

Hi Robert

Please see my responses in red for your reference.

- Given the parking area is now secured by a gate, how will the commercial visitors bay be accessible ?

Commercial Staff will be given a gate fob to access the car bay. Commercial Visitors will be required to talk to staff to be able to access the ACROD bay.

- Is it allowable for the universal bay shared space to be obstructed by bins on collection day and the proposed bi-folding gate ?

Please see below response from our Traffic Consultant.

*Based on the definition in AS2890.6, as per extract below, I am of the view that it should be ok as long it is a temporary situation.*

### 1.3.2 Shared area

An area adjacent to a dedicated space provided for access or egress to or from a parked vehicle and which may be shared with any other purpose that does not involve other than transitory obstruction of the area, e.g. a walkway, a vehicular aisle, dual use with another adjacent dedicated space.

However, please keep in mind that the provision of this residential bin presentation area is our initiative to future-proof the building, in the event that the building becomes a normal apartment building and not the proposed service apartments.

Please refer to the Waste Management Plan for details of the proposed waste collection strategy for the proposed serviced apartments.

- The drawings suggest that one unit is to be designed as an accessible apartment. However previous correspondence from your office advises that all dwellings will achieve the Silver standard for Liveable Housing and 1 dwelling will achieve the Platinum standard. Please clarify.

All units will achieve Silver Standards based on the following criteria:

- Entry doors are 920mm clear
- Landing of more than the 1200mm x 1200mm requirement
- All internal door are 820mm
- A toilet to each apartment with a minimum 900mm width, 1200 clear circulation space, and at the corner for future installation of grab rails.
- One bathroom with a slip resistant, hobless shower and at the corner for future installation of grab rails.

In regards to the Platinum unit on the SW of the FF, we achieve the following:

- Pathways to be a 1200 minimum
- Provision of landing of 1600x1600 as minimum
- Entry door to be 920mm
- Provision of a fully accessible toilet.
- More than 1500 clearance between fixed benches

- 1200 clear in front of Laundries

Please refer to the attached Revised DA Drawings.

- As per my previous email, the DRP supports the proposal, but they have documented the following items as requiring further attention through conditions of approval. Can you please review and provide your feedback on these items :
  - Provide privacy screening to selected Level 2 bedroom windows, ensuring that access to natural light and cross ventilation is not unduly impacted.

Noted. Please refer to the attached Revised DA Drawings.

- Resolve staircase design to address fire protection and fire escape requirements and minimize impact on amenity.

We have previously provided the feedback from our Fire Consultant regarding this. Please see below:

*“A fire engineered Performance Solution is proposed to review the discharge of the stair into the car park, supported by fire safety measures that include emergency lighting and exit signage and a fire detection and occupant warning system to promote early warning. Further, there is no fire load adjacent to the stair and the car parking bays are set back to reduce the risk of radiant heat exposure to occupants. Also, following discharge from the stair, alternative exits are also provided to allow occupants to turn their back to fire and have a choice in egressing to a road located each side of the building. On this basis, the fire engineered Performance Solution can demonstrate compliance with the BCA Performance Requirements”*

- Ensure the universally accessible apartment satisfies the Liveable Home Standards or equivalent to ensure ease of use, with particular regard to impact of room layout on furniture placement.

Noted. Please refer to the attached Revised DA Drawings.

- Screen any roof top mechanical plant. Details of the screen to be designed and in keeping with the rest of the building.

Noted. Please refer to the attached Revised DA Drawings.

- Suitable roof access in keeping with the NCC to be provided.

Noted. Please refer to the attached Revised DA Drawings.

- Waste bin storage area roller doors reflect actual installation requirements and allow unrestricted access to remove waste bins for pickup.

Please see above.

- Provide a bin standing area external to the car park to allow bin pickup without compromising car park security.

A private waste collection contractor will collect the bins directly from the Bin Storage Area. As previously addressed before, the provision of residential bin presentation area is to future-proof the building.

Please refer to the Waste Management Plan for details

- Public art to be developed and be readily understood as an artwork in full public view.

**Noted. We will work with the Town to develop the concept and delivery around the artwork. Happy for this to be a DA condition.**

- Recommend additional natural light and ventilation be provided to Level 2 apartments through introduction of openable skylights, particularly to apartments with a narrow frontage to the balcony.

**Noted. Please refer to the attached Revised DA Drawings.**

- Consider swapping the location of bath and store in the south-eastern apartments that address the lane. Scope to rearrange layout to improve amenity and increase the floor area of the abutting northern apartments at their entry/dining area and better resolve the laundry arrangement.

**Noted. Please refer to the attached Revised DA Drawings.**

- Use of structural soils or root cell system to provide additional root zone under the vehicular access for the car park trees.

**Noted. Our Landscape Consultant has already confirmed that this is the original intent.**

Please let me know if you require further info

Kind Regards

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