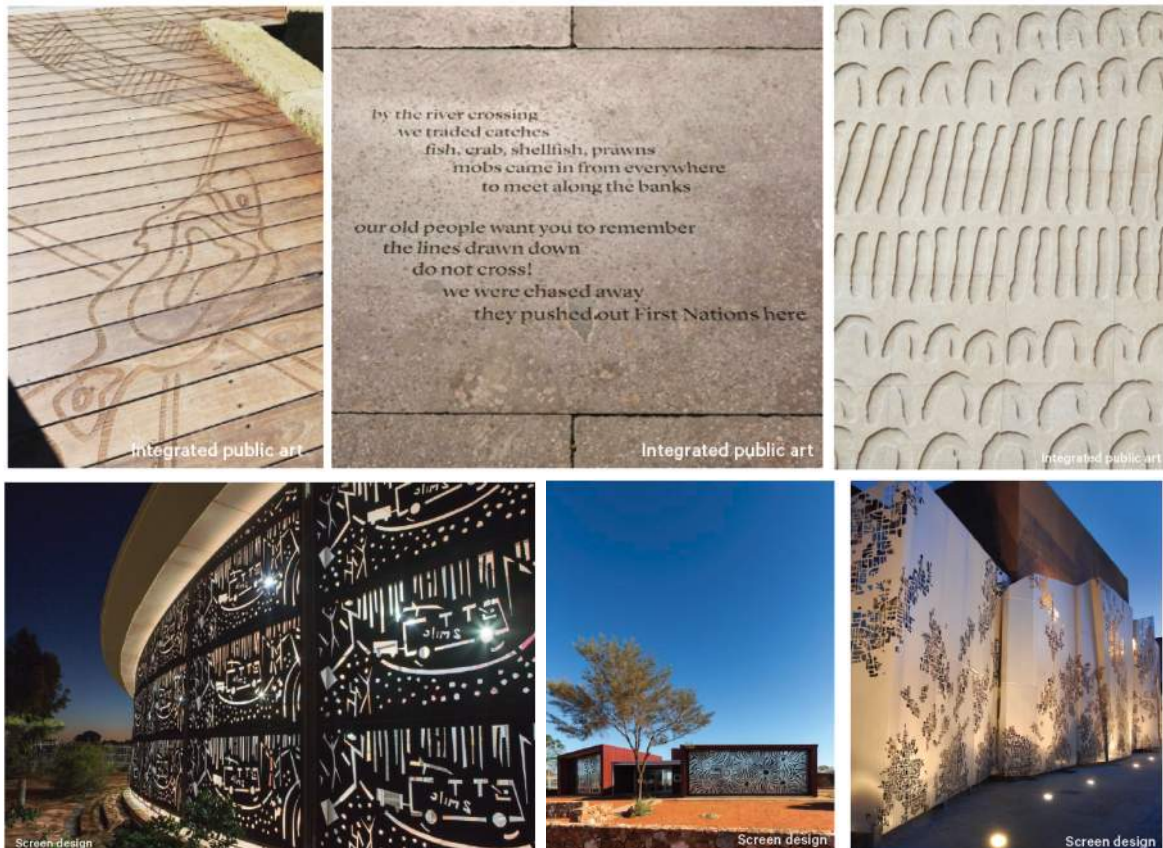
The nature of the public artwork opportunities for the site allows for multiple artists to be engaged, and for collaborative design workshops to be part of the process.

*Refer Appendix J – Public Art Plan.*

### Integrated

The hotel ground plane extending across the public outdoor/food and beverage seating and entry areas is flagged as an excellent opportunity for artwork to be integrated into the concrete. The design only nature of this public art opportunity would allow the public art consultant to work with multiple emerging Menang artists to represent a variety of Menang stories and family groups across the large ground plane area.

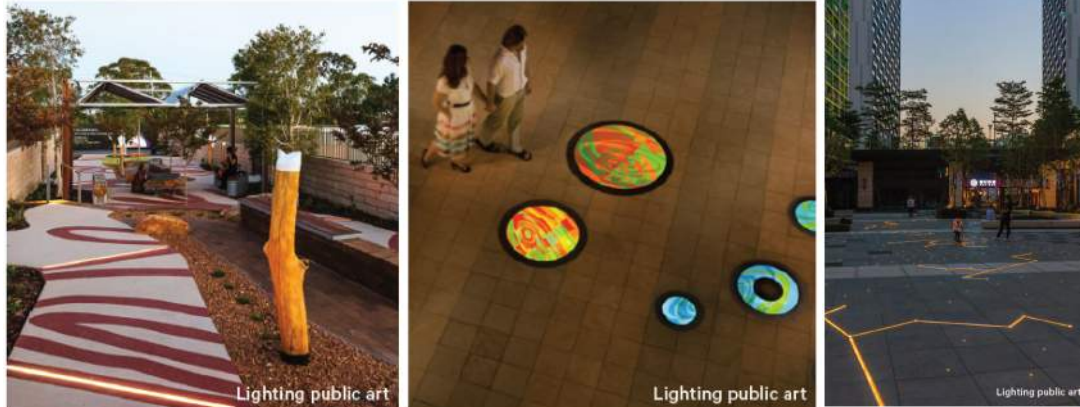
In addition, an opportunity to extend ground plane artworks to the nearby concrete and bronze screening has been identified.





## Lighting

There is an opportunity for an artist to create a lighting installation in the outdoor public areas of the hotel, extending from the entryway along to the food and beverage tenancy and the footpath. This artwork may be linked to the integrated concrete works to enhance and highlight the Menang stories and symbols and create a night-time profile.



## Sculptural

Working in partnership with the City of Albany, the grassed area directly in front of the outdoor seating area is flagged as potential site for a single larger sculptural work, or a series of small to medium sculptural works. The curatorial brief for these works would reference the significance of fire and gathering spaces, and link in with the potential outdoor fire pits. The sculptures would include lighting for a night-time presence.

## 5. State Design Review Panel

Preliminary plans of the proposed development were most recently presented to the State Design Review Panel ('SDRP') on 27 June 2023, following two earlier reviews.

The SDRP commented positively on the development, particularly the Panel noted the following positive aspects with regard to the proposal:

- High levels of integration with the City of Albany's foreshore vision and sensitive response to context through appropriate built form, scale and architectural expression.
- The design of the ground plane, ground floor frontages and podium level provide good levels of activation and amenity for the community, with a successfully integrated landscape approach and improved beach access.
- The façade differentiation between ground floor and upper floors has resulted in a more finely resolved design, with an improved pedestrian experience.
- The Panel commends the detailed design attention to tenancy shopfronts and signage.
- The proposed façade artwork that will convey Menang Noongar stories demonstrates good Traditional Owner engagement and integration between public art and architecture.

The SDRP resolved that the proposal achieves an excellent design outcome, as sought by the planning framework.

The Panel provided some recommendations to inform the finalisation of the proposal. A summary of these recommendations and commentary as to how the proposal has responded to the SDRP's comments is outlined in the following table.

**Table 3 – Summary of SDRP Comments and Applicant Response**

<b>SDRP Comment/Recommendation Summary</b>	<b>Response</b>
<i>Further collaboration with the Menang Noongar community to ensure cultural authority for the interpretation of their stories on façade artwork and consideration of other artwork elements such as pavement and lighting;</i>	The Menang community was engaged as part of the preliminary design stage. The findings of this meeting have been compiled in a report by <b>element</b> .  Further collaboration will be undertaken at the detailed design stage to ensure cultural authority for the interpretation of their stories on public artwork elements.  It is anticipated that the requirement for public art and associated details will be appropriately conditioned via any development approval.
<i>Transplantation of the two existing Araucaria heterophylla Norfolk Island Pine trees on site;</i>	This matter will be discussed with the City of Albany as the project progresses.
<i>Enhancement of the sustainability initiatives, such as capture of stormwater for ground floor toilets and use of permeable paving for water infiltration on the ground plane;</i>	Noted. The proposal incorporates a rainwater re-use system for the ground floor toilet areas.
<i>Improvement of the hotel entrance legibility, with further façade articulation;</i>	This has been progressed in the enclosed finalised development plans.
<i>Clarification of all materials intended via a materials schedule; and</i>	Noted. A materials palette has been detailed in the development application drawings set.
<i>Improved consistency across all drawing information for the development application.</i>	Noted. The drawings have been updated to ensure consistency across all information.

## 6. Key Planning Considerations

The proposed development is generally consistent with the applicable planning framework. Any departures sought to applicable standards and requirements in this development application are based on fundamental planning and design considerations and supported by the relevant aspects of the planning framework. A full assessment of the proposed development against the applicable planning framework is provided at Appendix C.

*Refer to Appendix C – Planning Framework and Assessment*

### 6.1 Primary Development Controls

As assessment against the primary controls for the Hotel / Mixed Use Precinct of Special Use Zone No. 25 under the City's Local Planning Scheme No. 1 is outlined in Table 4 below.

