

Assessment Against the Town Centre Built Form Guidelines

Policy Requirement	Proposal	Officer Comment
<p>Building height</p> <p>R1.1 Building heights comply with the parameters detailed in the Precinct Specific Policy Requirements.</p> <p>R1.2 Promote flexible structural systems on the ground floor which support a degree of future change in building use or configuration.</p> <p>A floor to ceiling height of 4.5 metres or greater is encouraged for retail, commercial and civic premises to allow active public uses and provide for flexibility such as mezzanines.</p> <p>R1.3 Residential use at ground level may be enquired to provide a floor to ceiling height up to 3.75 meters promoting, adaptive re-use and intensification over time.</p> <p>R1.4 Roof plants and equipment, lift overruns, roof terraces and architectural features may be contained above the maximum height to a maximum of 4.0 metres and subject to no visual intrusion to the streetscape.</p>	<p>The proposed building heights range from 5m to 6.3m (top of roof), which is broadly consistent with the two-storey scale envisaged for the Residential Precinct.</p> <p>The internal ceiling heights are purpose designed for the intended childcare use of the building, noting the building must be purpose designed to meet functional and regulatory requirements.</p> <p>AC units are provided above the external storeroom at the eastern side of the development, within the 4m limit set (noting the storeroom is 2.7m-3.2m high).</p>	<p>Complies</p> <p>The overall height of the proposed Child Care Centre complies with the Residential Precinct which is guided by the Residential Design Codes of Western Australia.</p>
<p>Setbacks</p> <p>R2.1 Setbacks shall be in accordance with the relevant Precinct Specific Policy Requirements.</p> <p>R2.2 Occupiable spaces such as balconies are not permitted to protrude beyond the property boundary.</p> <p>R2.3 Insets up to 3.0 metres deep and up to 10.0 metres</p>	<p>The site is located in the Residential precinct, where setbacks are to be in accordance with the R-Codes.</p> <p>A coding of R60 is designated to the site under the LSP.</p> <p>Setbacks for primary and secondary street are compliant with the minimum 2m and 1m required for R60 coded sites.</p>	<p>Complies</p> <p>The setbacks generally comply with the R Codes.</p> <p>As discussed in the main report the reduced setbacks to the southern boundary would not adversely impact on the adjoining neighbours</p>

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<p>long for façade walls may be permitted above Ground Floor. Any insets shall be framed on at least one side by a solid wall.</p>	<p>Along the southern boundary, two boundary walls totalling 8.1m in length are provided which are less than 3.5m in height (compliant). The 3-4+ activity room is compliantly set back 3.7m.</p>	
<p>Architectural character</p> <p>R3.1 The architectural style of new buildings should reinforce the architectural style rural town feel. Styling shall be simple and contemporary, referencing on the simple forms and styling of traditional rural architecture. Developers shall demonstrate an understanding and interpretation of this context.</p> <p>R3.2 The contemporary rural architectural character should:</p> <ul style="list-style-type: none"> • Emphasise the local identity through the appropriate use of built form, building materials, articulation and colour; • Respond to the local climatic conditions providing protection against the strong easterly winds whilst taking advantage of the views toward foothills. <p>R3.3 Australian vernacular styling used in a contemporary fashion which takes advantage of steel and modern glazing creatively will produce designs suitable for the local conditions. This styling is required for all development.</p> <p>R3.4 Inconsistent architectural styles with the theming of the LSP area, such as Tudor, Mediterranean, Santa Fe</p>	<p>The architectural character of the development meets the intent of the built form guidelines, based on:</p> <ul style="list-style-type: none"> • A responsive site layout which utilises an 'L' shaped building to ensure the key street frontages are addressed, whilst screening the car park. • The integration of external playscape into the streetscape response, including the planting of new native trees. The playscape will be framed by a permeable garrison style fence to allow a connection and interface with the public realm. • The use of interesting and varied roof forms, including a feature verandah at the north western corner of the site which forms part of the corner response and acts as a key note to the traditional rural 'lean to' verandah. • The format and location of the building provides easterly wind protection to the outdoor play spaces but facilitates ventilation through the provision of generous open spaces. • The use of traditional earthy materials and colours ranging from green, cream, light brown to chestnut brown. 	<p>Officers are satisfied that the proposal demonstrates an architectural style-built form which is responsive to the existing architectural style forms comprising mainly of residential dwellings.</p> <p>The skillion roof style and on the elevations, verandas and covered walk way/corridors helps to achieve simple forms and styling of traditional rural architecture with the rural feel.</p> <p>The schedule of material colours, and finishes proposed is consistent with the town centre guidelines.</p>

