

Appendix H Melville City Centre Structure Plan Assessment

Development Standards	Proposed Development	Complies
10.1 Movement		
10.1.3 The minimum provision of a footpath on both sides of all new streets, unless otherwise designated on Plan 4.	Footpath on northern side of Almondbury Road already established and consistent with Plan 4 of the structure plan.	✓
10.1.6 Parking for residential components of development is to be in accordance with the R-Codes or at the City's discretion.	<p><u>Resident Parking</u></p> <p>57 bays required for multiple dwellings, 88 car parking bays provided)</p> <p>2 car parking bays required per grouped dwelling, 2 car parking bays provided per grouped dwelling.</p> <p><u>Visitor Parking</u></p> <p>With 8 visitor parking bays (5 visitor parking bays onsite and 3 visitor parking bays offsite), the development results in a 1 bay visitor parking shortfall.</p> <p>Given the context of the site (immediately adjacent to Westfield Booragoon), the availability for on-street parking and the surplus of resident bays, the 1 bay visitor parking shortfall is considered a minor variation only.</p>	<p>✓</p> <p>Minor Variation</p>
10.2 Urban Form (All Precincts)		
10.2.2 A minimum building height of 2 storeys applies across the structure plan area, unless otherwise approved by the City.	The proposed development is a minimum of 2 storeys for both the multiple dwellings and grouped dwellings.	✓

Development Standards	Proposed Development	Complies
10.2.5 Residential development is to be constructed in such a manner as to ameliorate noise and vibration from the city centre environment. The City may require an acoustic assessment report detailing the likely noise effects of the development on its surroundings and/or external noise impacts on the future residential dwellings.	<p>The proposed internal layout of the Almondbury Road facing apartments prioritise main living areas to face the street where possible without compromising solar access and natural cross ventilation.</p> <p>Refer to Appendix G acoustic report prepared by Herring Storer,</p>	✓
10.2.6 Service areas and car parking (except on-street) are to be predominantly screened from public view.	Service areas and car parking are concealed in collated basement parking and is not visible from the public realm.	✓
10.2.7 All development is to be designed to incorporate Crime Prevention Through Environmental Design principles and be generally in accordance with the Crime Prevention Through Environmental Design of Buildings Local Planning Policy.	See assessment against with the Crime Prevention Through Environmental Design of Buildings Local Planning Policy below.	✓
10.2.8 Development on landmark sites is to be designed in a manner that recognises the site's strategic location. Development on landmark sites may include additional building height provided that the building(s) are of innovative, interesting and iconic design and relate well to streetscapes and public spaces, to the satisfaction of the City.	<p>The subject site is strategically located opposite the main Almondbury Road entrance to the adjacent Westfield Booragoon Shopping Centre. The lots are a key landmark site, being on the corner of Almondbury Road and Bragor Place, and is often used for students accessing the centre from nearby schools.</p> <p>The high-quality design and finish of the multiple dwellings (supported by the City's DRP) in conjunction with the additional height will emphasise the Centre Frame precinct, with the grouped dwellings providing a reasonable transition to the residential properties outside of the precinct to the north.</p>	✓