**Table 4 – SU25 Primary Controls Assessment**

Development Control	Required	Proposed	Compliance	Comments
<b>BUILDING HEIGHT</b>				
<i>1-3 Storey (14.5m) maximum on Primary Active Frontages and abutting Public Open Space.</i>		1-3 storeys stepped up from the foreshore area towards Flinders Pde and Marine Drive.	<b>Variation sought</b>	Refer to Section 6.2 of this report.
<i>12 Storey (46m) maximum at council discretion subject to compliance with Condition 14 of the Scheme Provisions for SU 25.</i>		8 storeys (27.8m)	✓	
<b>SETBACKS</b>				
<i>Marine Drive</i>	Nil	Nil	✓	
<i>Flinders Parade</i>	Nil	Nil	✓	
<i>Public Open Space: Foreshore</i>	Nil	Nil	✓	
<i>Side setback east</i>	Nil	Nil	✓	
<b>CAR PARKING</b>				
<i>Hotel - 1 bay per 2 employees + 1 per key + 1 per 4sqm in other public areas Retail – 1 per 40sqm</i>	191 bays	<b>75 bays</b>	<b>Variation sought</b>	Refer to Section 6.3 of this report.
<b>ACCESS</b>				
<i>Delivery services are prohibited on the Flinders Parade frontage of the Hotel / Mixed Use site.</i>		Delivery access provided on the south eastern frontage of the site, accessed off Marine Parade.	✓	

### 6.2 Building Height

The development proposes a building height of 1-3 storeys stepped up from the foreshore area towards Flinders Parade and Marine Parade to a maximum height of eight (8) storeys.

The proposed development is a high quality, architecturally designed building that is highly sympathetic to the surrounding locality and ties in seamlessly to the environment.

The SU 25 primary controls for the site under LPS 1 contemplate a building height of 1-3 storeys maximum on the Primary Active Frontage (Flinders Parade) and abutting the public open space.

Consistent with the primary controls, the development proposes a maximum building height of two (2) storeys at the northern eastern lot boundary abutting the public open space.

The northern boundary of the lot abutting the open space is general consistent with the primary controls, with building height predominately stepping up to three (3) storeys for a large portion of the boundary length, however a maximum height of five (5) storeys is proposed at the westernmost portion of the frontage with the POS.

The development proposes a building height of between five (5) and eight (8) storeys along the site's Primary Active Frontage (Flinders Parade), in lieu of the 1-3 storeys contemplated under the SU 25 primary controls.

This height variation has been considered holistically and in detail via the State Design Review Panel process, with the built form and scale being supported. The proposed built form provides a strong bookend and visual wayfinding device for this unique site that is appreciated 'in the round', having public facing frontages to all sides.

### 6.3 Car Parking Provision

The proposed development provides a total of 75 car parking bays on site, allocated as follows:

- 36 car bays on the ground level, including four (4) ACROD bays; and
- 39 car bays on the first floor level garage, included two (2) ACROD bays.

Car parking is available to service the proposed development in quantities appropriate for the proposed use and function of the building.



#### Proposed Car Parking Arrangements

The Special Use No. 25 ('SU 25') zone provisions under the City's Local Planning Scheme No. 1 ('LPS 1') contemplate specific car parking rates for 'Hotel' and 'Retail' uses within the 'Hotel / Mixed Use' Precinct'.

For other land uses Provision 13 of SU 25 notes the following with regard to car parking:

*Car parking shall be provided in accordance with the provisions of the Scheme unless otherwise stated below.*

The project is expected to require 16 staff on site any one time, based on the breakdown of projected staffing set out below at Table 5.

**Table 5 – Staff Projection**

Day Operations – staff onsite	Night Operations – staff onsite
General Manager – 1	General Manager – 0
Front of House/Hotel Administration – 2	Front of House/Hotel Administration – 2
Back of House – 2	Back of House – 2
Cleaning – 4	Cleaning – 0
Maintenance – 1	Maintenance – 1
Food and beverage tenancy manager – 1	Food and beverage tenancy manager – 1
Food and beverage tenancy floor staff – 2	Food and beverage tenancy floor staff – 5
Food and beverage tenancy kitchen staff – 3	Food and beverage tenancy kitchen staff – 5
<b>Total – 16 staff onsite</b>	<b>Total – 16 staff onsite</b>

In this regard 77x car bays would be required (8x bays for 16 staff and 69x for the rooms) if the 'Hotel' parking rate were applied to the projected staff numbers.

A total of 75x bays are proposed onsite, thereby providing a sufficient number of bays for the hotel guest and hotel staff component of the development (based on 10 staff being associated with the hotel, which would require 5x bays, and 6 staff being associated with the food and beverage component).

Including the 436m<sup>2</sup> food and beverage tenancy (designed for 184 seats), intended to trade under a 'tavern' licence, and the 196m<sup>2</sup> retail tenancy, a total of 191x car parking bays are required for the project as a whole.

In this regard a cash in lieu payment for the onsite shortfall of 116x car bays is proposed as part of this development, which has been discussed with and has the preliminary in-principle support of the City of Albany. This arrangement has been considered appropriate in the context noting that this shortfall of bays is almost entirely attributable to the food and beverage and retail tenancy patrons, who have the opportunity to park in the public car parking areas within the broader precinct, or use alternate modes of transport to visit the site. The cash in lieu payment can be utilised by the City of Albany to undertake public parking upgrades within the immediate Middleton Beach precinct for the benefit of visitors generally.

With regard to the onsite parking, it is proposed that the practical and day-to-day management of the bays can be appropriately detailed via a parking management prior to occupation.

## 7. Supporting Information

A summary of key technical inputs into the proposal is included below, with full reports provided as appendices.

### 7.1 Landscape Concept

The Landscape Concept provided at Appendix D was prepared by Plan E to support the proposal. The Landscape Concept details the extent and type of landscaping proposed externally as well as integrated into the façade of the building.

The key landscape components are explained in further detail in Section 4.2 of this report.

*Refer Appendix D – Landscape Concept.*

### 7.2 Sustainability Assessment

A Preliminary Sustainability Assessment has been prepared by Full Circle Design Services and is provided at Appendix E of this report.

The Sustainability Assessment confirms that the project is capable of achieving nationally and internationally recognised benchmarks and targets, including Green Star Design and As Built, FitWel, Green Star Buildings and NABERS.

*Refer Appendix E – Sustainability Assessment.*

### 7.3 Bushfire Management Plan

The Bushfire Management Plan ('BMP') provided at Appendix F was prepared by **element** to support the proposal.

The BMP confirms that the proposed development meets the intent of the Guidelines through compliance with the acceptable solutions of the bushfire protection criteria.

The BMP details a number of implementation and ongoing management actions for the landowner / developer and the City of Albany for bushfire management at the subject site, which are outlined in Section 6 of the BMP.

*Refer Appendix F – Bushfire Management Plan.*

### 7.4 Transport Impact Statement

KCTT has prepared a Transport Impact Statement to support the proposed, which is enclosed at Appendix G. The Transport Impact Statement provides a traffic and car parking assessment of the proposal which considers vehicle access, car parking and active transport.

Overall, the key traffic and car parking elements are noted:

- Additional traffic attracted to the subject site is expected to increase by a maximum of 1,063 vehicular trips per day, 64 vehicular trips in the AM peak hour and 83 vehicular trips per hour in the PM peak hour if no reciprocity is applied.
- Flinders Parade is classified as Access Road as per Main Roads WA ('MRWA') classification with the maximum desirable volume of 3,000 vehicles per day. There are around 800 vehicles per day (including the applied annual growth rate).

- Adelaide Crescent is classified as a Local Distributor with the maximum desirable volume of 6,000 vehicles per day. The latest counts suggest traffic volumes under 2,000VPD.
- Therefore, with the added traffic from the subject site, the above streets would remain under the maximum desirable traffic volume for Access Roads and Local Distributors.
- Other surrounding roads would absorb significantly less traffic than Flinders Parade and Adelaide Crescent; moreover, the traffic would be dispersed, so the impact can be considered negligible.

In summary, KCTT believes that the traffic generated by the proposed development can be catered for within the existing network.

*Refer Appendix G – Transport Impact Statement.*

## 7.5 Acoustic Assessment

A preliminary Acoustic Assessment report was prepared by Lloyd George Acoustics to support this development application. The report highlights the acoustic requirements that will need to be achieved in order to ensure that the noise impacts from the proposed development are management and that adverse impacts from the development on surrounding noise sensitive receivers and commercial premises are not expected to arise.

*Refer to Appendix H – Acoustic Assessment.*

## 7.6 Waste Management

A Waste Management Plan has been prepared by Talis Consultants and is provided at Appendix I. The report demonstrates that the development provides a sufficiently sized bin storage area for the storage of refuse and recyclables, based on the estimated waste generation volumes and suitable configuration of bins. This is achieved by used:

- Twelve 1,100L bins, collected two (2) times each week; and
- Four 1,100L recycling bins, collected two (2) times each week.

A private contractor will service the development on site, directly from the bin storage area. The private contractor's waste collection vehicle will enter and exit the development in forward gear via Marine Drive and hotel management will oversee the relevant aspects of waste management.

*Refer Appendix I – Waste Management Plan.*

## 7.7 Public Art Plan

A Public Art Plan has been prepared by **element** and is provided at Appendix J. The key public art considerations are addressed in further detailed in Section 4.4 of this report.

*Refer Appendix J – Public Art Plan.*

## 7.8 Interpretation Strategy

Engagement with Menang stakeholders and historical research using documentary sources was completed to prepare an Interpretation Strategy. **element** has prepared an Interpretation Strategy to support the proposal, which is enclosed at Appendix K.

The design response for the proposed Middleton Beach Hotel has been heavily informed by the consultation and research completed for the Cultural Context report and Interpretation Strategy.

