



CITY OF VINCENT

COMMUNITY CONSULTATION SUBMISSION FORM

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: mail@vincent.wa.gov.au

PLEASE INDICATE THE APPROPRIATE BOX:

<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.
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PERSONAL INFORMATION

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.

☐ **I AGREE TO MY PERSONAL DETAILS BEING DISCLOSED, MADE PUBLIC OR INCLUDED IN ANY AGENDA REPORT.**

<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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Please Note:

- 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>	

		<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	<p>Northern Boundary</p> <p>Ground setback 3.02m Floor nil to</p>	

		<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%	

		<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	

	Clause 6.4.1	<ul style="list-style-type: none"> • Building layout and location; • Design of major openings; • Landscape screening of outdoor active habitable spaces; and/or • Location of screening devices. <p>P1.2 Maximum visual privacy to side and rear boundaries through measures such as:</p> <ul style="list-style-type: none"> • Offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; • Building to boundary where appropriate; • Setting back the first floor from the side boundary; • Providing higher or opaque and fixed windows; and/or <p>Screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).</p>	(setback)	<p>northern boundary.</p> <p>Unit 15 living (facing north) setback 2.2m in lieu of 4.5m to eastern boundary.</p> <p>Unit 15 terrace (facing north and south) setback 1.4m in lieu of 6m to eastern boundary.</p> <p>Unit 15 terrace (facing east) setback 1.4m in lieu of 6m from eastern boundary.</p>	
Utilities and facilities	Residential Design Codes Clause 6.4.6	<p>P6 External location of storeroom, rubbish collection/bin area, and clothes drying areas where these are:</p> <ul style="list-style-type: none"> • Convenient for residents; • Rubbish collection areas which can be accessed by service vehicles; • Screened from view; and • Able to be secured and managed 	Storage areas of 4sqm with a minimum dimension of 1.5m	<p>Unit 2 – Unit 9 area of 3.6sqm</p> <p>Unit 10 area of 3.45sqm</p> <p>Unit 11 minimum dimension of 1.4m and an area of 3.92sqm</p> <p>Unit 14 and 15 minimum dimension of 1.4m</p>	

(If you wish to provide further comments regarding the above matter, please attach a separate page to this form.)