10.4 Urban Form (Centre Frame – Precincts A & B)

Building Height

<p>10.4.4 The following building heights and setbacks apply in the Centre Frame Precinct B:</p> <p>10.4.4.1 A maximum of 4 storeys to an overall height of 16 metres above natural ground level is permitted provided that it is contained within 20 metres of the Almondbury, Riseley or Marion Street lot boundary;</p> <p>10.4.4.2 A maximum of 3 storeys to an overall height of 12 metres above natural ground level provided that it is not within 12 metres of a property outside the Structure Plan area.</p> <p>10.4.4.3 A maximum of 2 storeys to an overall height of 9 metres above natural ground level is permitted for all other development.</p>	<p>The development proposes a seven storey (with roof top) apartment and a maximum of 26 metres in height, contained within the 29 metres of the Almondbury Road lot boundary.</p> <p>Further commentary on this variation is provided at Section 5.3 of this report.</p>	<p>Variation</p>
<p>10.4.5 The roof areas of any building are not to be used as accessible open space areas, viewing platforms, or the like unless;</p> <p>10.4.5.1 It is not within 12 metres of any property outside of the Structure Plan area; and</p> <p>10.4.5.2 It complies with the visual privacy requirements specified in Section 10.4.16 and 10.4.17.</p>	<p>The development proposes a rooftop terrace which is a minimum of 35m away from the closest property outside of the structure plan area (north).</p> <p>The roof top terrace complies with the visual privacy requirements under section 10.4.16 and 10.4.17 being setback substantially more than 7.5m to the north and 6m to the west.</p>	<p>✓</p>
<p>10.4.6 When accessible open space areas, viewing platforms, or the like, are permitted, an open (on at least 3 sides) shade structure may be permitted.</p>	<p>Portion of roof terrace is covered and is open on all sides.</p>	<p>✓</p>
<p>10.4.7 Any floor of a building having 50% or more of its volume located below natural ground level is not included in the calculation of the number of storeys but is included in the calculation of building height in metres.</p>	<p>The underground car park has been excluded from the calculation of height for the purpose of the building height assessment.</p>	<p>✓</p>

Setbacks		
10.4.8 Street setbacks may be nil and side building setbacks in accordance with the R-100 provisions contained in the R-Codes.	<p>Setbacks to Bragor Place and Almondbury Street are compliant.</p> <p>Side building setbacks to the western property are nil setback up to level 4, 1.8m levels 5 and 6, resulting in a variation to the 3m requirement.</p> <p>Further commentary on this variation is provided at Section 5.3 of this report.</p> <p>13m setback is provided to the roof terrace, compliant with the R-Codes.</p>	<p>✓</p> <p>Variation</p> <p>✓</p>
10.4.9 Notwithstanding the above, and exception as provided in 10.4.10, nil setbacks to two (2) side boundaries are permitted to a maximum of 2 storeys.	Noted. Nil setback proposed to one boundary (western).	✓
<p>10.4.10 Rear building setbacks (to lots outside of the structure plan area) are to be in accordance with the R-50 provisions in the R-Codes, with a minimum setback of three (3) metres.</p> <p>Rear building setbacks to other lots within the structure plans are to be in accordance with the R-Codes.</p>	The apartment building is setback approx. 30m from the adjoining residential development, and buffered through the use of the townhouse development.	✓
Open Space and Landscaping		
10.4.12 Landscaping is to accord with an overall landscaping plan for the site, which has been approved by the City.	<p>Landscaping plan provided by PLAN E Landscape Architects.</p> <p>Refer Appendix B</p>	✓
Building Appearance		
10.4.13 Building appearance in accordance with Part 10 of this structure plan.	The proposed development has been designed in accordance with the provisions of Part 10 of the Structure Plan where possible. This has been further validated through support of the City's DRP.	✓
Private Open Space		
10.4.14 A private terrace, balcony or courtyard that is connected to an internal living space such as a lounge room or dining room is to be provided at a minimum of 12sqm per dwelling	All terraces, balconies and courtyard are designed to have direct access to the main internal living area of each unit and is a minimum of 12sqm per unit with the exception of A3 configuration units (1 bed x 1 bath) which range from 10 – 11sqm.	Minor Variation