*Refer Appendix K – Interpretation Strategy.*

## 7.9 Visual Impact Statement

**element** has prepared Visual Impact Statement to support the proposal, which is enclosed at Appendix L.

*Refer Appendix L – Visual Impact Statement.*



## 8. Conclusion

This proposal has been prepared by **element** in association with Box Architects in support of an integrated hotel development on a complex and strategic site in Middleton Beach. The development proposes a unique offering to the area which is considered to represent a level of investment and confidence in the area which has not been present in recent years and will assist in the City's COVID-19 recovery. The proposed development will become an asset to this community and provide much needed economic stimulus to the activity centre and surrounding businesses.

The proposed development is considered to be highly considerate to the amenity values of the site and the surrounding development. The proposal will provide a high quality, architecturally designed building at a scale and intensity that is appropriate to the locality and the opportunities presented on the site. The facility represents a best practice approach to short stay accommodation, providing a fully consolidated building which can operate with minimal to no impact on the surrounding development.

The process undertaken prior to the lodgement of this development application has been extensive and fundamentally positive. The proposed development has received complementary support from the State Design Review Panel, and the City of Albany's Estate Architect.

The proposal is consistent with the development contemplated for the site under the local planning framework and will make a positive overall contribution to the amenity and economic activity in the Middleton Beach locality.

On the basis of the information provided within this report and the accompanying plans, it is respectfully requested that the City recommend approval of the proposed development, and that the Regional Joint Development Assessment Panel resolve to approve the proposed development subject to appropriate conditions.

## Appendix A – Certificate of Title

# Appendix B – Development Plans

# Appendix C – Planning Framework and Assessment

## State Planning Policies

### State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 3.7 – Planning in Bushfire Prone Areas ('SPP 3.7') provides the foundation for land use planning to address bushfire risk management in Western Australia in order to inform and guide decision-makers, referral agencies and landowners/proponents to achieve acceptable bushfire protection outcomes.

In accordance with SPP 3.7, a Bushfire Management Plan ('BMP') has been prepared by **element** to support the proposed development.

*Refer Appendix F – Bushfire Management Plan.*

### State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 – Design of the Built Environment ('SPP 7.0') provides the broad framework for design of the built environment across Western Australia. SPP 7.0 sets out the objectives, principles and processes to achieve good design outcomes in the built environment.

The policy sets out ten design principles, used to establish a definition of 'good design' which have been addressed in Table 5 below.

**Table 5 – SPP 7.0 – Design Principles Assessment**

Principle	Response
<p><b>Context and Character</b></p> <p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>	<p>The proposed development responds to the coastal and natural aspects of Middleton Beach through the design which steps from the foreshore up to Mt Adelaide. This gives the impression of the hotel blending into its environment, whilst preserving views to and from the foreshore. The colour and material palette also responds to the existing built form and natural features.</p>
<p><b>Landscape Quality</b></p> <p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>	<p>The development proposes various landscaped spaces in the form of terraces ("landscaped outcrops") to each level and the communal courtyard within the site. These areas assist in providing useable spaces for both occupants of the hotel and local residents.</p> <p>As informed by Landscape Architect Plan E, hardy low coastal cascading plant species are proposed to the terrace planters, consistent with the broader Middleton Beach coastal environment. A combination of small feature trees are proposed within larger (1 metre deep minimum) planters to provide structure.</p> <p>Landscaping will help improve and soften the transition between the development and the foreshore, with the landscaped terrace stepping down and providing a green link to the foreshore.</p>
<p><b>Built Form and Scale</b></p> <p><i>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.</i></p>	<p>The hotel comprises a maximum height of eight storeys, which is consciously below the maximum height limit of twelve storeys contemplated under the Design Guidelines. The proposed built form has been kept low along the interface with the foreshore and open space, increasing in height as one moves south towards Mt Adelaide.</p> <p>The building incorporates architectural features to assist in reducing the massing of the built form, by providing stepped terraces down towards the Middleton Beach public realm. Through the stepped, landscaped terrace design, the hotel</p>

	<p>building effectively ties in with the topography of Mount Adelaide behind, following the sloping topography down towards Middleton Beach.</p> <p>Primary Active Frontages and Activity Nodes are maintained along the western, northern and eastern extents, comprising the hotel lobby, retail tenancy and food and beverage functions. In keeping with the Design Guidelines, the interface with Flinders Parade will be enhanced as a 'beach strip' with the entrance to the hotel.</p> <p>The unique location allows for more than adequate building separation between neighbouring sites.</p>
<p><b>Functionality and Build Quality</b></p> <p><i>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.</i></p>	<p>Room layouts are functional with a high standard of amenity. All hotel rooms will have views to the beach and Mt Adelaide.</p> <p>The proposed roof form is well integrated into the building design, with well landscaped terraces stepping up at each level. The roof form and treatments positively respond to the streetscape as well as adjoining natural features and developments.</p>
<p><b>Sustainability</b></p> <p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>	<p>Due to the design of the hotel avoiding 'double loaded' corridors, the rooms are opened up to both sides. This optimises the number of rooms receiving sunlight. Shading is provided to assist with glare control. The design, centred around the open space, also optimises the number of rooms with a northerly aspect.</p>
<p><b>Amenity</b></p> <p><i>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p>	<p>The proposed development is located within a high amenity environment and contributes positively to this. The development has a seamless interface with the public domain, noting the landscaped terrace, whilst maintaining privacy for hotel guests through a well-designed transition between the private and public domain.</p> <p>Pedestrian and visitor comfort has been considered in all weather conditions, with pedestrian shelter provided along active streets. Rather than placing plant rooms and services on the roof, given the unique location and that this building will be viewed from above, building services have been integrated into the design and within the building.</p> <p>The proposed hotel development will reactivate the subject site through the provision of a high-quality hotel within a prominent site at Middleton Beach. The proposed hotel and associated food and beverage facilities will promote greater activity and passive surveillance in the area. Alfresco dining, active terrace areas and tourist activity will further reactivate the precinct and contribute to the enhancement and viability of the activity centre.</p>
<p><b>Legibility</b></p> <p><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p>	<p>Building entries and pathways are easy to identify and seamlessly connected to the public domain. The proposed expanded car park to the south will have strong and clear pedestrian linkages to the hotel as envisaged in the Middleton Beach Activity Centre Structure Plan.</p> <p>The location of the vehicle access and egress point along Marine Drive/Adelaide Crescent is also in keeping with the Middleton Beach Activity Centre Structure Plan.</p>
<p><b>Safety</b></p> <p><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p>	<p>Casual surveillance is enhanced via the design of the proposed development and will positively contribute to safety. Active frontages are maintained on three sides of the building with no hidden areas or entrapment points resulting from the proposal. Clear sight lines will be maintained and enhanced to key landmarks as well as the foreshore.</p>
<p><b>Community</b></p> <p><i>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.</i></p>	<p>The proposed use is of benefit to the local community by attracting more visitors to the area and has the potential to be a catalyst for improved conditions for local businesses. Activation at ground level occurs around three sides of the building to maintain visual interest.</p> <p>The development will provide tourist accommodation in proximity to a variety of public infrastructure, services and attractions. The landscaped communal courtyard within the development creates a space for local residents to enjoy in association with the food and beverage tenancies within the development.</p> <p>The provision of some hotel rooms to achieve the Disability Standards set out by <i>Disability Discrimination Act 1992</i>, ensures that this development seeks to cater to the full extent of the community and tourist visitor market to Albany.</p>

**Aesthetics**

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

The careful siting and layout of the proposed development will help minimise any impacts of external noise, with the focus being on interactions between the development and the foreshore. This will protect the residential areas to the west.

As noted above, the servicing plant has been intentionally contained within the building, rather than this being an “after thought” and located on the roof that would detract from the aesthetics of the building, noting that this will be viewed from above via Mt Adelaide.

The layout and positioning of the building has been designed to mitigate any potential overshadowing. As illustrated on the attached plans, most overshadowing will occur along Marine Drive/Adelaide Crescent and Mt Adelaide to the south.

The proposed development contributes positively to the coastal and natural aspects of Middleton Beach as a highly valued community and tourist destination. Access and enjoyment of the foreshore will be enhanced and encouraged by this proposal for visitors and surrounding residents.

## City of Albany Local Planning Strategy

The City of Albany Local Planning Strategy (the ‘Strategy’) was endorsed by the WAPC in November 2019 and is the primary planning document for the municipality, providing the rationale for the zones and other provisions of the local planning scheme, with a timescale of 10 to 15 years. The local planning scheme should be read in conjunction with the Strategy and ordinarily has a timescale of five (5) years.

The Strategy seeks to provide the long term strategic direction to deliver a more compact city where residents will live closer to local shops, services and employment with easy access to public transport and greater ability to walk or cycle.