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<p>and Tuscan are not supported.</p> <p>R3.5 The architectural character of pavilions, shelters, kiosks and other structures within the public realm shall complement the architectural identity of surrounding developments.</p>		
<p>Building articulation and building materials</p> <p>R5.1 Extensive expanses of blank and flat façades facing the public realm must be avoided. As a guide, façades at street level should articulate at intervals of 6.0 to 10.0 metres.</p> <p>5.2 Corner Developments shall through the incorporation of a design element reinforce both street frontages to enhance the streetscape and add visual interest.</p> <p>R5.3 Façades facing the public realm shall have balanced proportions and architectural integrity and shall be modulated to add variety and interest. This may include but is not limited to:</p> <ul style="list-style-type: none"> • Projections and/ or recessions; Balconies, roof gardens and verandahs; • Tower elements on corner sites. Increased street wall heights at corners must take into consideration solar access requirements and shall not exceed an additional 4.0 metres in height (the equivalent of one storey); 	<p>The proposed building does not provide any blank or flat facades facing the public realm.</p> <p>Each street facing façade comprises stepped/articulated setbacks and/or glazed surfaces with interesting roof forms, and the key corner location is addressed with a feature verandah.</p> <p>The materials selected are of a high quality and durable nature, to ensure longevity and build quality. The large north-facing section of roof is proposed to contain solar PV panels which would enhance the facility's green star rating.</p> <p>Landscape integration is a key component of the design approach for this development, with native Melaleuca trees proposed throughout the playscape, including a feature tree which is integrated into the large feature verandah as part of the corner response.</p>	<p>Complies</p> <p>Sufficient fenestration and articulation is proposed.</p> <p>The proposal has been articulated in a way that sufficiently addresses the street frontages.</p> <p>The uses of garrison fencing along the boundaries makes the site permeable and achieve good passive surveillance of the street during operating hours.</p>

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<ul style="list-style-type: none"> • Shade devices (including awnings), noise barriers and privacy screens; • Expression of building entries with awnings, porticos, recesses, blade walls and projecting bays; • Deep window reveals; • Interesting roof forms (refer requirement 6.2); and • varied colours and materials. <p>R5.4 Building articulation should have regard to the preferred character for the precinct.</p> <p>R5.5 Building façades shall be articulated and detailed with an emphasis on vertical form to create a perception of complimentary bulk and height.</p> <p>R5.6 Exterior walls of buildings are required to feature a composite of construction materials. Face brickworks, stucco trim or rendered masonry shall be the dominant materials and are to be complimented by detail elements of alternative materials such as:</p> <ul style="list-style-type: none"> • Face and rendered/painted brick work/block work of contrasting colour; • Stone cladding; • Clear glazing; • Limestone block; • Timberwork (including recycled) and/or; • Corrugated sheet metal cladding in Colourbond finish. 		