	The minor variation is not considered to be detrimental to the amenity of the residents living in the property given the nature of the unit is likely to serve just one to two residents, and there is a communal roof top garden which is also available for use.	
10.4.15 The minimum dimension (width or length) for a terrace, balcony or courtyard is 3 metres.	All terraces, balconies and courtyards are a minimum of 3 meters in dimension.	✓
Visual Privacy		
10.4.16 Visual privacy for other lots within the Centre Frame Precincts in accordance with the R-100 provisions contained in the Residential Design Codes.	<p>Proposed seven – storey development meets all acceptable privacy design outcomes.</p> <p>Proposed layout of balconies ensures minimal impact on privacy, as per design principles.</p> <p>Balconies are unscreened for at least 25 per cent of their perimeter.</p> <p>Living rooms have an external outlook from at least one major opening that is not obscured by a screen.</p>	✓
10.4.17 Visual privacy to lots outside the Centre Frame Precincts in accordance with the R40 provisions for grouped housing development contained in the R-Codes.	<p>Proposed layout of balconies ensures minimal impact on privacy, as per design principles.</p> <p>Design of grouped dwellings in accordance to design principles in terms of wall height and setback distance, to ensure adequate visual privacy.</p>	✓
Solar Access		
10.4.18 Developments within the Centre Frame Precincts that potentially overshadow any development outside the Precincts are to be accessed in accordance with the solar access requirements at the R40 zoning as contained in the R-Codes.	The shadow casted by the development will cast to the street (Almondbury Road) with a minor portion over the shopping centre and not a residential property.	✓
Vehicle Access		
10.4.19 The design of driveways must allow cars to enter the street in a forward moving gear.	The proposed driveways allow for residential vehicles to egress in and out in forward moving gear.	✓

Other Residential Development Requirements

The following elements also apply to the Centre Frame Precincts and are assessed in accordance with the R-Codes at the R100 zoning (if applicable);

10.4.20.1 Street Surveillance	All units facing a street allow have major openings facing the public realm which allow for active and passive street surveillance.	✓
10.4.20.2 Street walls and fences	No formal fencing proposed. Balustrading to terraces and balconies is visually permeable glass to maintain unobscured connection to the street.	✓
10.4.20.3 Sight lines	The proposed sightlines for the development comply with residential sightline requirements.	✓
10.4.20.4 Design of car parking spaces	The car parking spaces are designed to comply with Australian Standards.	✓
10.4.20.5 Site works and retaining walls	This is no longer a section of the R-Codes Volume 2. Regardless, retaining walls are required due to the existing slope of the site. The visual impact of the retaining wall is mitigated through the use of landscaping and balconies fronting Bragor Place.	✓
10.4.20.6 Stormwater management	All storm water to be contained on site	✓
10.4.20.7 Dwelling size	In accordance with clause 4.3 size and layout of dwellings of the R-Codes, each unit complies with the minimum internal floor area suggested under Table 4.3a.	✓
10.4.20.8 Outbuildings	Each multiple dwelling has a dedicated storeroom separate to the dwelling for exclusive use. The town houses have internal storage facilities incorporated into the layout for storage, with additional space external to the dwelling to accommodate for an outbuilding if necessary.	✓
10.4.20.9 External fixtures; and	No external fixtures are proposed as part of the development at this stage; however it is understood that they can be managed through a condition of approval if necessary.	✓

10.4.20.10 Utilities and facilities.	All utilities and service infrastructure will be located within the front setback area unless required. In those instance the services will be incorporated to reduce visual impact to the street as much as possible.	✓
10.5 Resource Conservation		
10.5.1 Prior to major development the landowner is to prepare a Servicing, Loading and Waste Management Plan to the satisfaction of the City.	A Waste Management Plan by Talis Consultants has been provided. Refer to Appendix E for a copy of the WMP.	✓
10.5.2 Unless otherwise approved through the preparation and approval of a Local Water Management Plan, all storm water is to be contained onsite.	All storm water is proposed to be contained onsite.	✓
10.5.3 Developments are to include appropriate energy and conservation measures.	A Sustainability Self-Assessment with independent verification (by Emergen) was conducted for the proposal. Refer to Appendix D for a copy of the sustainability assessment.	✓
10.5.4 Solar passive design principles should be considered in the detailed design of buildings.	The development optimises solar orientation to rooms and communal areas to reduce the need for temperature regulation and artificial lighting where possible.	✓
10.5.5 Building design should encourage water efficiency, wherever possible.	A Sustainability Self-Assessment with independent verification (by Emergen) was conducted for the proposal. Refer to Appendix D for a copy of the sustainability assessment.	✓
10.5.6 Unless otherwise agreed, developments should be in accordance with the Energy Efficiency in Building Design Local Planning Policy.	The development has been designed to consider the provisions within the City of Melville Energy Efficiency in Building Design LPP through; Orientating the building to maximum north facing windows and outdoor living areas whilst minimising west facing openings. Incorporation of eaves and other shading structures to provide shelter from direct solar glare and heat. Incorporation of substantial landscaping, inclusive of meaningful deep soil planting and retention, with specific consideration	✓