Under the Strategy, the Middleton Beach Activity Centre is classified as a ‘local centre’. The Strategy seeks to provide a strategic framework for the redevelopment of local centres to improve the performance of the centre through the following actions:

- *Diversifying land uses to meet the daily and weekly needs of residents, workers and visitors including community facilities;*
- *Providing a local community focus;*
- *Providing a local focal point for public transport, walking and cycling networks for direct and convenient access;*
- *Providing a local employment node centred around the service industry;*
- *Accommodating adjacent high to medium density residential development within the centre’s area of influence; and*
- *Providing high quality public realm improvements in small parks and within the street environment.*

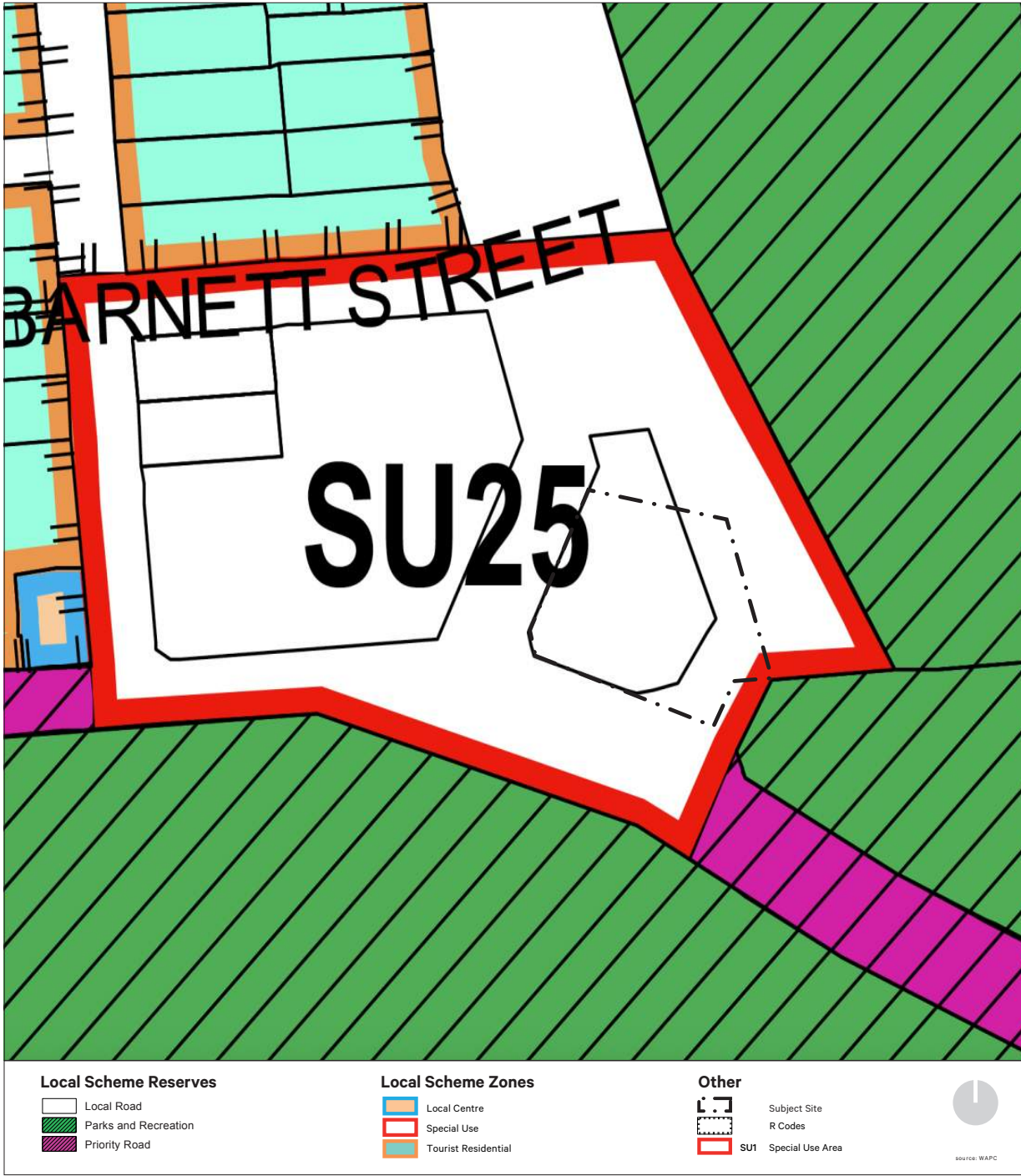
The proposed development is considered to closely align with the objectives of the Strategy for local centres by providing an eight (8) storey hotel with food and beverage and retail activations in a strategic landmark site in the Middleton Beach activity centre.

The development is compatible with its setting and will contribute to a diverse land use mix that will cater for the needs of the local population, workers and visitors. The proposed hotel will also significantly contribute to the ongoing public realm improvements occurring within the Middleton Beach precinct.

## City of Albany Local Planning Scheme No. 1

The City of Albany Local Planning Scheme No. 1 (‘LPS 1’) sets out the requirements for development and land use within the City of Albany. Under the provisions of LPS 1, the subject site is zoned ‘Special Use 25 – Middleton Beach Activity Centre’ (‘SU 25’), within the ‘Hotel/Mixed Use’ Precinct.

*Refer Figure 4 – Zoning Plan.*



**City of Albany LPS 1**

Lot 10 (1) Flinders Parade, Middleton Beach

Date: 3 August 2023 Scale: NTS @ A4 Staff: EC,WJ Checked: GW File: 21-377 PS Lot 10 Flinders Pde Middleton Beach 230801ai

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Level 19, 101 St George's Terrace, Perth Western Australia 6000  
 PO Box 7376 Cloisters Square, Perth Western Australia 6850  
 T. +61 8 9288 8300 | E. hello@elementwa.com.au elementwa.com.au

## Special Use No. 25 Performance Criteria

Schedule 4 of LPS 1 outlines a number of performance criteria that apply to development in the Middleton Beach Activity Centre, as outlined in the table below.

**Table 6 – SU 25 Performance Criteria Assessment**

<b>Performance Criteria</b>	<b>Response</b>	<b>Complies</b>
<i>The Middleton Beach Activity Centre is developed in a coordinated manner, recognising its significance for local recreation, organised sporting and cultural events and as a tourist destination.</i>	<p>The architectural response has endeavoured to capture the unique context of the site and conceptualise a design that is highly sympathetic to the surrounding locality.</p> <p>The ground plane has been development in conjunction with the City of Albany to create good connectivity to the beach from the public car park to the south.</p> <p>The northern and eastern ground planes are well aligned to the City's foreshore vision for the area.</p>	✓
<i>High quality built form and public place design is provided across the Special Use zone and public foreshore reserve interfaces recognise the iconic location and significance of the site to the community.</i>	<p>The proposed development contributes positively to the coastal and natural aspects of Middleton Beach as a highly valued community and tourist destination. Access and enjoyment of the foreshore will be enhanced and encouraged by this proposal for visitors and surrounding residents.</p>	✓
<i>The development of public and private land is integrated to establish a safe, vibrant and mixed-use centre with an active beach front and urban edge that includes but is not limited to: local and tourist facilities; restaurants, cafés and shops; holiday and short stay accommodation, together with a range of permanent residential uses but excludes detached houses.</i>	<p>The development provides a variety of activities for the occupants, visitors and surrounding existing and future neighbours by way of a hotel, food and beverage and retail shop offerings.</p> <p>The new building is a vibrant generator for future development in the area with day and evening activity all week long.</p>	✓
<i>An effective, efficient, integrated and safe transport network that prioritises pedestrians, cyclist and public transport users is provided.</i>	<p>The development proposes the following facilities to encourage alternative modes of transport:</p> <ul style="list-style-type: none"> <li>• Ten (10) hotel guest e-bike and e-scooter charging stations, secure within the garage space and locked under hoteliers supervision.</li> <li>• Ten (10) bicycle racks – locks provided and maintained by the hotelier.</li> <li>• Lockable public e-bike and e-scooter charging stations in conjunction with the City of Albany (with the public realm and subject to a separate development application).</li> <li>• The development provides electric vehicle charging infrastructure, with 5% of car parking bays being EV compatible.</li> </ul> <p>The hotel provides a drop-off / pick-up area in front of the main entrance on Flinders Street, which guests will use to arrive at the hotel with a taxi or other form of on-demand transportation.</p> <p>The traffic and service management plan articulates all vehicular movements and pedestrian access is prioritised at all times.</p>	✓
<i>Vehicle parking is efficient and promotes the establishment of shared, reciprocal and common use facilities.</i>	<p>The proposed development provides sufficient parking to service the needs of the development.</p> <p>75 bays are provided to meet the needs of staff and hotel guests and will be used on a reciprocal basis.</p>	✓
<i>Developments incorporate sustainable technologies and design including best practice</i>	<p>The project has been designed with consideration to the future sustainability of the building and surrounding site from the outset of the project. Best practice technologies an design have been</p>	✓



<i>with regard to energy efficiency, water sensitive urban design and fire safety requirements.</i>	incorporated into the development to ensure energy efficiency, water sensitive urban design and fire safety as outlined in the Sustainability Assessment prepared by Full Circle Design Services. Refer <b>Appendix F – Sustainability Assessment</b> .	
<i>Opportunities for investment and development are facilitated.</i>	The proponent is open to investigating with the hotel manager (once formally appointed), the following opportunities: <ul style="list-style-type: none"> <li>• Explore with local business operators the merits of conducting Menang cultural tours from the hotel.</li> <li>• Promote tours and events through brochures and pamphlets in the hotel lobby and rooms.</li> <li>• Consider having on the walls of the lobby art works from Menang artists that are available to purchase.</li> </ul>	✓

