

## Introduction of Design WA and the Apartment Codes

On 24 May 2019, the State Government introduced the 'Design WA' initiative aimed at ensuring good design is at the centre of all development in Western Australia.

The City encourages residents and ratepayers to have a say in the planning proposals that shape your neighbourhood and our City. This document provides an overview of the 'Design WA' initiative, and can be used by residents and ratepayers to comment on planning proposals for multiple dwellings (Apartments).

As part of this initiative, the following documents came into effect:

- State Planning Policy 7.0: Design of the Built Environment
- State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments – the 'Apartment Codes' replace Part 6 of the existing Residential Design Codes (R-Codes)
- Design Review Guide.

These documents can be viewed on the [Department of Planning, Lands and Heritage](#) website.

The introduction of Design WA fundamentally changes the way development applications that propose multiple dwellings (Apartments) are assessed and advertised.

## What are the changes to how the City assesses 'Apartment' developments?

Before the Apartment Codes came into effect, there were two avenues by which Apartments were assessed, the first being a 'deemed-to-comply' pathway (which means that if you met these deemed-to-comply requirements, your application ought to be approved because the R-Codes states that *'the decision-maker shall not refuse to grant approval to an application where the application satisfies the deemed-to-comply provisions of the R-Codes'*). The second pathway was that the applicant, through the assessment process, could request a 'design principle' assessment of their proposal (meaning that the applicant had to be able to demonstrate why their design was acceptable).

The previous approach to Apartment developments meant that the R-Codes did not always deliver good design outcomes.

The new approach is a 'performance based' approach, where applications for Apartment developments need to demonstrate that the design of the development meets the objectives of the each design elements of the Apartment Codes.

To assist applicants with their design, the Apartment Codes lists 'Acceptable Outcomes' which, if met, may mean that a design meets the objectives of the Apartment Codes. However, these are not a 'deemed-to-comply' pathway and the development proposals will be assessed in context of the entire Apartment building design to ensure the objectives of each of the design elements are achieved.

## What is the role of the Design Review Panel in the assessment process?

Council introduced the City of Stirling Design Review Panel on 24 January 2019 before Design WA came into effect on 24 May 2019.

To assist in the assessment process, the City's Design Review Panel will review all 'Apartment' development applications that propose 10 or more dwellings.

The referral of development applications to the Design Review Panel, including requests for Pre Development Application advice, is at the discretion of the Manager Development Services.

## Will the City advertise applications for 'Apartment' developments?

As Apartment developments require a 'performance based' assessment, the City will advertise all of these applications. Previously the City only advertised a development application if a 'performance based' assessment was needed, which, in the opinion of the City, may have had an impact on the amenity of an adjoining property owner/s.

To ensure that you have as much information as possible to consider the proposed development, all of relevant information submitted by the applicant will be available on the City's [website](#).

To help you understand the process of consultation, the City has prepared an information sheet titled 'Consultation on Planning Proposals'. This document can be viewed on the City's [website](#) and provides guidance for making a submission to a planning proposal.

The Apartment Codes contains more than 30 design elements, and each of these design elements has their own 'intent' and 'element objective' against which Apartment developments will be assessed. To assist you in writing your submission and ensuring your submission addresses the 'element objectives', all 30 design elements with the associated objectives are listed on the following pages.

This will help you understand the factors against which a decision maker, being either the City of Stirling, the Western Australian Planning Commission, the Metro North-West Joint Development Assessment Panel, or the State Administrative Tribunal, will assess a development application for Apartments.

If you need any help to understand the planning proposal that has been submitted, and which we are inviting comments on, please contact the City's Senior Development Engagement Officer on (08) 9205 8555.

### **Disclaimer:**

This information is produced by the City of Stirling in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original Local Laws, planning schemes and other relevant documents is recommended for detailed references.