	<p>for waterwise planting and irrigation methods.</p> <p>Utilising light roof colours and materials to reflect heat and prevent excessive heat absorption within the built form.</p>	
--	--	--

Appendix I

R- code Assessment – Volume 1 (Townhouse Component)

Development Standard	Proposed Development	Complies
5.1.1 Site Area	All lots are minimum 180sqm, averaging a minimum 220sqm	✓
5.1.2 Street Setback	Dwellings are orientated to the internal shared access shared access way, and are designed to meet the Design Principles. This is best demonstrated through the DRP's support of the townhouse component of the development.	✓
5.1.3 Lot Boundary Setback/ Lot Boundary Walls	<p>The 2.8m setback provided to neighbouring properties meets the Design Principles. The following points are noted:</p> <ul style="list-style-type: none"> - The retention of vegetation reduces the impact of building bulk on the adjoining properties. - The development results in no overshadowing of the neighbouring properties. - The development is designed to minimise overlooking, with major openings set back from the boundary. 	✓
5.1.4 Open Space	The landscape strategy prepared by Plan E achieves the Design Principle criteria for open space.	✓
5.1.5 Communal Open Space	N/A – no reduction of open space area is sought.	✓
5.1.6 Building Height	6.4m wall height proposed.	✓

Development Standard	Proposed Development	Complies
5.2.1 Setback of garages and carports	Minimum 6m x 6m manoeuvring area provided for each grouped dwelling garage	✓
5.2.2 Garage Width	Garages are not more than 50% of the lot width	✓
5.2.3 Street Surveillance	Major opening proposed facing Bragor street from townhouse 1.	✓
5.2.4 Street walls and fences	Ballastrading of town house 1 is visually permeable.	✓
5.2.5 Sightlines	Min 1.5m x 1.5m setback provided in either side of the proposed crossover	✓
5.2.6 Appearances of retained dwelling	N/A	N/A
5.3.1 Outdoor living areas	Outdoor living areas are provided for all dwellings.	✓
5.3.2 Landscaping	The site-wide landscape strategy meets the Design Principles.	✓
5.3.3 Parking	A minimum 2 parking bays provided per grouped dwelling	✓
5.3.4 Design of car parking spaces	Minimum 6m x 6m internal dimensions.	✓
5.3.5 Vehicular access	All vehicles can achieve egress in forward gear.	✓
5.3.6 Pedestrian Access	A dedicated pedestrian access is provided separate to the main vehicle accessway.	✓
5.3.7 Site works	1.5m retaining walls around grouped dwellings comply with minimum setback requirements.	✓
5.3.8 Retaining walls	No substantial retaining is proposed for townhouse component.	✓
5.3.9 Stormwater management	All stormwater to be contained on site	✓
5.4.1 Visual privacy	<p>The Design Principles for visual privacy are met through the following measures:</p> <ul style="list-style-type: none"> - Openings to major dwellings are setback from the neighbouring boundary; - Landscaping and vegetation is retained along the norther boundary. 	✓

Development Standard	Proposed Development	Complies
5.4.2 Solar Access	Shadow is casted over the public realm (Almondbury Road) and not a private residence.	✓
5.4.3 Outbuildings	The town houses have internal storage facilities incorporated into the layout for storage, with additional space external to the dwelling to accommodate for an outbuilding if necessary. A minimum 4sqm (minimum 1m dimension) storage area can be accommodated for within the garage.	✓
5.4.4 External fixtures, utilities and facilities	All external fixtures, services and utilities will be incorporated behind the front setback.	✓

Appendix J R- code Assessment – Volume 2 (Apartment Component)