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<p>R5.7 Light coloured (including limestone) bricks shall not be used as dominant cladding material. Some light colours may be allowed where they are considered to complement the local landscape.</p> <p>R5.8 Materials should be selected to:</p> <ul style="list-style-type: none"> • Achieve simplicity and strength of design; • Avoid busy compositions and; • Assist in providing comfortable thermal conditions; • Avoid high levels of reflectivity. <p>R5.9 All new developments within the Byford Town Centre LSP area must demonstrate best practice in ecologically sustainable design. This implies equivalence with a minimum 6-star energy rating for residential developments and 5-star for commercial developments, under the Green Building Council of Australia rating system.</p> <p>R5.10 The use of bulk and/or reflective insulation to walls, ceilings and roofs is required.</p> <p>R5.11 The use of building materials which are low embodied energy materials, recycled or recyclable, come from renewable sources, or involve environmentally acceptable production methods is recommended.</p> <p>R5.12 The use of rainforest timbers and timbers from old growth forests should be restricted.</p>		

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<p>R5.13 The use of modern durable and low maintenance cladding materials (Syconproducts like Matrix and Stria masonry cladding or Linea weatherboard) is encouraged.</p>		
<p>Roofscape</p> <p>R6.1 Rooflines require to be of a suitable vernacular and innovative but non-intrusive; contribute to the rural identity of the area; and reflect the range of uses and development types in the precincts.</p> <p>R6.2 A mix of skillion, pitched and flat deck behind parapet roofs are supported. Where pitched roofs are employed, the pitch shall be provided between 20-35 degrees where visible from the public domain, with a shallower pitch acceptable for verandahs, canopies and small areas of skillion. The use of gables fronting the public domain is encouraged to add further interest to the streetscape.</p> <p>R6.3 Architectural feature roofs, such as, clock towers, poles and spires, curved and floating roofs and any shapes accommodating roof gardens, are encouraged for the landmark sites identified in Diagram 2.</p> <p>R6.4 Roofs should generally be expressed in a way which compliments the architectural style of the building, which provides clear silhouettes and minimises visual clutter. Appropriately proportioned dormer windows and skylights can add interest to</p>	<p>The development employs a skillion roof approach, which allows an interesting and varied roof form to enhance its contribution to the public realm.</p> <p>Whilst the site is not identified as a landmark site under the built form guidelines, the use of a skillion roof has created an opportunity to provide a feature verandah at the corner interface with Granfell Way and Gordin Way.</p> <p>The roof form includes a sawtooth component which ensures the southern end of the building has unmitigated access to natural light, enhancing the sustainability of the development. In addition to this, a significant proportion of the roof is north-facing which has allowed the incorporation of solar PV panels.</p> <p>The roof material will be metal with a 'surf mist 'colour treatment, which is consistent with the built form standards.</p>	<p>Complies</p>

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<p>the external appearance of a roof and break up its volume.</p> <p>R6.5 Roof design should minimise bulk and overshadowing of neighbouring properties.</p> <p>R6.6 Where the roof form permits, the roof or loft spaces shall be designed to be used. Rooms located in the roof cavity should have a minimum head height of 2.4 metres over two thirds of the floor area. Flat roof spaces shall be used as outdoor recreational areas, taking advantage of access to sunlight and views towards the scarp.</p> <p>R6.7 The permissible roof materials include metal roofing, clay tiles and light grey (timber) shingles. Roofing materials made from cement tiles or composite materials are not permitted. Zinalume finish may be permitted but shall be treated to reduce its reflective qualities and impact upon neighbouring lots.</p> <p>R6.8 Roof colours to be predominantly neutral and have a low visual impact. No dark colour roof materials and roofs with poor thermal properties shall be permitted. Only clay tiles in traditional terracotta colours will be permitted. For recommendation on appropriate metal roofing colours, please refer to the colour chart in Appendix A.</p> <p>R6.9 Minimise the visual intrusiveness of service elements by integrating these into the design of the roof.</p>		

