



# DEDICATED APARTMENT AWARDS FOR EXCELLENCE

## ENTRY BOOKLET 2021

# CELEBRATING EXCELLENCE IN THE APARTMENT INDUSTRY



## WAAA Director's message

The Australian Apartment Advocacy (AAA) is focused on celebrating excellence within the apartment sector and as such we are delighted to launch Australia's first dedicated apartment awards program.

At AAA, we are advocates of apartment living and call it the easy breezy lifestyle – but we are also aware that the delivery of quality projects is intrinsically linked to buyer satisfaction and hence the longevity of this housing typology.

As such, these awards aim to recognise excellence, innovation and leadership in apartment developments.

While the inaugural awards are Western Australian-focused, the intent is to expand these awards nationally in future years so that as an industry we can celebrate those companies that are champions in this sector.

We are very appreciative of our judging panel, who provide a wealth of expertise to the awards and for the support of the Strata Community Association in promoting the awards across the Strata Management industry.

Good luck to all entrants and we look forward to celebrating with the winners in May 2021.





## WHO CAN ENTER THE WAAA APARTMENT AWARDS FOR EXCELLENCE 2021

These awards are open to residential apartment buildings located in the Perth metro area and which have been completed in the past five years. (Where there are other uses within the building, the residential use must be the predominant use).

In addition to the design features, the judges will assess the integration of the buildings in their context including common areas, site conditions, recreational spaces, interface with the existing streetscape, community impact, ground floor activation and features that contribute to liveable communities.

For the purposes of these awards, a residential apartment building is defined as being two or more storeys, (excluding car parking) and comprising a minimum of ten units. To enter the awards the development will have needed to reach practical completion stage. Any project that has been completed in the past five years may enter the awards.

## ENTRY FEE

To encourage nominations for the inaugural awards, the entry fee is \$500 per company and for this fee, companies may submit as many entries as they choose, with no maximum number of entries enforced.

## TIMELINE

Award nominations open 1 February 2021

Award nominations close 5pm 30 March 2021

Judging April 2021

Awards presentation and cocktail party Friday 21 May 2021

A double feature spread will also be included in the West Australian property section to recognise the winners and their projects.

Please note payment will need to be received prior to the judges site visit. An invoice will be issued upon receipt of the entry/s.

## THE JUDGING PROCESS

All listed judges will be supplied with the submitted entry forms to the WAAA Awards for Excellence for review. Dependant on the volume of entries, some categories may undergo shortlisting.

Those projects that reach finalist stage will then, at the bequest of WAAA, host a site inspection with the judging panel. This is an excellent opportunity to provide a deeper understanding of the project and hence it is advisable that you appoint the most appropriate spokesperson to answer any of the judge's questions.

WAAA staff will aim to negotiate the site visits well in advance to minimise the impact on normal business operations.

The judges' decision will be considered final.

Please refer to page 5-6 for the judges' bios.

## HOW TO ENTER

### SUBMISSION ADDRESSING THE CRITERIA

One entry form required per submission.

Judging will be based on the information provided by the entrant in the submission and an on-site inspection by the judging panel. Entries do NOT need to be glossy or professionally produced as the most critical component is how the criteria are addressed.

Entries should be concise, clearly set out in response to the entry requirements and judging criteria.

Entries must be A4 format and include the following:

- Project name
- Project address
- Entrant's company name
- Developer's Company name (if a joint venture please include both names)
- Full contact details including contact name, email, office phone and mobile phone
- Date the development reached practical completion
- Name and contact number/email for the Chair of the COO as well as the Strata Management company, who are responsible for the project post practical completion
- Detail all company members of the project team including Architect, Engineers etc
- A one-page (max) Project Summary. This will be used as part of the awards program and feature promotions
- Site plan & floor-plate plans
- Your response to the assessment criteria shall be no more than 10 A4 pages or 2,500 words, whichever is the lesser
- All written text needs to be a minimum of size 11 font
- Maximum of 10 Photographs and diagrams relevant to the written submission. Please ensure these are provided as high-res jpg format, for use in ongoing promotions.

Entries close 5pm 31 March.

Entries to be submitted via email to:  
sam@waaa.net.au

Hard copy submissions will not be accepted.