Acceptable Outcomes	Proposed Development	Complies
Element 2.2 Building Height	As per City of Melville City Centre Structure Plan	Refer Appendix G
Element 2.3 Street Setbacks	As per City of Melville City Centre Structure Plan	Refer Appendix G
Element 2.4 Side and Rear Setbacks	As per City of Melville City Centre Structure Plan	Refer Appendix G
Element 2.5 Plot Ratio	N/A - As per Clause 3.5 City of Melville City Centre Structure Plan	Refer Appendix G
Element 2.6 Building Depth	No dwelling has a depth greater than 20 metres and allows for optimal solar access and cross ventilation	✓
Element 2.7 Building Separation	Proposed development meets the building separation setbacks as required in Table 2.7	✓
Element 3.2 Orientation	<p>Building which face a public street incorporate major openings in the form of terracing or balconies to allow for surveillance.</p> <p>The dwelling is orientated primary to the north and south to maximise the number of north-facing apartments.</p>	✓
Element 3.3 Tree Canopy and Deep Soil Areas	<p>The site achieves the following:</p> <ul style="list-style-type: none"> 12.6% deep soil area; 	✓

Acceptable Outcomes	Proposed Development	Complies
	<ul style="list-style-type: none"> Retention of 5 trees; and Planting of 23 new trees 	
Element 3.4 Communal Open Space	As per City of Melville City Centre Structure Plan	N/A
Element 3.5 Visual Privacy	<p>Apartment balconies front the street.</p> <p>11m from closest apartment balcony to grouped dwelling.</p> <p>Appropriate cone of vision distance from major room openings according to table 3.5.</p>	✓
Element 3.6 Public Domain Interface	<p>All town houses have their own private courtyard.</p> <p>All car parking proposed is concealed in basement parking and is not visible from the street.</p> <p>All balconies and terraces are primarily orientated to the public realm and not to private residences.</p> <p>Balustrading is proposed to be visually opaque and will allow for casual surveillance by the residents.</p>	✓
Element 3.7 Pedestrian Access and entries	<p>A pedestrian pathway is proposed connecting to the existing footpath network and will allow for a continuous path of travel between the public realm and the building.</p> <p>The pedestrian path is sheltered by awnings on the site and will allow for weather protection from the elements.</p> <p>The pedestrian paths are separate from the vehicle paths.</p>	✓
Element 3.8 Vehicle Access	As per City of Melville City Centre Structure Plan	N/A
Element 3.9 Car and Bicycle Parking	As per City of Melville City Centre Structure Plan	N/A
Element 4.1 Solar and Daylight Access	As per City of Melville City Centre Structure Plan	N/A
Element 4.2 Natural Ventilation	As per City of Melville City Centre Structure Plan	N/A
Element 4.3 Size and Layout of Dwellings	All dwellings meet the minimum floor areas required for the dwelling type, with a layout that allows for flexibility to accommodate furniture and good appropriate to the household size.	✓
Element 4.4 Private Open Space and Balconies	<p>Each dwelling has a private terrace or balcony that is accessible from a habitable room (main living).</p> <p>Each open space have minimal screening to allow for</p>	✓

Acceptable Outcomes	Proposed Development	Complies
	openness without compromising the amenity of adjoining residents.	
Element 4.5 Circulation and Common Space	Circulation corridors are a minimum of 1.5m in width and allows for universal access. The layout has been optimised for easy wayfinding and legibility to residents and visitors of the like.	✓
Element 4.6 Storage	Each dwelling has exclusive use of a storage area that is appropriate in size in accordance to the type of dwelling, and is consistent with the recommended storage sizes under table 4.6. Stores are provided within the apartments where possible. The remainder of resident stores are located within the car park.	✓
Element 4.7 Managing the Impact of Noise	No major noise sources in proximity to the development. Refer to Appendix G for a copy of the Acoustic report	✓
Element 4.8 Dwelling Mix	A range of multiple dwelling types is proposed as part of this development comprising of studio, 1 bedroom, 2 bedroom, and 3 bedroom apartments along with two storey town houses	✓
Element 4.9 Universal Design	The development allows for universal access through the incorporation of lifts, minimum aisle widths, and appropriate grading across the site.	✓
Element 4.10 Façade Design	The proposed building façade incorporates a range of scaling, articulation, materiality and detailing to create points of interest and minimise blank facades.	✓
Element 4.11 Roof Design	The upper levels are setback further, whilst incorporating light weight materials to alleviate any sense of bulk visible to adjoining properties and the public realm. The roof incorporates a roof top terrace garden which allows for a communal open space area to service the residents of the building.	✓
Element 4.12 Landscaping Design	Landscaping is proposed across the development inclusive of verge treatments, deep soil planning, soft landscaping pockets and a dedicated roof top terrace garden. The landscaping design proposed will enhance the floral diversity of the surrounding area and promote development of an enhanced tree canopy for the street.	✓
Element 4.13 Adaptive Reuse	Whilst the existing building is to be demolished completely, the proposed development will improve the usability of the lot by providing a diverse range of	✓