Name:	
Development Application Reference No. :	
Postal Address:	
Email Address:	

## Design Element

<p><b>2.2 Building Height</b> Design intent - <i>The apparent height of new development shall be appropriate to the streetscape and desired character of the area, and shall not adversely impact the amenity of adjoining properties.</i></p>	<p>Do you believe the proposal meets the design intent of this design element?</p> <p>Yes (Support) <input type="checkbox"/></p> <p>No (Object) <input type="checkbox"/></p>
<p>Development is to achieve the following objectives:</p>	<p>Your comment on whether this proposal meets the objective:</p>
<p>2.2.1 The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.</p>	
<p>2.2.2 The height of buildings within a development responds to changes in topography.</p>	
<p>2.2.3 Development incorporates articulated roof design and/or roof top communal open space where appropriate.</p>	
<p>2.2.4 The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.</p>	
<p><b>2.3 – Street Setback</b> Design intent - <i>The setback of the building from the street shall be planned to complement the streetscape character and to provide residents with a distinct sense of address, arrival and privacy as appropriate.</i></p>	<p>Do you believe the proposal meets the design intent of this design element?</p> <p>Yes (Support) <input type="checkbox"/></p> <p>No (Object) <input type="checkbox"/></p>
<p>Development is to achieve the following objectives:</p>	<p>Your comment on whether this proposal meets the objective:</p>
<p>2.3.1 The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street</p>	
<p>2.3.2 The street setback provides a clear transition between the public and private realm</p>	
<p>2.3.3 The street setback assists in achieving visual privacy to apartments from the street</p>	
<p>2.3.4 The setback of the development enables passive surveillance and outlook to the street.</p>	

<p><b>2.4 – Side and Rear Setback</b> Design intent - <i>The relationship of built form to the property boundary must be carefully considered to balance the needs of new development with maintaining the amenity of adjacent sites.</i></p>	<p>Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/></p>
<p>Development is to achieve the following Objectives:</p>	<p>Your comment on whether this proposal meets the objective:</p>
<p>2.4.1 Building boundary setbacks provide for adequate separation between neighbouring properties.</p>	
<p>2.4.2 Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.</p>	
<p>2.4.3 The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management</p>	
<p>2.4.4 The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.</p>	
<p><b>2.5 – Plot Ratio</b> Design intent - <i>This allowable volume of built form can be deployed with flexibility within the building envelope to respond to contextual and orientation factors.</i></p>	<p>Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/></p>
<p>Development is to achieve the following Objectives:</p>	<p>Your comment on whether this proposal meets the objective:</p>
<p>2.5.1 The overall bulk and scale of development is appropriate for the existing or planned character of the area.</p>	
<p><b>2.6 – Building Depth</b> Design intent - <i>The relationship of built form to the property boundary must be carefully considered to balance the needs of new development with maintaining the amenity of adjacent sites.</i></p>	<p>Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/></p>
<p>Development is to achieve the following Objectives:</p>	<p>Your comment on whether this proposal meets the objective:</p>
<p>2.6.1 Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.</p>	
<p>2.6.2 Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.</p>	
<p>2.6.3 Room depths and/or ceiling heights optimise daylight and solar access and natural ventilation.</p>	
<p><b>2.7 – Building Separation</b> Design intent - <i>The spacing between buildings influences the character of a location and the physical conditions of the built environment. As buildings get taller, it is important they have more separation to achieve these outcomes.</i></p>	<p>Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/></p>
<p>Development is to achieve the following Objectives:</p>	<p>Your comment on whether this proposal meets the objective:</p>

2.7.1	New development supports the desired future streetscape character with spaces between buildings.	
2.7.2	Building separation is in proportion to building height.	
2.7.3	Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	
2.7.4	Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings.	
<b>PART 3 – SITING THE DEVELOPMENT</b>		
<b>3.2 – Orientation</b> Design intent - <i>Building design should demonstrate how building orientation considers the streetscape character, relationship to the public realm, neighbouring buildings, climatic conditions, and retention of existing trees and site features.</i>		Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:		Your comment on whether this proposal meets the objective:
3.2.1	Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	
3.2.2	Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	
<b>3.3 – Tree Canopy and deep soil areas</b> Design intent - <i>The development should make all reasonable efforts to retain appropriate existing trees on the site and have no significant detrimental impact on trees on land adjoining the property.</i>		Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:		Your comment on whether this proposal meets the objective:
3.3.1	Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	
3.3.2	Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	
3.3.3	Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	
<b>3.4 – Communal Open Space</b> Design intent – <i>The design should provide quality spaces that benefit residents and visitors.</i>		Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>

Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
3.4.1 Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	
3.4.2 Communal open space is safe, universally accessible and provides a high level of amenity for residents.	
3.4.3 Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.	
<b>3.5 – Visual Privacy</b> Design intent - <i>The design of apartments must carefully balance the need for outlook and daylight access with the need for privacy.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
3.5.1 The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	
<b>3.6 – Public Domain Interface</b> Design intent - <i>The interface between buildings and the public domain is important for ensuring a successful transition that contributes to the quality and character of the street.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective;
3.6.1 The transition between the private and public domain enhances the privacy and safety of residents.	
3.6.2 Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	
<b>3.7 – Pedestrian Access and entries</b> Design intent - <i>Building entries and accessways should be easy to find and integrated into the overall design of the development and the streetscape.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
3.7.1 Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	
3.7.2 Entries to the development connect to and address the public domain with an attractive street presence.	
<b>3.8 – Vehicle Access</b> Design intent - <i>Design of vehicle access points need</i>	Do you believe the proposal meets the design intent of this design element?

<i>to balance the need for safe and efficient vehicle access and egress with the needs of pedestrians, other road users and impacts on the public realm.</i>	Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
3.8.1 Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	
3.8.2 Vehicle access points are designed and located to reduce visual impact on the streetscape.	
<b>3.9 – Car and bicycle parking</b> Design intent - <i>The design must provide sufficient parking that is integrated into development and does not detract from the streetscape.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
3.9.1 Parking and facilities are provided for cyclists and other modes of transport.	
3.9.2 Carparking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	
3.9.3 Car parking is designed to be safe and accessible.	
3.9.4 The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	
<b>PART 4 – DESIGNING THE BUILDING</b>	
<b>4.1 – Solar and daylight access</b> Design intent - <i>Development must be sited and designed to optimise solar and daylight access for dwellings and open space, both within the development and for adjoining spaces.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.1.1 In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	
4.1.2 Windows are designed and positioned to optimise daylight access for habitable rooms.	
4.1.3 The development incorporates shading and glare control to minimise heat gain and glare: - from mid-spring to autumn in climate zones 4, 5 and 6 AND - year-round in climate zones 1 and 3.	
<b>4.2 – Natural ventilation</b> Design intent – <i>Good indoor air-quality is essential</i>	Do you believe the proposal meets the design intent of this design element?

<i>for healthy and comfortable living environments.</i>	Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.2.1 Development maximises the number of apartments with natural ventilation.	
4.2.2 Individual dwellings are designed to optimise natural ventilation of habitable rooms.	
4.2.3 Single aspect apartments are designed to maximise and benefit from natural ventilation.	
<b>4.3 – Size and layout of dwellings</b> Design intent - <i>Good design ensures that despite having a smaller size, apartments have adequate space and efficiency to meet the needs of occupants and their family and friends.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.3.1 The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size	
4.3.2 Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	
<b>4.4 – Private open space and balconies</b> Design intent - <i>private open space should augment internal living areas and give consideration to the aspect, orientation and outlook from the open space, and management of its interface with common areas, other dwellings and the public realm.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.4.1 Dwellings have good access to appropriately sized private open space that enhances residential amenity.	
4.4.2 Private open space is sited, oriented and designed to enhance liveability for residents.	
4.4.3 Private open space and balconies are integrated into the overall architectural form and detail of the building.	
<b>4.5 – Circulation and common spaces</b> Design intent - <i>Circulation and common spaces should meet universal access requirements and be designed with consideration of their functionality, safety, security and amenity, as well as the potential impacts on dwelling units and neighbours.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.5.1 Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	