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<p>Entrances and pedestrian access</p> <p>R7.1 Building entrances are to be designed as a clear and identifiable element of the building in the street.</p> <p>R7.2 Provide direct a physical and visual connections between street and entry. Pedestrian entrances to buildings must be clearly visible and identifiable within a 180 degree line-of-site from each entry point. Minor obstructions to views are acceptable.</p> <p>R7.3 All new developments are required to be accessible to people with mobility disabilities, including the aged and people with prams.</p> <p>Pedestrian entrances must be at finished pavement level to allow Universal Access, and any changes of level should take place within buildings.</p> <p>R7.4 Building should have multiple entries to activate the street edge or reinforce a rhythm of entries along the street. Separate entries should be provided for:</p> <ul style="list-style-type: none"> • Pedestrian and vehicles; • Different uses; • Ground floor premises. <p>R7.5 Access to residential premises above commercial tenancies should not occupy more than 20% of the ground floor frontage.</p>	<p>The facility's primary entrance is via the car park, noting the majority of patrons would be arriving by car.</p> <p>Additionally, a childcare facility is not a use which invites the public at large to attend the premises – only staff and parents of enrolled children would regularly use the premises.</p> <p>The entry is linked to the footpath network via a paved walkway which ensures any parents or staff attending the site on foot have a clear path into the building.</p> <p>The entry is covered for shelter and gated for security and includes a pram parking area for the convenience of parents.</p> <p>Accessibility is maximised through the positioning of the ACROD bay at the point closes to the entry, allowing uninhibited and easy access to the building.</p>	<p>Complies</p>
<p>Visual and acoustic privacy</p> <p>R8.1 All residential and mixed-use developments are to be in accordance to the relevant privacy</p>	<p>The site is not residential or mixed use in nature. As detailed earlier in this report, the site is not affected by road or rail noise due to its separation from South</p>	<p>Complies</p> <p>As discussed in the report, the application included an Environmental Noise Assessment (ENA) which concluded that the proposal which demonstrates accept-</p>

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<p>provisions under the R Codes.</p> <p>R8.2 Buildings are constructed in accordance with AS 3671: Acoustics – Road Traffic Noise Intrusion, Building Siting and Construction and the State Planning Policy Road and Rail Transport Noise.</p> <p>R8.3 The internal layout of rooms, courtyards, terraces and balconies, is to be designed to minimise the transmission of noise to adjacent residential premises through the choice of materials and the use of appropriate openings, screens and blade walls.</p> <p>R8.4 All commercial developments shall be in accordance with any relevant local policy provisions and demonstrate that any noise emitted does not exceed the assigned decibel levels in accordance with the Environmental Protection Regulations 1997 (As amended).</p> <p>R8.5 To reduce the risk of overlooking, commercial properties are to consider:</p> <ul style="list-style-type: none"> • Careful siting of windows and the use of obscure glass or highlight windows where necessary; • Screen planting/vegetation; • Screening devices such as fences, window screens, wing walls and courtyards screens; and • Horizontal screening. <p>R8.6 Noise impact associated with goods</p>	<p>Western Highway and the Australind rail line.</p> <p>The development is laid out in a way which concentrates outdoor play areas to street setback areas, limiting the possibility of acoustic impact to the southern residents.</p> <p>An acoustic assessment has been produced in support of the proposal which demonstrates acceptable noise levels to surrounding properties.</p>	<p>able noise levels to surrounding properties.</p> <p>The main outdoor play areas have been located further away from residential properties to minimise noise annoyance.</p> <p>The proposal recommends that the applicant submit a Noise Management Plan to ensure that all the recommendations within the ENA will be implemented.</p> <p>As discussed in the main report to achieve acceptable noise levels to adjoining properties construction of a solid 1.8m high fence and the restriction of some bays shall be implemented .</p>