### Hotel / Mixed Use Precinct Key Principles

The following key principles apply to proposals within the Hotel/Mixed Use Precinct in excess of five (5) storeys (21.5 metres) in height, requiring development to:

**Table 7 – Hotel / Mixed Use Precinct Key Principles**

<b>Key Principles</b>	<b>Response</b>	<b>Complies</b>
<i>Demonstrate excellent design outcomes;</i>	The proposal is considered to be of exemplary design and involves the development of an eight storey hotel at a strategic landmark site within the activity centre, that will contribute significantly to the ongoing public realm improvements occurring in the Middleton Beach precinct.  The State Design Review Panel resolved that the proposal achieves an excellent design outcome, as sought by the MBAC Design Guidelines.  Refer to Section 5 – State Design Review Panel of this report for further detail.	✓
<i>Be informed by a Visual Impact Assessment consistent with the guidelines set out in the WAPC's Visual Landscape Planning Manual;</i>	The proposed hotel development has been informed by the Visual Impact Assessment.  Refer <b>Appendix L – Visual Impact Statement</b> .	✓
<i>Contribute positively to the public realm;</i>	The development has a seamless interface with the public domain, noting the landscaped terrace, whilst maintaining privacy for hotel guests through a well designed transition between the private and public domain.	✓
<i>Provide a landmark element on the axis of Adelaide Crescent and Flinders Parade;</i>	The subject site is the centrepiece of the area and will bring together the wider community which is currently a disparate collection of single dwellings scattered around the foothills of Mt Adelaide. The proposed development will galvanise the area and serve as focal point for all activity.  Entrances to the food and beverage offering are easily identifiable due to the canopies and external seating and the human scale of these areas encourage lingering, further activating the existing public realm	✓
<i>Present no adverse impacts on the locality by overshadowing;</i>	The layout and positioning of the building has been designed to mitigate any potential overshadowing. Most overshadowing will occur along Marine Drive/Adelaide Crescent and Mount Adelaide to the south so is unlikely to have an adverse impact on the locality.	✓
<i>Respond to the site and its context and step built form away from the beach with additional height located towards Mt Adelaide;</i>	The hotel comprises a maximum height of eight storeys, which is consciously below the maximum height limit of twelve storeys contemplated under the Design Guidelines. The proposed built form has been kept low along the interface with the foreshore and open space, increasing in height as one moves south towards Mt Adelaide.	✓
<i>Effectively mitigate bulk and scale of the proposed development;</i>	The building incorporates architectural features to assist in reducing the massing of the built form, by providing stepped terraces down towards the Middleton Beach public realm. Through the stepped, landscaped terrace design, the hotel building effectively ties in with the topography of Mount Adelaide behind, following the sloping topography down towards Middleton Beach.	✓

Achieve the SU 25 Performance Criteria.

Refer Table 7 above.

✓

## Land Use Permissibility

Schedule 4 of LPS 1 outlines land use permissibility for the Hotel / Mixed Use Precinct within the Middleton Beach Activity Centre.

The proposed land uses for the development are best described under the LPS 1 within the use classes of 'Hotel', 'Tavern' and 'Shop'.

Table 8 below outlines the proposed land uses and their permissibility within the Hotel / Mixed Use Precinct of the SU 25 zone. **element** is of the view that the proposed uses are capable of approval under LPS 1 at the discretion of the City of Albany.

'D' – means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

'A' – means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the scheme.

**Table 8 – Permissibility of Proposed Land Uses**

LAND USE	DEFINITION	PERMISSIBILITY
Hotel above 5 storeys (21.5m)	means premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1988 including any betting agency on the premises.	D
Tavern	means premises the subject of a tavern licence granted under the Liquor Control Act 1988.	A
Shop	means premises other than a bulky goods showroom, a liquor store – large or liquor store – small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.	D

## Middleton Beach Activity Centre Structure Plan

The Middleton Beach Activity Centre Structure Plan (the 'Structure Plan') provides a guiding framework for the development of the Middleton Beach Activity Centre ('MBAC') and provides a planning rationale and mechanisms to inform the detailed planning and design of the MBAC.

Under the Structure Plan, the subject site is designated within the 'Hotel/Mixed Use' Precinct.

Assessment against the objectives of the Structure Plan is provided in Table 9 below.

**Table 9 – Structure Plan Objective Assessment**

Structure Plan Objective	Commentary	Compliant
<i>To develop the Middleton Beach Activity Centre in a coordinated manner, recognising its significance for local recreation, organised sporting and cultural events and as a tourist destination.</i>	The architectural response has endeavoured to capture the unique context of the site and conceptualise a design that is highly sympathetic to the surrounding locality.  The ground plane has been development in conjunction with the City of Albany to create good connectivity to the beach from the public car park to the south.  The northern and eastern ground planes are well aligned to the City's foreshore vision for the area.	✓
<i>To achieve a high quality built form and public place design across the scheme area and public foreshore reserve interfaces that recognise the iconic location and significance of the site to the community.</i>	The proposed development contributes positively to the coastal and natural aspects of Middleton Beach as a highly valued community and tourist destination. Access and enjoyment of the foreshore will be enhanced and encouraged by this proposal for visitors and surrounding residents.	✓
<i>To integrate development of public and private land to establish a safe, vibrant</i>	The development provides a variety of activities for the occupants, visitors and surrounding existing and future	✓

<p><i>mixed use centre with an active beach front and urban edge that includes but is not limited to: local and tourist facilities; restaurants, cafés and shops; holiday and short stay accommodation; together with a range of permanent residential uses but excludes detached houses.</i></p>	<p>neighbours by way of a hotel, and food and beverage and retail shop offerings.</p> <p>Activation is provided to the ground and upper floors to ensure the activity centre will always be active with this catalytic development.</p> <p>The new building is a vibrant generator for future development in the area with day and evening activity all week long.</p>	
<p><i>To facilitate the provision of an effective, efficient, integrated and safe transport network that prioritises pedestrians, cyclists and public transport users.</i></p>	<p>The development proposes the following facilities to encourage alternative modes of transport:</p> <ul style="list-style-type: none"> <li>• Ten (10) hotel guest e-bike and e-scooter charging stations, secure within the garage space and locked under hoteliers supervision.</li> <li>• Ten (10) bicycle racks – locks provided and maintained by the hotelier.</li> <li>• Lockable public e-bike and e-scooter charging stations in conjunction with the City of Albany (with the public realm and subject to a separate development application).</li> <li>• The development provides electric vehicle charging infrastructure, with 5% of car parking bays being EV compatible.</li> </ul> <p>The hotel provides a drop-off / pick-up area in front of the main entrance on Flinders Street, which guests will use to arrive at the hotel with a taxi or other form of on-demand transportation.</p> <p>The traffic and service management plan articulates all vehicular movements and pedestrian access is prioritised at all times.</p>	<p>✓</p>
<p><i>To encourage the provision of parking that is efficient and promotes the establishment of shared, reciprocal and common use facilities.</i></p>	<p>The proposed development provides sufficient parking to service the needs of the development.</p> <p>75 bays are provided to meet the needs of staff and hotel guests and will be used on a reciprocal basis.</p>	<p>✓</p>
<p><i>To encourage development to incorporate sustainable technologies and design including best practice with regard to energy efficiency, water sensitive urban design and fire safety requirements.</i></p>	<p>The project has been designed with consideration to the future sustainability of the building and surrounding site from the outset of the project. Best practice technologies an design have been incorporated into the development to ensure energy efficiency, water sensitive urban design and fire safety as outlined in the Sustainability Assessment prepared by Full Circle Design Services.</p> <p>Refer <b>Appendix E – Sustainability Assessment.</b></p>	<p>✓</p>
<p><i>To facilitate opportunities for investment and development.</i></p>	<p>The proponent is open to investigating with the hotel manager (once formally appointed), the following opportunities:</p> <ul style="list-style-type: none"> <li>• Explore with local business operators the merits of conducting Menang cultural tours from the hotel.</li> <li>• Promote tours and events through brochures and pamphlets in the hotel lobby and rooms.</li> <li>• Consider having on the walls of the lobby art works from Menang artists that are available to purchase.</li> </ul>	<p>✓</p>

## City of Albany Local Planning Policies

### Significant Tourist Accommodation Sites Policy

The City's Significant Tourist Accommodation Sites Policy aims to guide and coordinate sustainable tourist development from a land use planning perspective within the City in recognition of the

important role that tourism plays in economic, social and environmental terms. The objectives of the policy are as follows:

1. *To retain existing and facilitate new tourism developments that are sympathetic to community and environmental considerations;*
2. *To provide for the sustainable growth of tourism by identifying and retaining sites for the future development of a range of tourist accommodation and attractions to meet the projected demand;*
3. *Promote the development of sustainable tourist accommodation; and*
4. *To protect identified tourism locations or sites from the encroachment of uncomplimentary or conflicting land uses.*

The subject site is identified as a 'Local Strategic Site', meaning that it is a high value, accessible, unique site that will be a primary contributor to the tourism market positioning of Albany.

The proposed development incorporates built form that is sympathetic to the surrounding development and environmental features of the locality.

The design addresses the semi-urban sides, abutting the two main roads with a hard urban shell and in contrast completely opens up the beach and north facing sides to maximise amenity and outlook for all guests and visitors.

In light of the above, the proposed development is considered to be consistent with the objectives of the policy.