## 2021 JUDGES



### PAUL LAKEY

Paul Lakey is the Regional General Manager for Peet in Western Australia, South Australia and the Northern Territory, overseeing an extensive property development portfolio across all market sectors. Paul is a qualified civil/structural engineer with more than 28 years' experience in the property and construction sectors.

Paul is a former President of the Urban Development Institute of Australia in Western Australia and Board Member/Director of a number of Western Australian Government organisations including the Metropolitan Redevelopment Authority, Landcorp and Development WA. Paul is a Fellow of both the Australian Institute of Management (AIM) and the Australian Institute of Project Management (AIPM).



### JUSTINE ROBERTS

Justine Roberts is CEO and founder of Kingston Development Group.

Kingston Development Group are leaders in build-to-rent development and Justine has a wealth of international and national expertise in Build to Rent having developed over 2,200 apartments across five completed projects. Kingston Development Group is currently involved in the development of over 1,000 BTR apartments across three BTR projects in WA and two in Queensland, including the QLD state government's pilot BTR project with Frasers Property Australia.

Justine holds degrees in Architecture and Environmental Design; is former Vice President of Development for USA Multi-family apartment developer, Carmel Partners; former General Manager of Webb and Brown-Neaves; former Senior Project Manager of Ellenbrook and is an independent member of several investment committees, including the Department of Communities' Finance and Investment Committee.



### SHARNI HOWE

Sharni Howe established the Urban Design, Architecture and ESD (Environmentally Sustainable Design) consultancy of "Sharni Howe Architects" in 1997, after conducting a successful career working overseas (UK, USA, and Asia) and within Australia; with a diverse range of award winning projects. She has been widely recognised for her strategic vision, collaborative approach and valuable contribution to the 'Built Environment'.

Sharni is the recipient locally of the "Russel Taylor Award for Design Excellence" (2013) and part of the team for the FIABCI, World Prix d'Excellence Award (2015), internationally, for Masterplanned Communities. She has also contributed to our civic life, with senior appointments to specialists governing committees, like the "Perth City Rail Advisory Committee", the WAPC Central Perth Planning Committee; as well as the Subiaco Redevelopment Authority Board.



### JAYSON MIRAGLIOTTA

A passionate, driven and innovative Urban Planner, Jayson has over 28 years' experience within Perth and Internationally (Dubai, Abu Dhabi and Saudi Arabia). Working in the Middle East for 11 years, Jayson oversaw the Public Investment Fund's (PIF's) flagship NEOM giga project in Saudi Arabia ([www.neom.com](http://www.neom.com)). Jayson has also worked in Dubai and Abu Dhabi as a Director Development for Emaar Properties, Majid Al Futtaim (MAF), Tourism Development Investment Company (TDIC) and Nakheel.

Jayson has over 15 years Local Government experience and was previously appointed the Executive Director Urban Management-City of Fremantle, Executive Director Planning and Sustainability-City of Mandurah, City Planner-City of Bunbury and Senior Planner-Kalgoorlie Boulder. He is now employed as General Manager, Planning and Economic Development for the City of Perth.



### JOSH BYRNE

Josh Byrne is an environmental scientist with a national profile as a consultant, researcher and communicator in urban sustainability. He is Director of Josh Byrne & Associates, a consulting practice integrating the fields of landscape architecture and built environment sustainability with offices in Fremantle and Melbourne, and a portfolio of award-winning projects spanning urban development and civic space design.

Josh is an Adjunct Senior Research Fellow at Curtin University's School of Design and the Built Environment where he has led national research projects on high performance housing and low carbon residential precincts. Josh holds a PhD and is widely published across academic, technical and popular literature on matters relating to water sensitive design, sustainable housing and urban greening. He is a member of the Waste Authority of Western Australia and the Western Australian Design Review Panel.



### PETER LEE

Adjunct Professor (Curtin University in the Faculty of Humanities) BArch LFRAIA MAICD, Peter is a prominent West Australian architect located in Perth. As a Principal of HASSELL, Peter is responsible for leading a multidisciplinary international design team engaged in a diverse range of major local, national and international projects.

