



CITY OF VINCENT

| COMMUNITY CONSULTATION SUBMISSION FORM | | |
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| File No: 5.2017.453 | Serial No: 5.2017.453.1 | |
| LOCATION OF PROPOSED DEVELOPMENT: | NO. 14 (LOT: 271 D/P: 222985, LOT: 7 D/P: 2360) FLORENCE STREET WEST PERTH | |
| PROPOSED DEVELOPMENT: | PROPOSED FIFTEEN MULTIPLE DWELLINGS | |
| COMMENT PERIOD: | 19 January 2018 – 9 February 2018 | |
| CONTACT OFFICER: | EMILY ANDREWS | |
| | PH: 9273 6033 | EMAIL: <i>mail@vincent.wa.gov.au</i> |

PLEASE INDICATE THE APPROPRIATE BOX:

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|--|----|--|--------|---|
| <input type="checkbox"/> SUPPORT the proposal | or | <input type="checkbox"/> OBJECT to the proposal | and/or | <input type="checkbox"/> I neither support or object however, I have some concerns I wish to address. |
|--|----|--|--------|---|

| PERSONAL INFORMATION | | | |
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| Name(s): | | | |
| Affected Address | | | |
| Postal address: (if different to above) | | | |
| Telephone: | | Email: | |
| Signature: | | Date: | |
| IN ACCORDANCE WITH THE CITY OF VINCENT PRIVACY MANAGEMENT POLICY NO: 4.1.31, YOUR PERSONAL INFORMATION WILL NOT BE DISCLOSED, MADE PUBLIC OR INCLUDED IN ANY AGENDA REPORT, UNLESS YOUR CONSENT IS PROVIDED. IF YOU AGREE, PLEASE INDICATE IN THE BOX BELOW. | | | |
| <input type="checkbox"/> I AGREE TO MY PERSONAL DETAILS BEING DISCLOSED, MADE PUBLIC OR INCLUDED IN ANY AGENDA REPORT. | | | |

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|---|----|--|----|---|
| <input type="checkbox"/> I am an OWNER and OCCUPIER | or | <input type="checkbox"/> I am an OWNER | or | <input type="checkbox"/> I am an OCCUPIER |
|---|----|--|----|---|

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| <p>Please Note:</p> <ul style="list-style-type: none">• Written submissions to the City are to be received within the comment period so that your views can be considered.• If no submissions are received it will be assumed that there is no objection in relation to the planning, building and heritage matters raised, and those matters will be determined without any further consultation.• There is no obligation to complete this Submission Form.• IN DETERMINING THE APPLICATION, THE COUNCIL WILL TAKE INTO ACCOUNT THE COMMENTS OF ADJOINING OWNERS. HOWEVER, PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO SUPPORT THE VIEWS OF ADJOINING OWNERS OR TO INCORPORATE ALL SUGGESTIONS INTO ITS' DECISION ON A PROPOSAL. |
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DETAILS OF ASPECTS REQUIRING LOCAL AUTHORITY DISCRETION:

| Planning Element | Applicable Rule | Design Principles | Deemed-to-Comply | Proposed | Comment |
|------------------|--|---|--|---|---------|
| Building Size | Residential Design Codes Clause 6.1.1 | P1 development of the building is at a bulk and scale indicated in the local planning framework and is consistent with the existing or future desired built form of the locality. | Plot ratio of 1.0 | 1.13 | |
| Building Height | Policy No.7.1.1 – Built Form and Residential Design Codes Clause 6.1.2 | <p>Built Form</p> <p>P5.6.1 Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.</p> <p>P5.6.2 Design which is complimentary to existing developments.</p> <p>P5.6.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p> <p>P5.6.4 Design which minimises overlooking and overshadowing.</p> <p>P5.6.5 Development which preserves and enhances the visual character of the existing streetscape by considering bulk and scale.</p> | <p>Building Height Permits 2 Storey</p> <p>Maximum permitted concealed height 7m</p> | <p>3 Storeys</p> <p>10.9m to top of 3rd storey; and 12.1m to top of stair well</p> | |

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| | | <p>P5.6.6 The City may approve development which exceeds the maximum height stated in table 5 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles in P5.6.1- P5.6.5.</p> <p>R-Codes: P2 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:</p> <ul style="list-style-type: none"> • Adequate access to direct sun into buildings and appurtenant open spaces; • Adequate daylight to major openings into habitable rooms; and • Access to views of significance. • Buildings present a human scale for pedestrians; • Building facades designed to reduce the perception of height through design measures; and • Podium style development is provided where appropriate. | | | |
| Lot Boundary Setback | Policy No. 7.1.1- Built Form and Residential Design Codes Clause 6.1.4 | <p>Built Form P5.3.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</p> <p>R-Codes: P4.1 Buildings set back from lot boundaries so as to:</p> | 4m setback from lot boundaries | Northern Boundary Ground setback 3.02m Floor nil to | |

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| | | <ul style="list-style-type: none"> • Ensure adequate daylight, direct sun and ventilation for buildings and the open space associated with them; • Moderate the visual impact of building bulk on a neighbouring property; • Ensure access to daylight and direct sun for adjoining properties; and • Assist with the protection of privacy between adjoining properties. | | <p>Southern Boundary</p> <p>Ground Floor nil to 1.2m;</p> <p>First Floor setback nil to 3.0m;</p> <p>Second Floor setback 2.8m to 4.8m.</p> <p>East (rear) Boundary</p> <p>Ground Floor setback 1.3m</p> <p>First and Second Floors setback 1.0m</p> | |
| Landscaping | Policy No. 7.1.1- Built Form and Residential Design Codes Clause 6.3.2 | <p>Built Form</p> <p>P5.14.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.</p> <p>P5.14.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and sense of open space between buildings.</p> <p>P5.14.3 The integration of sustainable landscape design with building creating a</p> | 15% of site area to be deep soil zone | 12.3% | |

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| | | <p>greater landscaping amenity for residents and occupants and the community.</p> <p>P5.14.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of urban heat island effect.</p> <p>P5.14.5 Landscaping design which facilitates the retention of existing vegetation and deep soil zones.</p> <p>P5.14.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.</p> <p>P5.14.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.</p> <p>R-Codes P2 The space around the building is designed to allow for planting. Landscaping of the site is to be undertaken with appropriate planting, paving and other landscaping that:</p> <ul style="list-style-type: none"> • Meets the projected needs of the residents; • Enhances security and safety for residents; and • Contributes to the streetscape. | | | |
| Visual Privacy | Residential Design Codes | P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through: | Living rooms require 4.5m cone of vision | Unit 5 living (facing north) setback 4.4m in lieu of 4.5m from | |