### Public Art Policy

In accordance with the City's Public Art Policy, the proposal is required to include public art with a value equal to 1% of the cost of the development. This requirement is understood, and an artist will be engaged following planning approval to review the opportunities on the site prior to construction. It is understood that the City will recommend a condition to this effect in their recommendation to the JDAP.

The City's Public Art Policy seeks to develop and promote community identity within the City by requiring commissioned public art works as part of private development projects within the City. The Public Art Policy requires that:

*Private developments involving commercial, non-residential and/or mixed residential/commercial developments over the value of \$1,500,000 are require to allocate 1% of the estimated total project cost for the development of public artwork which reflect or enhance cultural identity.*

The proposed development incorporates public art into the ground plane / wall surfaces, lighting and sculptural elements.

*Refer Appendix K – Public Art Strategy.*

## Middleton Beach Activity Centre Design Guidelines

The City's Middleton Beach Activity Centre Design Guidelines (the 'Guidelines') seek to guide development and built form within the Middleton Beach Activity Centre ('MBAC'). The Guidelines apply to all residential and mixed-use developments within the MBAC to ensure the delivery of high quality design outcomes that respond to the landform and enhance the proposed character of the area.

The development responds to the objectives of the 'Hotel/Mixed Use' Precinct as contemplated under the Guidelines as follows:

**Table 10 – Hotel / Mixed Use Precinct Objective Assessment**

Precinct Objective	Response	Complaint
<i>The Hotel/Mixed Use Precinct will provide a node of activity including quality short stay accommodation, food and beverage, mixed use and residential development.</i>	Primary Active Frontages and Activity Nodes are maintained along the western, northern and eastern extents, comprising the hotel lobby, retail tenancy and food and beverage offerings.	✓

	<p>The proposed hotel and associated food and beverage facilities will promote greater activity and passive surveillance in the area.</p> <p>Alfresco dining, active terrace areas and tourist activity will further reactivate the precinct and contribute to the enhancement and viability of the activity centre.</p>	
<p><i>A landmark building with ground floor activated uses will terminate the vista along Adelaide Crescent and provide an urban edge to Flinders Parade. It will also provide a focal point at the end of the pedestrian boulevard, interfacing the public open space and foreshore.</i></p>	<p>The subject site is the centrepiece of the area and will bring together the wider community which is currently a disparate collection of single dwellings scattered around the foothills of Mt Adelaide. The proposed development will galvanise the area and serve as focal point for all activity.</p> <p>In keeping with the Design Guidelines, the interface with Flinders Parade will be enhanced as a 'beach strip' with the entrance to the hotel.</p> <p>Entrances to food and beverage offering are easily identifiable due to the canopies and external seating and the human scale of these areas encourage lingering, further activating the existing public realm.</p>	✓
<p><i>The precinct may incorporate high value and high quality short stay accommodation, with potential for residential development at upper levels. Day and night time uses are encouraged.</i></p>	<p>The proposed development incorporates high quality short stay accommodation (serviced apartments) to the precinct, located on the upper levels of the building. Day and night time uses are provided by way of the food and beverage and retail tenancies on the ground floor.</p>	✓
<p><i>Careful consideration shall be given to the interface between the hotel precinct and the public realm.</i></p>	<p>The development has a seamless interface with the public domain, noting the landscaped terrace, whilst maintaining privacy for hotel guests through a well designed transition between the private and public domain.</p> <p>Awnings to the southern and western sides create a human scale transition between the concrete facades above while providing weather protection and wayfinding around the building's periphery.</p> <p>The food and beverage offering has easy identifiable entrances due to the canopies and external seating and the human scale of these areas encourage lingering, further activating the existing public realm.</p>	✓
<p><i>Subject to satisfying criteria as outlined in the Local Planning Scheme No. 1 (LPS) provisions for Special Use Zone No. 25, building height to a maximum of 12 storeys can be considered in this precinct.</i></p>	<p>The development proposes a maximum building height of eight (8) storeys and accordingly meets the LPS 1 criteria for additional height to be considered.</p> <p>Refer Tables 7 and 8 above.</p>	✓

## Design Guidelines Objectives

Table 11 below assesses the development against the objectives (Parts 3 and 4) of the MBAC Design Guidelines.

**Table 11: Design Guidelines Objectives Assessment**

MBAC Guidelines Objectives	Provided	Compliant
<b>3.0 SITING THE DEVELOPMENT</b>		
<b>3.1 RESPONSE TO CONTEXT</b>		
<ul style="list-style-type: none"> <li>Respond to the coastal and natural aspects of Middleton Beach as a highly valued community and tourist place.</li> <li>Ensure access and enjoyment of the foreshore for all users recognizing the diverse needs and activities of all ages and cultures.</li> <li>Respond to the existing built form, as well as natural features, to interpret rather than replicate existing features.</li> <li>Facilitate authentic redevelopment that reflects and interprets local stories, including Aboriginal and European culture and history.</li> <li>Develop Flinders Parade as the 'Beach Strip'- comprising restaurants, cafés, tourist accommodation and residential dwellings.</li> <li>Develop Adelaide Crescent as a mixed- use street with occasional small cafés and other local facilities.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed development contributes positively to the coastal and natural aspects of Middleton Beach as a highly valued community and tourist destination.</li> <li>Access and enjoyment of the foreshore will be enhanced and encouraged by this proposal for visitors and surrounding residents.</li> <li>The proposed development responds to the coastal and natural aspects of Middleton Beach through the design which steps from the foreshore up to Mt Adelaide. This gives the impression of the hotel blending into its environment, whilst preserving views to and from the foreshore. The colour and material palette also responds to the existing built form and natural features.</li> <li>The design team has engaged with the Menang Noongar people which has greatly informed the architectural design and future artwork. The hard shell (referencing the historical Mia Mia shelter of the Menang People) is perforated with glazing to the circulation corridors and horizontally layered at each floor level.</li> <li>In keeping with the Design Guidelines, the interface with Flinders Parade will be enhanced as a 'beach strip' with the entrance to the hotel.</li> </ul>	<p>✓</p>
<b>3.2 ORIENTATION</b>		
<ul style="list-style-type: none"> <li>Respond to the streetscape and foreshore as a legible urban environment while optimising solar access within the development.</li> <li>Preserve clear sight lines and key views to landmarks, the foreshore, other public places and optimise views and outlook from within buildings.</li> <li>Minimise overshadowing of neighbouring properties and the public domain through building orientation</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The overall building orientation has been planned to permit occupied spaces to enjoy northerly and eastern primary orientations.</li> <li>Sightlines from the north, southwest and from within the future developments have been well considered and the building is constantly changing depending on viewpoint.</li> <li>Careful consideration has been given to views from surrounding developments by scaling down and terracing the building. The layout and positioning of the building has been designed to mitigate any potential overshadowing.</li> </ul>	<p>✓</p>

# element.

- Protection from sun and rain is provided by way of overhead canopies to all external dining areas. Other outdoor areas protected from wind, rain and sun with pivoting screens and adjustable pergolas.

## 3.3 PUBLIC DOMAIN INTERFACE

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

- The food and beverage offering has easy identifiable entrances due to the canopies and external seating and the human scale of these areas encourage lingering, further activating the existing public realm.
- The development has a seamless interface with the public domain, noting the landscaped terrace, whilst maintaining privacy for hotel guests through a well designed transition between the private and public domain. Wayfinding is intuitive by virtue of the overhead awnings.
- Casual surveillance is enhanced via the design of the proposed development and will positively contribute to safety. Active frontages are maintained on three sides of the building with no hidden areas or entrapment points resulting from the proposal. Clear sight lines will be maintained and enhanced to key landmarks as well as the foreshore.
- Pedestrian and visitor comfort has been considered in all weather conditions, with pedestrian shelter provided along active streets. Awnings have been provided to all tenancies to increase patron amenity, weather and sound protection for the serviced apartments above.
- All external spaces are universally accessible with the noisier activities limited to the north and east side to mitigate any acoustic transmission to adjoining residential uses.
- Rather than placing plant rooms and services on the roof, given the unique location and that this building will be viewed from above, building services have been integrated into the design and within the building.

✓

## 3.4 MIXED USE

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

- The design addresses the semi-urban sides, abutting the two main roads with a hard urban shell and in contrast completely opens up the beach and north facing sides to maximise amenity and outlook for all guests and visitors.
- Primary Active Frontages and Activity Nodes are maintained along the western, northern and eastern extents, comprising the hotel lobby, retail tenancy and food and beverage offering. Noisier activities are limited to the north and east side to mitigate any acoustic transmission to adjoining neighbourhoods.
- All external spaces are universally accessible with the noisier activities limited to the north and east side to mitigate any acoustic transmission to adjoining neighbourhoods.

✓

- Activation is maintained at ground floor level as the tenancies can be adapted to a range of uses. First floor tenancies are also flexible and careful selection of tenants with complimentary uses to the serviced apartments and food and beverage uses will be adopted.
- The proposed development seeks to facilitate social interaction and the proposed retail and hospitality offerings and hotel serve to inject life and vitality into the Middleton Beach Activity Centre. Alfresco dining, active terrace areas and tourist activity will further reactivate the precinct and contribute to the enhancement and viability of the activity centre.