Over the years Peter's projects have received numerous awards, noting some, the 2019 Prix Versailles for Sports, 2018 Australian Institute of Architecture - National Architecture Award for Public Architecture and George Temple Poole Award for Optus Stadium, 2011 Australian Institute of Architect - Walter Burley Griffin Award for Urban Design and George Temple Poole Award for one40william.

In 2015, Peter received the Curtin University Alumni Achievement Award in the Faculty of Humanities and the Architects Board of Western Australia Board Award.

Peter holds board roles with FORM, Foundation Housing, Open House Perth and Rottneest Island Authority.



### GREG ROWE

Greg is the Managing Director of Rowe Group and Proven Project Management and has been involved in the planning sector for in excess of 40 years with qualifications including a Bachelor of Architecture (UWA), Bachelor of Urban and Regional Studies (Curtin) and Post Graduate Degree with Honours in Urban and Regional Planning.

Greg is a member of PIA, Project Management Institute of Australia, UDIA and Property Council and is renowned for his strategic approach to challenging projects including Raffles redevelopment, Northbridge Link, Capital Square, Karrinyup and Garden City Shopping Centres.



### GAIL DEARY

Gail Deary is Area General Manager for Nesuto Hotels based in Perth. With 30 years in Airlines and Hotels, Gail joined Waldorf Hotels in 2012. The Waldorf Group changed to Nesuto in 2018 following a take over from Daiwa Living.

Gail holds an MBA from Oxford and manages a team of 75 staff, dealing with 2 hotels, one in Perth and one in Geraldton, and is Strata Manager for 7 Strata properties. Gail also deals with potential owners and investors and is involved with rebranding current properties and the building of new properties. The Company is currently involved with a new development at Curtin University.

## CATEGORIES

### CATEGORY 1: AFFORDABILITY

#### OVERVIEW

This award recognises excellence in the delivery of affordable and social housing that is appropriate for the needs of a range of low to moderate income households and priced so that these households are able to meet basic living costs. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income. Entrants should demonstrate initial affordability of the product and incorporate 'whole of life' sustainable elements that provide for ongoing affordability. Consideration needs to be given to location of the apartment within walking distance to transport, health services, education and amenities.

#### CRITERIA

##### **Economic and financial considerations** – 35% (max 800 words)

Detail how the development demonstrates the opportunity for people on low to moderate incomes to afford home ownership/rent on both an initial cost and longer-term operating basis. Judges will look at the positioning of the project against the median price for a particular location and/or product.

##### **Innovation** – 30% (max 800 words)

Describe how the development displays innovation in one or more of the following forms:

- Technology
- Financial models
- Partnerships
- Community initiatives and/or engagement
- Location to maximise affordable living in the longer term
- Construction methodology
- Future proofing
- Other

##### **Sustainability excellence** – 20% (max 1000 words)

Explain the ways in which the development utilises design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design, landscape and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

##### **Resident satisfaction** – 15% (max 500 words)

Describe, using testimonials from residents, the extent to which the development has a proven high satisfaction level of all users (2-3 testimonials).

### CATEGORY 2: AGEING IN PLACE

#### OVERVIEW

Aging in place is a term used to describe a person living in the residence of their choice, for as long as they are able, as they age. This includes being able to have any services (or other support) they might need over time as their needs change.

This category is open to apartment living as well as retirement villages/aged care that offer apartment-style housing choice.

#### CRITERIA

##### **Design excellence** – 40% (max 1000 words)

Describe how your design takes into account accessibility and longevity of aging in place including key criteria such as:

- Open plan designs with few obstructions
- No-step entries
- Innovative ramp design
- Grab bars in bathrooms
- Anti-slip tiles in wet areas etc
- Sensory design considerations
- Landscape and outdoor space accessibility and design integration with existing streetscape
- Lifts to accommodate ambulance stretchers etc.
- Quality of shared spaces and space activation
- Multi-generational opportunities

Please refer to the MAPs attachment (Appendix 1) when responding to these criteria.

##### **Service provision** – 30% (max 500 words)

Describe how you have accommodated residents' needs through the identification and provision of suitable services either as inhouse or external mechanisms.

These needs include, but are not limited to:

- Health and wellbeing
- Medical and care
- Social and community services
- Precinct activation/multi-generational interaction.