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<p>delivery and garbage collection, particularly early morning, should be minimised through design.</p> <p>R8.7 The Shire may require a Noise Impact Assessment Report to accompany a Development Application.</p>		
<p>Building orientation</p> <p>R9.1 All building facades at ground floor level shall be oriented towards the street and public open spaces (including the town square, multiple use corridors and wetlands) to encourage surveillance. On corner sites, buildings must address both street frontages.</p> <p>R9.2 Ground level facades should be designed to have transparent elements (i.e. doors, windows or display panels) so that a visual and/or physical connection is created between the activity within the building and the public realm. The use of bi-fold doors or similar is encouraged.</p> <p>R9.3 Transparent elements for commercial premises within the LSP area should comprise of at least 60% of the ground level façade to make the inside easily discernible to the passer-by. The use of reflective and highly tinted glass is not permitted.</p> <p>R9.4 Upper floor facades should be transparent and maintain a minimum of 30-50% area of window.</p> <p>R9.5 Small scale retail and civic activities shall sleeve large supermarkets and retail outlets and provide active frontages to</p>	<p>The benefit of the proposed land use is that it provides substantial activity throughout the internal and outdoor spaces.</p> <p>The activity spaces are oriented toward Gordin Way and Granfell Way and the use of permeable street fencing encourages passive surveillance of the street when the facility is operating.</p>	<p>Complies</p> <p>The proposal has been designed to address the street frontages.</p>

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surrounding streets and public places.		
<p>Boundary treatment</p> <p>R10.1 In order to enhance the village character in the LSP area, no fencing shall be erected to the street boundary of commercial and retail tenancies (unless otherwise determined by Council).</p> <p>R10.2 It is acknowledged that ground floor residential premises might require fencing to the street boundary and multiple use corridors. Where such fencing is required, it shall have a solid base not exceeding 0.5 metres in height and may have piers to a maximum height of 1.8 metres, with infill panels which are at least 50% visually permeable to allow facilitate casual surveillance.</p> <p>R10.3 Fences facing multiple use corridors shall include gates so direct access can be obtained from the private development into the public space.</p> <p>R10.4 Fences shall be constructed of masonry or stone. Building materials and colours should be compatible with the building and landscape design.</p> <p>R10.5 Fibrous cement fencing and profiled sheet metal are not to be used within the front setback area or where it can be seen from public areas.</p> <p>R10.6 Any boundary fencing must be constructed with durable materials which can easily be cleaned and are vandalism resistant.</p>	<p>Having regard for the nature of the proposed land use and the regulatory requirement for all spaces occupied by children to be appropriately secured, street fencing is appropriate and warranted in this instance.</p> <p>The fencing proposed is garrison style and permeable, which will create a level of interactivity with the surrounding area and an appropriate interface with the POS area across the road.</p> <p>The garrison style fencing is resistant to vandalism and graffiti as there are no solid surfaces.</p>	<p>The proposed fencing along the boundaries is mainly to enclose the childcare facility for security reasons.</p> <p>The proposed garrison style is permeable and increases surveillance of the centre all the times. It is considered that the fencing would be of high quality and easy to maintain.</p>

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<p>Weather protection</p> <p>R12.1 Developments with retail, commercial or community uses at ground level shall provide weather protection along the street façade, which shall typically take the form of an awning or verandah.</p> <p>R12.2 All-weather protection devices shall be located at first floor height at a minimum of 3.0 metres above finished pavement level (Diagram 3). They may be raised at entries or lobbies to emphasise an entry point.</p> <p>R12.3 Weather protection devices shall not extend to within 600 millimetres of the road kerb.</p> <p>R12.4 Weather protection shall be designed to take into account any street trees to allow for canopy spread and ongoing maintenance.</p> <p>R12.5 Where one protection device abuts another, the connection between them is to be treated so as to prevent the penetration of rain.</p> <p>R12.6 Awnings shall be cantilevered or suspended and provide no obstructions or hazard to pedestrians. Verandah posts may be positioned within the road reserve provided these posts are not an integral part of the structural integrity of the verandah (i.e. ornamental). The developer shall make all arrangements in relation to public liability.</p> <p>R12.6 Any awnings shall have a maximum fascia depth of 300mm.</p>	<p>Weather protection is a matter which must be addressed under the regulatory requirements for childcare licensing.</p> <p>The development provides verandahs extending out from the building which will offer shading, whilst the planting of large Melaleuca trees throughout the playscape will provide UV protection.</p> <p>Once the specific details of the playscape are settled at detailed design stage, further shading devices are likely to be incorporated into the playscape design.</p>	<p>Complies</p>