### 3.5 LANDSCAPE DESIGN

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

- The landscape design references the shapes and forms created by nature along the Albany coastline – the geological layering within the granite formations, the natural erosion along the shore and the chain of hills and hollows surrounding the site and town.
- Careful consideration has been given to views from surrounding developments by scaling down and terracing the building.
- Landscaping will help improve and soften the transition between the development and the foreshore, with the landscaped terrace stepping down and providing a green link to the foreshore.
- A robust landscape maintenance regime has been adopted to maintain planting in all seasons. Hardy low coastal cascading plant species are proposed to the terrace planters, consistent with the broader Middleton Beach coastal environment. A combination of small feature trees are proposed within larger (1 metre deep minimum) planters to provide structure.
- Wind mitigation principles are in place by use of landscaping and extruded balcony walls.
- The development proposes various landscaped spaces in the form of terraces (“landscaped outcrops”) to each level and the communal courtyard within the site. These areas assist in providing useable spaces for both occupants of the hotel and local residents.

✓

### 3.6 COMMUNAL OPEN SPACE

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

- All aspects of the design are functional with generous communal and outdoor recreation spaces that take advantage of local climatic features and views of the surrounding natural amenity.
- The landscaped communal courtyard within the development creates a space for local residents to enjoy in association with the food and beverage tenancies within the development.

✓



3.7 VISUAL PRIVACY		
<ul style="list-style-type: none"> <li>• <i>Balance privacy with outlook and views from habitable rooms and private open space.</i></li> <li>• <i>Achieve reasonable levels of external and internal visual privacy by providing adequate building separation distances shared equitably between neighbouring sites.</i></li> <li>• <i>Increase privacy without compromising access to light and air.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The development has a seamless interface with the public domain, noting the landscaped terrace, whilst maintaining privacy for hotel guests through a well designed transition between the private and public domain.</li> <li>• The unique location allows for more than adequate building separation between neighbouring sites.</li> <li>• Adequate privacy, light and air are provided to all serviced apartments.</li> </ul>	✓
3.8 PEDESTRIAN ACCESS AND ENTRIES		
<ul style="list-style-type: none"> <li>• <i>Prioritise pedestrian comfort and safety in an integrated movement network.</i></li> <li>• <i>Provide building entries and pathways that connect to and address the public domain and are easy to identify.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian and visitor comfort has been considered in all weather conditions, with pedestrian shelter provided along active streets. Building entries and pathways are easy to identify and seamlessly connected to the public domain.</li> </ul>	✓
3.9 VEHICLE ACCESS		
<ul style="list-style-type: none"> <li>• <i>Provide vehicle access points that are designed and located to minimise streetscape impacts and avoid conflicts between pedestrians and vehicles.</i></li> </ul>	<ul style="list-style-type: none"> <li>• All service access and parking is provided by way of a consolidated vehicle access/egress point to the south side of the development from the existing Marine Drive crossover. The traffic and service management plan articulates all vehicular movements and pedestrian access is prioritised at all times.</li> </ul>	
3.10 CAR AND BICYCLE PARKING		
<ul style="list-style-type: none"> <li>• <i>Provide parking and facilities for all modes of transport.</i></li> <li>• <i>Ensure safety and security for car and bicycle parking users is optimised.</i></li> <li>• <i>Minimise visual and environmental impacts of car parking.</i></li> <li>• <i>Reduce car use by prioritising the use of alternate transport modes.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The development provides 75 car parking bays which are secure and located within the development.</li> <li>• The development proposes the following facilities to encourage alternative modes of transport: <ul style="list-style-type: none"> <li>○ Ten (10) hotel guest e-bike and e-scooter charging stations, secure within the garage space and locked under hoteliers supervision.</li> <li>○ Ten (10) bicycle racks – locks provided and maintained by the hotelier.</li> <li>○ Lockable public e-bike and e-scooter charging stations in conjunction with the City of Albany (with the public realm and subject to a separate development application).</li> </ul> </li> <li>• The development provides electric vehicle charging infrastructure, with 5% of car parking bays being EV compatible.</li> </ul>	✓
4.0 DESIGNING THE BUILDING		
4.1 SOLAR AND DAYLIGHT ACCESS		
<ul style="list-style-type: none"> <li>• <i>Optimise the number of dwellings receiving sunlight to habitable rooms, primary window and private open space.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The design includes single loaded corridors with ample glazing with balconies and fixed external shading providing glare control.</li> </ul>	✓

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<ul style="list-style-type: none"> <li>• Optimise daylight access and solar gain for habitable rooms.</li> <li>• Incorporate shading and glare control, particularly for warmer months</li> <li>• Optimise the number of dwellings that have outdoor areas or balconies with a northerly aspect.</li> </ul>	<ul style="list-style-type: none"> <li>• Due to the design of the hotel avoiding 'double loaded' corridors, the rooms are opened up to both sides. This optimises the number of rooms receiving sunlight.</li> <li>• The design, centred around the open space, also optimises the number of rooms with a northerly aspect.</li> <li>• All habitable rooms have spectacular views to the north and east over the beach.</li> </ul>	
<b>4.2 NATURAL VENTILATION</b>		
<ul style="list-style-type: none"> <li>• Maximise the number of dwellings with natural and, where possible cross ventilation to create a comfortable indoor environment for residents.</li> </ul>	<ul style="list-style-type: none"> <li>• All serviced apartments adhere to the State Planning Policy 7.3 guidelines in terms of room sizes, daylight and natural ventilation.</li> </ul>	✓
<b>4.3 CEILING HEIGHTS</b>		
<ul style="list-style-type: none"> <li>• Provide for well-proportioned spaces and facilitate natural ventilation and daylight access.</li> <li>• Allow for the safe use of ceiling fans for cooling.</li> </ul>	<ul style="list-style-type: none"> <li>• All serviced apartments adhere to the State Planning Policy 7.3 guidelines in terms of room sizes, daylight and natural ventilation.</li> </ul>	✓
<b>4.4 DWELLING SIZE AND LAYOUT</b>		
<ul style="list-style-type: none"> <li>• Provide a room layout within a dwelling that is functional, well-organised and provides a high standard of amenity.</li> <li>• Provide appropriately proportioned rooms and layouts to support the environmental performance of the dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>• Room layouts are functional with a high standard of amenity. All hotel rooms will have views to the beach and Mt Adelaide.</li> <li>• All serviced apartments adhere to the State Planning Policy 7.3 guidelines in terms of room sizes, daylight and natural ventilation.</li> </ul>	✓
<b>4.5 DWELLING MIX</b>		
<ul style="list-style-type: none"> <li>• Encourage adaptability and flexibility in the use of buildings over time</li> <li>• Provide a range and variety of dwelling sizes and price points to cater for a diverse range of household types and income levels.</li> </ul>	<ul style="list-style-type: none"> <li>• All spaces are suited to their intended use and are mostly adaptable to other uses over time. Activation is maintained at ground floor level as the tenancies can be adapted to a range of uses.</li> <li>• The development provides a variety of dwelling sizes, comprising one (1), two (2) and three (3) bedroom services apartments.</li> </ul>	✓
<b>4.6 GROUND FLOOR DWELLINGS</b>		
<ul style="list-style-type: none"> <li>• Enhance street frontage activity and surveillance through location and design of ground level dwellings.</li> <li>• Deliver amenity and safety for residents in ground floor dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>• No ground floor dwellings are proposed as part of this development.</li> </ul>	NA
<b>4.7 PRIVATE OPEN SPACE AND BALCONIES</b>		
<ul style="list-style-type: none"> <li>• Provide appropriately-sized private open space and balconies to enhance residential amenity.</li> <li>• Locate and orientate primary private open spaces and balconies to enhance liveability for residents.</li> </ul>	<ul style="list-style-type: none"> <li>• Generously sized, landscaped terraces and balconies are provided to</li> <li>• The apartment elevations, facing east and north are open and extensively landscaped on the balconies and terraces.</li> </ul>	✓

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<ul style="list-style-type: none"> <li>• <i>Ensure private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The building gradually steps up from the beach front in a series of coiling terraces to reach 8 storeys at the south west corner of the site, a nod to the hill behind.</li> </ul>	
<b>4.8 CIRCULATION AND COMMON SPACES</b>		
<ul style="list-style-type: none"> <li>• <i>Achieve good amenity and properly service all dwellings via common circulation spaces</i></li> <li>• <i>Promote safety and provide for social interaction between residents.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The design proposes multiple large full height windows for every corridor. This is considerably more fenestration than most typical hotel corridors.</li> <li>• A separate guest lobby and lift allow guests to go to beach and back without traversing through reception.</li> <li>• From the main lift core, naturally-lit corridors distribute guests to their accommodation in a clear logical fashion.</li> </ul>	✓
<b>4.9 STORAGE</b>		
<ul style="list-style-type: none"> <li>• <i>Provide adequately-sized and well-designed storage for each dwelling.</i></li> <li>• <i>Additional storage is conveniently located, accessible and nominated for individual dwellings.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The proposed development does not incorporate permanent residential dwellings.</li> </ul>	NA
<b>4.10 ACOUSTIC PRIVACY</b>		
<ul style="list-style-type: none"> <li>• <i>Minimise noise transfer within and outside buildings through the siting, layout and detailing of buildings.</i></li> <li>• <i>Reduce internal noise transfer between dwellings within a building through layout and acoustic treatments.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate acoustic separation is provided between all serviced apartments.</li> <li>• Refer to <b>Appendix H – Acoustic Assessment.</b></li> </ul>	✓
<b>4.11 NOISE AND POLLUTION</b>		
<ul style="list-style-type: none"> <li>• <i>Minimise the impacts of external noise and pollution through the careful siting and layout of buildings and location of uses.</i></li> <li>• <i>Ensure that the noise challenges associated with mixed use precincts and buildings are mitigated to safeguard occupant amenity.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The careful siting and layout of the proposed development will help minimise any impacts of external noise, with the focus being on interactions between the development and the foreshore. This will protect the residential areas to the west.</li> <li>• All external spaces are universally accessible with the noisier activities limited to the north and east side to mitigate any acoustic transmission to adjoining neighbourhoods.</li> <li>• Refer to <b>Appendix H – Acoustic Assessment.</b></li> </ul>	✓
<b>4.12 FACADES</b>		
<ul style="list-style-type: none"> <li>• <i>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.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Materials such as precast textured concrete, timber and steel constitute the main palette. Material junctions are carefully detailed to avoid staining and are appropriate to the Albany climate.</li> </ul>	✓