4.5.2 Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	
<b>4.6 – Storage</b> Design intent - <i>Design should include provision for storage proportionate to the size of dwellings. Storage should be secure, fit for purpose, weatherproof and safely and easily accessed.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.6.1 Well-designed, functional and conveniently located storage is provided for each dwelling.	
<b>4.7 – Managing the impact of noise</b> Design intent - <i>Management of noise transfer within the development and between dwellings is critical to maintain amenity and limit disturbances between neighbours.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.7.1 The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	
4.7.2 Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	
<b>4.8 – Dwelling mix</b> Design intent - <i>Development should include a mix of dwelling types and formats suited to local demographics, household types, affordability considerations and local housing options.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.8.1 A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	
<b>4.9 – Universal design</b> Design intent - <i>Universal design dwellings include features that are adaptable to the changing needs of occupants.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.9.1 Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	
<b>4.10 – Façade design</b> Design intent - <i>When a new building is introduced into a streetscape, it should reference the proportions, rhythms and scale that define the character of the streetscape or adjacent built form.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>

Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.10.1 Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	
4.10.2 Building façades express internal functions and provide visual interest when viewed from the public realm.	
<b>4.11 – Roof design</b> Design intent - <i>Considered design of the roof and 'top' of the building is an important element of the overall design and can contribute significantly to local identity and wayfinding.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.11.1 Roof forms are well integrated into the building design and respond positively to the street.	
4.11.2 Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	
<b>4.12 – Landscape design</b> Design intent – <i>Good landscape design should improve the street presence of the development and the amenity of pedestrians and building occupants.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.12.1 Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	
4.12.2 Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	
4.12.3 Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	
4.12.4 Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	
<b>4.13 – Adaptive reuse</b> Design intent - <i>The reuse of structures can provide sustainability benefits, saving on demolition and the requirement for new materials and embedded energy costs for rebuilding.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.13.1 New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	

4.13.2 Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	
<b>4.14 – Mixed use</b> Design intent - <i>The inclusion of retail/commercial uses can complement residential development by providing services and potential employment for residents and by increasing activity in the neighbourhood.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.14.1 Mixed use development enhances the streetscape and activates the street.	
4.14.2 A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	
<b>4.15 – Energy efficiency</b> Design intent - <i>Good design can deliver energy efficient dwellings that are attractive, healthy, and comfortable. Developments should include at least one energy initiative to assist in reducing energy consumption.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.15.1 Reduce energy consumption and greenhouse gas emissions from the development.	
<b>4.16 – Water management and conservation</b> Design intent - <i>The planning and design of multiple dwelling developments should consider the water cycle and incorporate effective water management techniques.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.16.1 Minimise potable water consumption throughout the development.	
4.16.2 Stormwater runoff from small rainfall events is managed on-site, wherever practical.	
4.16.3 Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	
<b>4.17 – Waste management</b> Design intent - <i>Waste management processes and facilities should be integrated into the development, while minimising impacts on the visual and physical amenity of the development.</i>	Do you believe the proposal meets the design intent of this design element? Support <input type="checkbox"/> Object <input type="checkbox"/>
Development is to achieve the following Objectives:	Your comment on whether this proposal meets the objective:
4.17.1 Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	

<p>4.17.2 Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.</p>	
<p><b>4.18 – Utilities</b> Design intent – <i>Utilities are integrated into the design of the development. Proponents should evaluate current and emerging practice to ensure that design of utilities and demand management systems can meet the future needs of residents.</i></p>	<p>Do you believe the proposal meets the design intent of this design element?</p> <p>Support <input type="checkbox"/></p> <p>Object <input type="checkbox"/></p>
<p>Development is to achieve the following Objectives:</p>	<p>Your comment on whether this proposal meets the objective:</p>
<p>4.18.1 The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.</p>	
<p>4.18.2 All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.</p>	
<p>4.18.3 Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.</p>	
<p>4.18.4 Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.</p>	