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 MAP's 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[1]	Comment
1 Walkable access to transport amenities 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 minutes' 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 ☆ ☆ ☆	
		Overall Outcome Rating (score out of 9):	
2 Multi-unit, mixed use development 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 ☆ ☆ ☆	
		Overall Outcome Rating (score out of 6):	

[1] Rating Scale

★ ★ ★   Exceeds Standard   (Wow)

★ ★   Meets acceptable standard   (Yes)

★   Approaching Standard   (On right track)

3 Intergenerational building design 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 ☆ ☆ ☆	
		Overall Outcome Rating (score out of 6):	
4 Community facilities 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: • ownership of the space (e.g. Community Title/local government or other) • a dedicated coordinator and initial funding (e.g. community hub manager/program coordinator; • a representative committee or board to support the coordinator; • 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 • a plan to build the long-term financial sustainability of the community hub.	Rating for this Standard ☆ ☆ ☆	
		Overall Outcome Rating (score out of 9):	
5 On-site services 5.1 Residents and neighbours have access to a service provider offering a range of on-site 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 on-site 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 services	Rating for this Standard ☆ ☆ ☆	
		Overall Outcome Rating (score out of 9):	
		Overall Total Rating (score out of 39):	