# element.

- *Clearly defined ground floors which carefully address the street and utilise finer details and tactile materials, providing visual interest and human scale along the street.*
- *Provide an appropriate response to the specific qualities of each street and varying environmental conditions.*
- *Limit adverse micro-climate impacts such as wind tunnelling and down drafts.*

- The main entrance to the serviced apartments is clearly articulated when arriving by car or public transfer by virtue of the generous porte-côchère and change in material from concrete and perforated screen to warm timber.
- The hospitality component has easily identifiable entrances due to the canopies and external seating and the human scale of these areas encourage lingering, further activating the existing public realm.
- Awnings to the southern and western sides create a human scale transition between the concrete facades above while providing weather protection and wayfinding around the building's periphery.
- Protection from sun and rain is provided by way of overhead canopies to all external dining areas. Other outdoor areas protected from wind, rain and sun with pivoting screens and adjustable pergolas. Wind mitigation principles are in place by use of landscaping and extruded balcony walls and appropriate acoustic separation is provided between all serviced apartments.
- External public areas are provided with wind control mechanisms to improve thermal comfort and reduce energy /water consumption.

## 4.13 ROOF DESIGN

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

- The proposed roof form is well integrated into the building design, with well landscaped terraces stepping up at each level.
- The roof form and treatments positively respond to the streetscape as well as adjoining natural features and developments.
- Roofs are designed to provide public spaces with landscaping and uses which promote health and wellness.

✓

## 4.14 ACCESSIBLE DESIGN

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

- All external areas of the proposed development are universally accessible.
- The provision of some hotel rooms to achieve the Disability Standards set out by *Disability Discrimination Act 1992*, ensures that this development seeks to cater to the full extent of the community and tourist visitor market to Albany.

✓

## 4.15 AWNINGS AND SHADING DEVICES

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

- Pedestrian and visitor comfort has been considered in all weather conditions, with pedestrian shelter provided along active streets.
- Protection from sun and rain is provided by way of overhead canopies to all external dining areas.
- Other outdoor areas protected from wind, rain and sun with pivoting screens and adjustable pergolas.

✓

4.16 SIGNAGE		
<ul style="list-style-type: none"> <li>• Provide signage that responds to the context, improves legibility of and does not visually clutter the public domain.</li> <li>• Provide clear wayfinding and a natural hierarchy of information and advertising.</li> <li>• Integrate signage into the building design.</li> <li>• Ensure commercial signage is complementary to the development and the streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>• Indicative signage zones are depicted on the building facades to ensure that tenancy signage does not clutter the public domain.</li> <li>• Signage will be integrated into the design of the development and will be complementary to the building and surrounding streetscape.</li> </ul>	✓
4.17 PUBLIC ART		
<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Public art should contribute to the sense of place at MBAC.</li> </ul>	<ul style="list-style-type: none"> <li>• Identification of the most appropriate and impactful public art opportunities for the development has been heavily informed by the consultation and research completed for the Cultural Context report and Interpretation Strategy, along with conversations held with City of Albany staff and key contacts from the local arts sector in Albany.</li> <li>• The Public Art strategy encompasses the ground plane/wall surfaces, lighting and sculptural elements.</li> <li>• Artists are to be procured from the local Menang community. This will provide opportunities for emerging and established artists to gain employment, experience and to collaborate.</li> </ul>	✓
4.18 LIGHTING		
<ul style="list-style-type: none"> <li>• Create a safe and attractive night time environment.</li> <li>• Limit light spill and other impacts of lighting on for dwellings and short stay rooms.</li> </ul>	<ul style="list-style-type: none"> <li>• The building has been designed to create passive surveillance on all sides and the only non-active frontage will be to the service and parking access to the southern façade. This area will be well-lit with camera surveillance.</li> <li>• The design is targeting compliance with best practice guidelines as per AS 4282 – considered market best practice.</li> </ul>	✓
4.19 DRYING AREAS		
<ul style="list-style-type: none"> <li>• Ensure drying areas have good natural ventilation and minimal visual impact on the public realm.</li> </ul>	<ul style="list-style-type: none"> <li>• The development does not propose permanent residential land use.</li> </ul>	NA
4.20 FENCES AND BALUSTRADES		
<ul style="list-style-type: none"> <li>• Ensure fencing, screening and balustrade design complements the building design.</li> <li>• Ensure fencing and balustrades mitigate the effects of strong breezes whilst enabling surveillance of footpaths and other public areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Perforated screening is incorporated into the built form and complements the building design and materials.</li> <li>• Wind mitigation principles are in place by use of landscaping and extruded balcony walls.</li> </ul>	✓
4.21 BUILDING SERVICES		

<ul style="list-style-type: none"> <li>• <i>Integrate building services into the design of buildings and places to minimise their impact on amenity.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Rather than placing plant rooms and services on the roof, given the unique location and that this building will be viewed from above from Mt Adelaide, building services have been integrated into the design and within the building.</li> <li>• The plant has been designed into the façade of the building on the south west corner, well away from active frontages. The ground and first floor perforated 'skirt' to the south west corner and southern elevation which hides the plant and storage areas is proposed to be a location for public art.</li> </ul>	<p>✓</p>
<p><b>4.22 ENERGY EFFICIENCY</b></p>		
<ul style="list-style-type: none"> <li>• <i>Establish appropriate energy efficiency commitments in the development application stage.</i></li> <li>• <i>Minimise energy use and emissions through passive strategies, supported by active systems.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The overall building orientation has been planned to permit occupied spaces to enjoy northerly and eastern primary orientations. This is ideal solar passive design, offering solar access year-round and passive heating in winter months.</li> <li>• The design includes performance targets in operating including intent to certify to NABERS.</li> <li>• Air conditioning systems are targeting 5% performance improvement over published MEPs.</li> <li>• Hot water will utilise central, electric heat pump systems with consideration for ground source connection to improve efficiency and reduce maintenance costs.</li> <li>• Lighting will utilise LED with central controls to minimise energy consumption and wastage.</li> <li>• Metering will be provided to key usage categories – such as renewable generation – to permit tuning in operation.</li> <li>• Refer <b>Appendix F – Sustainability Statement.</b></li> </ul>	<p>✓</p>
<p><b>4.23 WATER MANAGEMENT AND CONSERVATION</b></p>		
<ul style="list-style-type: none"> <li>• <i>Establish appropriate water management and conservation commitments at the development approval stage.</i></li> <li>• <i>Minimise scheme water consumption throughout the development.</i></li> <li>• <i>Manage stormwater on-site in accordance with the adopted Urban Water Management Plan (UWMP).</i></li> <li>• <i>Ensure that flooding impacts will be minimal for occupants, buildings and the environment.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Water management performance targets are being set in accordance with NABERS 4.5-Star performance commensurate with facility service provision.</li> <li>• Collection of rainwater for reuse in common area toilets.</li> <li>• Stormwater is to be infiltrated on site as far as practical. The expectation is that the design will cater for up to 1:100 year ARI.</li> <li>• The design avoids subterranean spaces and provides resilient stormwater management systems to manage this risk.</li> </ul>	<p>✓</p>
<p><b>4.24 WASTE MANAGEMENT</b></p>		
<ul style="list-style-type: none"> <li>• <i>Design waste storage facilities to minimise impacts on the streetscape, building entry and amenity of residents.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Waste storage facilities within the development are located away from the public realm and adequately screened to ensure amenity impacts on the local area are minimised.</li> </ul>	<p>✓</p>

## element.

- *Minimise domestic waste by providing safe and convenient source separation and recycling.*
  - To promote positive recycling behaviour and maximise diversion from landfill, internal bins will be available throughout the development in each of the serviced apartments and the tenancies for the source of separation of refuse material.
  - All bins will be colour coded and labelled in accordance with AS 4123.7 to assist visitors, staff and cleaners to dispose of their separate waste materials in the correct bins.
  - Waste planning is utilising best practice principles and operator experience to optimise collection volumes and locations.
  - Refer to **Appendix I – Waste Management Plan**.
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# Appendix D – Landscape Concept



# Appendix E – Sustainability Assessment

# Appendix F – Bushfire Management Plan

# Appendix G – Transport Impact Statement

# Appendix H – Acoustic Assessment

# Appendix I – Waste Management Plan

# Appendix J – Public Art Plan

# Appendix K – Interpretation Strategy

# Appendix L – Visual Impact Statement