##### **Sustainability excellence** – 20% (max 1000 words)

Explain the ways in which the development utilises design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design, landscape and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

##### **Resident satisfaction** – 10% (max 500 words)

Describe, using testimonials from a variety of residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).



## CATEGORY 3: HERITAGE AND COMMUNITY CULTURE

### OVERVIEW

This award recognises the adaptive re-use of an existing building, or significant integration of an older building into a new apartment development, to create apartment dwellings.

Entries should primarily describe how the projects design and conservation works address the heritage significance of the place and demonstrate excellence in adaptive reuse and/or conservation. The judges will be looking for examples of incorporating local culture or indigenous partnerships within the design process and outcomes.

### CRITERIA

#### Approach and methodology – 30% (max 800 words)

Outline how the project respected the heritage values; retained and enhanced the existing fabric and spaces and complied with conservation principles. Outline any challenges that the project faced and how they were overcome.

#### Complexity and innovation – 20% (max 800 words)

Explain how the project overcame building or site conflicts, leveraged opportunities and applied innovative solutions to deliver the overall project objectives.

#### Quality and outcomes – 20% (max 800 words)

Briefly describe how the final development delivered:

- Design quality
- Integrity of retained building(s) and fabric
- Usability of interiors
- Adaptability and flexibility of services and facilities
- A unique sense of community

#### Sustainability excellence – 20% (max 1000 words)

Explain the ways in which the development utilises design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

#### Resident satisfaction – 10% (max 500 words)

Describe, using testimonials from a variety of residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).

## CATEGORY 4: INNOVATION/TECHNOLOGY

### OVERVIEW

The Judges are looking for what makes your project “special” and/or what was done that hasn’t been tried before (or rarely been tried before). This is the opportunity to highlight why your project stands out from the rest. This can relate to the use of technology in the building (or by the residents), design outcomes, finance model or provision of services/amenities that are unique.

### CRITERIA

#### Approach and methodology – 40% (max 800 words)

Describe the approach to identifying the need, researching alternatives and then implementing the solution. Address the following:

- Community impact
- Functionality
- Creativity
- Increased operational efficiencies/Return on Investment
- Environmental
- Architectural, environmental and landscape design outcomes

#### Outcomes – 50% (Max 800 words)

Describe the outcomes achieved and the measurable improvements which resulted for the Strata Company and residents alike.

#### Resident satisfaction/industry recognition – 10% (max 500 words)

Describe, using testimonials from a variety of residents or industry members, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).



## CATEGORY 5: LUXURY

### OVERVIEW

This category is open for upscale and luxury apartment developments.

### CRITERIA

#### **Design & Quality** - 65% (Max 1000 words)

What is it about this development that sets it apart from the rest? Address the following:

- Quality of the architecture, finishes, including façade, curb appeal, unique features and the inspiration for the design
- Quality of interiors and floorplans including fixtures and fittings, finishes, size and configuration
- Theme/brand, character, atmosphere and activities.
- Recreational facilities, pool, spa, gym, etc.
- Landscape and urban design
- Availability and efficiency of concierge services
- Community/resident related services
- Security and safety
- Location including access to surrounding amenities
- Integration with existing streetscape

#### **Sustainability excellence** – 15% (max 1000 words)

Explain the ways in which the development utilises design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design, landscape and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

#### **Resident satisfaction** – 10% (max 500 words)

Describe, using testimonials from residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).

#### **Industry perception** – 10% (max 500 words)

Describe, using testimonials from a variety of stakeholders, the extent to which the development is considered a success by the property marketplace – this can also include testimonials from service providers in regards to the uniqueness of the application.

## CATEGORY: COUNCIL OF OWNERS AWARD (PEOPLE'S CHOICE)

### OVERVIEW

This is open to Council of Owners within an apartment building who are proud of the community spirit they have created within their development and the way in which they are financially managing the apartment complex as a whole.

### AWARD CRITERIA

#### **Sense of Community**

- List all Committees that are currently active in your community.
- Outline the recurrent (and one-off) social and community events which form part of your normal seasonal activities.
- Outline social activities that form part of your Annual General Meeting.