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<p>R12.7 A variety of materials for weather protection shall be provided to promote a diverse experience across the town centre Typical materials shall be sheet metal, wood, polycarbonate or similar.</p>		
<p>Signage</p> <p>R13.1 All signage in the LSP area requires the planning approval from the Shire. A Signage Strategy will be required for every application, where signage is proposed.</p> <p>R13.2 Signage shall be of high design standards and shall be integrated into the building design and shall not adversely impact visual amenity or conflict with architectural features. Signage should be kept simple and only display information that relates to the activities carried out on the premises.</p> <p>R13.3 Appropriate locations for signage include:</p> <ul style="list-style-type: none"> • Hanging from the awning; • Ground floor shop front windows and; • Ground floor façades. <p>R13.4 Signage mounted below an awning shall:</p> <ul style="list-style-type: none"> • Provide a minimum clearance of 2.7 metres above finished pavement level (Diagram 4); • Be limited to one such sign per street frontage of the subject tenancy and; • Be limited to a maximum size of 2.0m². 	<p>A signage strategy is included in the DA package, which depicts:</p> <p>A 'main' sign at the north-eastern corner of the site, facing the Marchant Way / Granfell Way intersection. The sign is 2m x 0.9m in size and depicts the simple lettering and logo of the proposed childcare operator.</p> <p>A smaller sign integrated to the building at the entry, visible within the car park. The sign is 1.2m x 0.9m in size and also depicts the simple lettering and logo of the proposed childcare operator.</p> <p>The signage proposed serves an important purpose for the identity of the site and is considered to be sited in a sensitive and appropriate manner.</p> <p>The signage is simple in nature and contains the name of the business and its logo. The colours and imagery depicted on the signage is consistent and complementary to the design approach for the overall development.</p>	<p>Complies</p> <p>The application proposes two signs on the western and northern elevations. The actual details of the signage would need to be submitted for approval by the Shire.</p>

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<p>R13.5 Window signs shall cover no more than 33% of the window as required within the Byford DAP.</p> <p>R13.6 Signs attached to the building façades should be aligned with and relate to the design lines of the façade. Wall sign are permitted with an aggregate area of 0.4m² per 1.0 metre of street frontage of the subject tenancy (up to a maximum aggregate area of 10m²).</p> <p>R13.7 Building identification is the only signage permitted above the ground floor. The use of affixed individual letters and/or numbers is encouraged.</p> <p>R13.8 Repetition of the same sign is discouraged.</p> <p>R13.9 A coordinated presentation for all signs is required where there are multiple occupancies or uses with a single building development.</p> <p>R13.10 The following signage is not permitted:</p> <ul style="list-style-type: none"> • Roof mounted signs; • Signage on the front face or on top of an awning fascia; • Free standing pylon structures; • Advertising signs on the public footpath; • Flashing signs; • Sequined or glittering signs; • Box-like or three dimensional signs; • Flags or bunting. 		

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<p>R13.11 Illuminated signs may be permitted and where suitable the use of LED lighting is strongly encouraged. However, their use shall be limited between 8am and 9pm only.</p>		
<p>Parking</p> <p>R14.1 On-site car parking spaces shall be provided for all new developments at the rates set out in the Byford Town Centre LSP.</p> <p>R14.2 Off street parking must be provided in accordance with AS 2890.1.</p> <p>R14.3 All on-site car parking, carports and garages are encouraged to be set at the rear or side of the building alignment and should not be located so as to face the street boundary.</p> <p>R14.4 Where possible, the on-site parking for multiple land holdings should be coordinated and combined.</p> <p>R14.5 Locate service entries on secondary streets or lanes, where possible, to minimise the impact on the primary streetscape.</p> <p>R14.6 Access to parking areas (both for vehicle and pedestrian) are clearly identified through the use of signage.</p> <p>R14.7 Dedicated pedestrian paths are provided within parking areas to avoid conflict with vehicle movements.</p> <p>R14.8 Car parking areas shall provide appropriate services for disabled users such as designated handicapped parking bays</p>	<p>As outlined in Section 5.7 of this report, the proposed onsite and offsite parking provisions will be entirely sufficient to cater for needs of the proposed centre.</p> <p>The proposed car park is located at the least prominent side of the site and substantially screened from view due to the layout and shape of the proposed building.</p> <p>The noise generated by the car park has been subject to an acoustic assessment and confirmed to achieve acceptable noise levels to adjoining properties subject to a solid 1.8m high fence and the management of some bays.</p>	<p>Complies</p> <p>Discussed in the main report. The proposal includes construction of 30 car parking bays (25 bays on site + 5 bays on street.</p> <p>The provision of the bays generally complies with the parking provisions under TPS2 and LPS3.</p>