Acceptable Outcomes	Proposed Development	Complies
	dwelling offers, of a high quality, to the aging residents in the area.	
Element 4.14 Mixed Use	Whilst the development is purely residential in nature, the ground floor dwellings incorporate open terraces to activate the pedestrian level.	✓
Element 4.15 Energy Efficiency	The development is developed to a 5-star green star rating. See sustainability self-assessment.	✓
Element 4.16 Water Management and Conservation	All storm water is to be contained within the site.	✓
Element 4.17 Waste Management	Waste storage facilities are concealed within the basement parking area and will not be visible from the street. Waste management will be in accordance to the WMP.	✓

Appendix K Crime Prevention Through Environmental Design of Building Assessment

Development Standards	Proposed Development	Complies
1.1 Passive Surveillance		
(a) The development is to have a view of the adjacent footpath or road reserve of the Primary Street (and Secondary Street if on a corner lot) from the ground floor level windows;	The ground floor units (and front town house) have major openings and terraces fronting the public street which will allow for active and passive street surveillance.	✓
(b) Developments comprising two or more storey structures should be designed to incorporate windows which have a view over the Primary Street (and Secondary Street if on a corner lot);	Units facing Almondbury Road and Bragor Place have open balconies integrated which allow for unimpeded views to the street.	✓
(c) Open-air car parking areas are to be overlooked by windows and/or outdoor living areas from within the subject development or the existing developments on surrounding sites;	All parking bays contained within the lot boundaries are covered. Offsite (verge) visitor bays are surveillance by terraces and major openings from the ground floor units.	✓
(d) Developments abutting areas reserved as open space are to incorporate windows or balconies overlooking the reserve;	Proposed development does not abut any open spaces or reserves.	N/A
(e) Landscaping is not to obstruct views of the adjacent footpath or road reserve from ground floor level windows.	Landscaping proposed on the verge, setback area, and terrace planters are of low height to allow for passive surveillance to the street.	✓
1.2 Graffiti		
(a) Building designs are to avoid blank walls or fences which will be accessible from	The architectural built form utilises a variety of high-quality materials, varying	✓

Development Standards	Proposed Development	Complies
the public realm. Where this is not possible, such structures are to incorporate an anti-graffiti treatment.	colours and landscaping to provide an enhanced street presence and reduce blank facades to the public realm.	
1.3 Fencing		
(a) Fencing within the front setback of properties is to be visually permeable above 1.2m in height.	No formal fencing proposed. Balustrading to terraces and balconies is visually permeable glass to maintain unobscured connection to the street.	✓
1.4 Design Elements for Non-Residential and Multiple Dwelling Developments		
(a) Developments are not to incorporate blind corners adjacent to pedestrian paths.	Sufficient setbacks are maintained to allow for unimpeded pedestrian surveillance around corners.	✓
(b) Developments are not to include recessed doorways or alcoves that restrict natural surveillance adjacent to pedestrian paths.	The pedestrian entries are clearly delineated and highlighted at ground level along Almondbury Road and Bragor Place for easy wayfinding. Doorways and lifts are strategically located directly within the main pathway for optimal legibility.	✓
(c) Parking areas, access ways and entrances are to be well lit for clear visibility at night or a closed-circuit television system is to be installed.	Lighting to parking areas, access ways and public thoroughfares installed to Australian Standards.	✓