#### **Governance**

- Have you been able to achieve the required quorum at least two out of the last three years at your Annual General Meeting? Please indicate by %.
- Has your Strata commenced its 10-year maintenance plan? Please attach for reference.
- Has your Strata embarked on any energy savings projects in the last three years?
- Has your Strata held regular information meetings for owners in the past three years?
- Has your Strata had to budget for deficit recovery in the past three years? If so why?

#### **Communication**

- Do you provide regular newsletters? If so, please provide 2-5 recent examples.
- Does your Strata follow up with responses to questions posed at the annual general meeting? If so, please provide 2-5 recent examples.
- Does your Council of Owners have a formal Communication Policy or Strategy that is communicated to owners? If so, please provide a copy.
- What methods of communication do you currently use to reach your residents? (Cork bulletin board, paper handouts, email, telephone, text, website/web portal, digital notice board, survey, Facebook, Google Groups, Twitter, resident app, other?)
- How proactive are you with communication? VERY - our reach and frequency ensure that our residents are informed well in advance, and we cover off much more than the essentials by informing them about all aspects of life in a condo with regularly scheduled communication, SOMEWHAT - we are timely with notices about the essentials - window washing, fire alarm testing, fan coil maintenance, but could add some extra info that teaches residents about such things as insurance and particular by-laws, NOT VERY - we are so busy that our communication goes out as required, usually a day or two in advance.

#### **Pet Policy**

- Please outline any outstanding pet policies or improvements in pet policies achieved in the last 12 months.

#### **Resident Satisfaction**

- What methods do you use to measure and continually improve resident satisfaction?

## CATEGORY: COUNCIL OF OWNERS AWARD (PEOPLE'S CHOICE)

Continued

### Education

- Has your Council Of Owners attended formal education regarding Strata? Please provide details.
- Does your Strata include a portion of resident education as a part of the annual general meeting agenda each year?
- Do you have the following insurance coverage?
  - Building insurance
  - Legal liability (which covers the Strata Company against 3rd party claims)
  - Machinery breakdown
- Is the Strata Regulations referenced for major decisions made by the COO? Give examples.
- Does your Strata manager hold any professional training that supports her/his role?

### Physical Property Management

- Are your grounds maintained at or better than the condition of original construction? Please provide details of maintenance standards/schedules and photography.
- Demonstrate how the reserve fund repair schedule is being followed properly (repairs are not avoided).
- Demonstrate how the reserve fund is being properly funded.
- How many documented complaints about the cleanliness of the general grounds, lobbies or parking areas have been made in the last 12 months?
- Has your Strata ever been recognised or awarded for the condition of the outside grounds, art-work, lobbies etc.?
- Please list any work orders or repairs that have been outstanding for more than one year.

### What is unique or outstanding about your apartment community?

{Open field}

## CATEGORY 6: PRECINCT REJUVENATION/CIVIC CONTRIBUTION

### OVERVIEW

This award recognises best practice in interdisciplinary design, development or renewal, and activation, of people-centric places. This Award extends beyond the apartment development, to include local amenities and precincts to foster greater human interaction and a sense of place.

Entries can be submitted by a developer, community group, Local Government or State Government, delivery agencies, authorities and consultants or a coalition of these entities. Precincts need to have been operating for a minimum of 12 months.

### CRITERIA

#### Project History – 50% (Max 500 words)

A description of the project including:

- Why this site was chosen for precinct rejuvenation
- Project Vision
- Outline the challenges faced and the innovative processes employed to achieve outstanding outcomes
- How the project progressed against initial schedules / project programmes
- Outline the long-term maintenance plan to maintain vitality of the precinct

#### Elements of precinct excellence – 40% (Max 800 words)

Please address the criteria below to describe the ways in which the project:

- Offers a variety of amenities that enhance residents' day-to-day lives (i.e. residential, commercial or mixed-uses).
- Accommodates multi-modal transportation (i.e. pedestrians, cyclists, cars, public transport etc.).
- Has design and architectural features that are visually interesting and appropriate to the surrounding urban context.
- Encourages human contact and social activities.
- Promotes community involvement and maintains a secure environment.
- Promotes sustainability and responds to climatic demands. Innovation with combined services and utility provision.
- Has a memorable, meaningful and authentic character.
- Has improved the neighbourhood.
- Has improved the quality of the streetscape.
- Has integrated into the existing streetscape.