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<p>and ramps in accordance with the Building Codes of Australia (BCA).</p> <p>R14.9 Parking should be designed to minimise the impact of development-related nuisance on nearby residents such as light spill, noise and vehicle movements.</p>		
<p>Site facilities</p> <p>R15.1 Loading facilities must be provided at the rear or side of developments. Such loading areas shall be designed to prevent crime and vandalism and shall be in accordance with the WAPC's Designing Out Crime Planning Guidelines.</p> <p>R15.2 Adequate garbage and recycling areas must be provided. These areas are to be visually integrated with the development to minimise their impact on the streetscape. Such facilities must be located that problems associated with smell are avoided.</p> <p>R15.3 Solar panels and solar water systems may be visible only where they are located in the same plane as the roof and there is no alternative location that can offer a similar level of solar efficiency.</p> <p>R15.4 Antennas, satellite dishes and the like are to be positioned in a location where they concealed from public view.</p> <p>R15.5 Lockable mail boxes should be provided close to the street, integrated with front fences or building entries.</p>	<p>The bin store is provided at the south-western corner of the car park and is substantially screened from public view.</p> <p>Swept path plans are provided as part of the TIS which demonstrate an 8m waste collection vehicle can make acceptable inward and outward movements for the purpose of servicing.</p> <p>The size of the bin store is satisfactory to cater for the needs of the facility.</p> <p>A waste management plan can be provided at detailed design stage to confirm the details of waste storage and collection.</p> <p>Solar PV panels are provided on the north facing roof and will be substantially screened from view due to the shape, configuration and variance of roof forms.</p>	<p>Complies</p>

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<p>R15.6 Vents to commercial kitchens should be designed and located to minimise the negative impact of smells on occupants on upper levels.</p>		
<p>Crime prevention</p> <p>R16.1 Orientate habitable rooms with views over public streets or public open spaces to allow for casual surveillance.</p> <p>R16.2 The use of bay windows and balconies which protrude beyond the main façade and enable a wider angle of vision to the street are encouraged.</p> <p>R16.3 Where rear lanes are used for vehicular access, provide surveillance of these lanes which could consist of habitable spaces above garages (including studio housing) and balconies.</p> <p>16.4 Ensure building entrances are oriented to face open or active spaces.</p> <p>R16.5 Building entrances shall be easily distinguishable, well-lit and under passive surveillance from surrounding buildings where possible to enhance personal safety of occupants and visitors.</p> <p>R16.6 Provide direct entry to ground floor residential premises from the street.</p> <p>R16.7 Avoid creating entrapment spots or places where intruders may loiter or be concealed.</p> <p>R16.8 Buildings shall be constructed from materials that are resistant to vandalism. The use of anti-</p>	<p>All activity spaces and outdoor play areas face public streets and facilitate passive surveillance over the public realm.</p> <p>The car park will be enclosed with a gate to ensure no after-hours access within the car park. When the facility is not operational, it will be fully closed and secured from the public.</p> <p>Feature lighting will be incorporated into parts of the development to ensure it is well lit during night time periods.</p> <p>The use of garrison style fencing deters graffiti and vandalism, as it reduces the extent of solid surfaces susceptible to such acts.</p>	<p>Complies</p>