#### Resident satisfaction – 10% (max 500 words)

Describe, using testimonials from residents, the extent to which the development has a proven high satisfaction level of all users. (5–10 testimonials).



## CATEGORY 7: REFURBISHED APARTMENTS

### OVERVIEW

This award is open to refurbished apartments undertaken by the owners.

### CRITERIA

The application should address the following elements – 100% (Max 1500 words)

- The reasons/motivation for why the refurbishment was undertaken.
- Outline the process for the refurbishment including architectural innovation, décor and design features within the refurbishment including enhancing original architectural style.
- Outline any challenges that were faced as part of the refurbishment process and how these were overcome including communicating with neighbouring properties within the Strata.
- Demonstrate increased evidence of appeal in terms of sales, rentals, property value.
- Demonstrate how the refurbishment has improved the quality of life for the residents.
- Outline any environmental and energy saving considerations as part of the refurbishment including:
  - Utility cost reductions
  - Architectural design and materiality
  - Waste avoidance and resource recovery

Please ensure you provide before and after photos for consideration by the judging panel.



## CATEGORY: ENDURING AWARD

This Award recognises enduring apartment projects that still remain relevant today and continue to influence ongoing architectural design. To nominate for this category buildings are to be post ten years in age.

**Criteria** – 100% (max 2000 words)

Given the time in which the building was designed and constructed – what innovative principles did this project apply in the following areas:

- Planning – how did this development challenge existing planning guidelines and regulations for development of the site. Did the development set a new planning precedent? Detail how.
- Site context – Demonstrate how the planning framework still holds true, in that the building sits well in its context, relates to the local environment and has evolved within the local context.
- Architectural – demonstrate how the design has reflected longevity and still has a strong appeal with buyers.
- Construction – demonstrate how the building is still structurally sound responding to the quality of materials, maintenance plans in place etc.
- Sustainability – demonstrate how environmentally sustainable principles have future proofed the development and continued to evolve with new technologies.
- Landscaping/community amenity – outline how the landscaping and amenities are still highly desirable social opportunities for the residents, are well maintained and water efficient in design.
- Management/Maintenance – demonstrate the developments maintenance regime and any issues that the building has had to overcome to preserve the buildings integrity.
- Property values – demonstrate via past sales or real estate agent commentary on the property values within the building and if they have held steadfast or appreciated over the duration of the building's life.

# APPENDIX 1

## MAPs reference for Ageing in Place category

### MAPs (Multi-Age Precincts) Assessment Framework

The purpose of this document is to assist planners, developers and community members towards achieving optimum MAPs outcomes, particularly in the early stages of the MAPs development.

MAPs focus on intergenerational living, and include a number of features essential to achieving that end. By highlighting these essential features and describing related sets of standards, particular precincts can be self assessed by developers, planners and community members.

High ratings indicate features that meet a high level of MAP outcome. Lower ratings indicate areas that require further consideration and development.

Of course, PerthAlive fully supports the other well-known elements of quality higher density mixed-use precincts, and this document is therefore intended to complement **State Planning Policy 7.3 Residential Design Codes Vol 2 – Apartments (2019)**. The documents should be used together. Indeed, this assessment tool for MAPs elaborates a number of the community benefits referenced in the design codes (2.8) as having the potential to be exchanged for additional development or flexibility (e.g. additional plot ratio and/or building height).

#### Role of person completing the assessment:

- Developer [ ]
- Planner [ ]
- Community member [ ]
- Other [ ]