Policy Requirement	Proposal	Officer Comment
<p>graffiti coatings is encouraged.</p> <p>R16.9 Ensure landscape design does not conceal the views of paths and open spaces from streets and surrounding developments.</p> <p>R16.10 Public parking areas must be well lit, have clearly defined access points and have clear views within the parking area.</p> <p>R16.11 On-site vehicle parking for residents and workers shall be secured and access restricted to residents only.</p> <p>R16.12 Through block connections must provide a clear sightline from one end to the other, for surveillance and accessibility. Through block connections must have a minimum width of 3.0 metres, clear of any obstruction.</p>		
<p>Landscaping</p> <p>R18.1 A landscape plan shall be submitted with every application for planning approval to demonstrate the manner in which the external areas of the site will be finished in terms of hard and soft landscaping.</p> <p>R18.2 All developments are to be appropriately landscaped to contribute to the amenity of the area, the aesthetic quality of the associated buildings and reflect the streetscape character.</p> <p>R18.3 Landscaping is of an appropriate scale relative to the road reserve and building bulk.</p>	<p>Landscaping arrangements are indicated on the development plans, including locations for tree planting and planting palette indicating the species types.</p> <p>A detailed landscaping plan can be provided at detailed design stage in accordance with a suitable condition of planning approval.</p> <p>The proposed architectural design approach includes a feature verandah at the north-western corner (facing the Granfell / Gordin intersection) which includes an integrated tree to promote nature play principles and celebration of the natural environment.</p>	<p>The application proposes planting of trees and native trees. A Landscape Plan shall be submitted to be approved by the Shire</p>

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<p>R18.4 Retain and incorporate existing vegetation where possible to reduce solar glare.</p> <p>R18.5 Landscaping shall be designed using water sensitive design principles.</p> <p>R18.6 Take into account the provision of shade. Vegetation can be incorporated into a development's sustainable design features by reducing heat load through the shading of walls.</p> <p>R18.7 Car parks shall be appropriately landscaped, overlaid with a regular grid of trees between parking rows to provide visual break-up, shade and infiltration of stormwater.</p> <p>Trees shall be planted every fifth parking bay within vegetation swales and bio-retention tree pits (refer to image of carpark on Page 16).</p> <p>R18.8 Landscaping themes and species must be consistent with the Byford Town Centre Public Realm Guidelines (LPP 73).</p>	<p>A number of native trees will be planted throughout the playscape to create an interface / connection with the highly vegetated POS area across the road.</p> <p>The car park provides perimeter landscaping strips with shade trees and attractive ground cover planting to ensure a suitable buffer to adjoining properties and the public realm.</p>	
<p>Private outdoor space</p> <p>R19.1 The provision of private outdoor areas shall be provided in accordance to relevant provisions under the R-Codes.</p> <p>R19.2 Where direct access to ground level private open space is not available, provide at least one balcony, terrace, verandah, roof terrace or deck for each dwelling with a minimum dimension of 2.0 metres and minimum area of 10m² in</p>	<p>The proposed early learning centre provides 744sqm of outdoor play area in accordance with regulatory requirements.</p> <p>The outdoor play area will contain trees, landscape planting and recreational play equipment which will be used for the purpose of early learning and curriculum activities.</p> <p>The outdoor play spaces are shielded from easterly winds by</p>	<p>Complies</p>

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<p>south facing areas and a minimum area of 12m² in north facing areas. This element shall be located addressing the primary street/public open space and should be accessible from a principal living space.</p> <p>R19.3 It is preferred that courtyards or balconies for residential components be located in positions where they may enjoy exposure to direct sunlight for at least two hours between 09:30 and 14:30 on 21 June.</p> <p>R19.4 Lightweight pergolas, sunscreens, privacy screens and planters are permitted on the roof, provided they do not increase the bulk of the building.</p> <p>R19.5 Developers shall demonstrate how climatic elements such as the easterly winds and the prevailing breezes area are considered in the design of private outdoor areas.</p>	<p>virtue of the building shape and placement.</p>	