Essential MAPs Feature and MAP Outcome	MAP Standard	MAP Rating <sup>1</sup>	Comment
<b>1 Walkable access to transport amenities</b> 1.1 Residents of all ages have walkable access to a diverse number and range of transport options which reflect their needs.	1.1.1 The MAP is located within walking distance (5-10 minute walk) of a major public transport hub with a choice of transport options.	Rating for this Standard ☆☆☆	
	1.1.2 Between the MAP and the transport hub, there is infrastructure (paths, ramps, safe pedestrian crossings) to support pedestrians, bicycles, baby pushers, grocery trolleys and mobility aids (walkers, wheelchairs, gophers).	Rating for this Standard ☆☆☆	
	1.1.3 Alternatives to parking for both residents and visitors are encouraged (e.g. secure bicycle storage, charging stations for electric vehicles, bicycle/car share depots).	Rating for this Standard ☆☆☆	
<b>Overall Outcome Rating (score out of 9):</b>			
<b>2 Multi-unit, mixed use development</b> 2.1 The overall precinct incorporates sufficient mixed uses and accommodation density to create a vibrant urban centre.	2.1.1 Residential accommodation is combined with and/or located close to existing mixed uses such as leisure and common areas, retail and services (e.g. medical) space and restaurants.	Rating for this Standard ☆☆☆	
	2.1.2 Residents have walkable and universal access to relevant mixed uses such as leisure and common areas, retail space and restaurants.	Rating for this Standard ☆☆☆	
<b>Overall Outcome Rating (score out of 6):</b>			

<sup>1</sup> Rating Scale

☆☆☆ Exceeds Standard (Wow)    ☆☆☆ Meets acceptable standard (Yes)    ☆☆☆ Approaching Standard (On right track)

Essential MAPs Feature and MAP Outcome	MAP Standard	MAP Rating <sup>1</sup>	Comment
<b>3 Intergenerational building design</b> 3.1 There is diversity of dwelling types, sizes and configurations within the MAP appropriate to people of all ages (e.g. seniors alongside students and young families, couples, unrelated adult sharers, multi-generation households, people with disabilities).	3.1.1 There is a range of dwelling sizes and styles and locations within the precinct to suit the needs of people of all ages, and flexibility to accommodate the changing needs of households (e.g. 1, 2 and 3 bedroom distributed throughout the development; lower level dwellings with courtyards or terraces for families; street front rooms suitable for home offices.)	Rating for this Standard ☆☆☆	
	3.1.2 Dwellings have universal design features providing options for people living with disabilities or limited mobility and/or to facilitate ageing in place. [See Residential Design Codes Guidance 4.9.1-3]	Rating for this Standard ☆☆☆	
<b>Overall Outcome Rating (score out of 6):</b>			
<b>4 Community facilities</b> 4.1 Opportunities for community engagement are maximised by the design and planning of a community facility in the MAP.	4.1.1 There is access to public open space (square, neighbourhood plaza, village green) where residents and neighbours can come together for diverse reasons (e.g. to meet friends, participate in local festivals, concerts, markets, physical activities and special events).	Rating for this Standard ☆☆☆	
	4.1.2 There is a covered and lockable multi-purpose space with provision for furniture, storage, sound proofing, ventilation, lighting, power, water, kitchens etc. (town hall, utility rooms) where residents and neighbours of all ages can come together for more structured activities (e.g. meetings, classes, clubs, creches, clinics, guest speakers and special functions).	Rating for this Standard ☆☆☆	
4.2 Governance arrangements and resources have been identified to enable the local community to activate and sustain a community hub, and manage the facility.	4.2.1 A plan has been developed to activate and manage the community facility. The plan should address: <ul style="list-style-type: none"> <li>• ownership of the space (e.g. Community Title/local government or other);</li> <li>• a dedicated coordinator and initial funding (e.g. community hub manager/program coordinator);</li> <li>• a representative committee or board to support the coordinator;</li> <li>• a plan that outlines how a program of local intergenerational activities and events reflecting the diversity of interests and needs of the local community will be developed; and</li> <li>• a plan to build the long-term financial sustainability of the community hub.</li> </ul>		
<b>Overall Outcome Rating (score out of 9):</b>			
<b>5 On-site services</b> 5.1 Residents and neighbours have access to a service provider offering a range of onsite lifestyle and aged care services suited to people of all ages and stages of life.	5.1.1 A service provider willing to offer a range of onsite services has been identified.	Rating for this Standard ☆☆☆	
	5.1.2 Provision has been made of a suitable space for the service provider (e.g. office, a desk in the community space).	Rating for this Standard ☆☆☆	
	5.1.3 The service provider has the capacity to offer a comprehensive range of on-site intergenerational service.	Rating for this Standard ☆☆☆	
<b>Overall Outcome Rating (score out of 9):</b>			
<b>Overall Total Rating (score out of 39):</b>			



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