

ENQUIRIES TO: Kate Miller  
Approval Services, (08 9273 6025)

OUR REF: LDP - NO'S. 4, 6, 8 AND 10 COWLE STREET & NO'S. 199 - 205, 209 - 213, 217 - 225 & 239 - 241  
FITZGERALD STREET, PERTH (D/P: 30305 AND 4602)



CITY OF VINCENT

25 October 2018

29 OCT 2018

SCANNED TO PIQ DOCS

29 OCT 2018

NASMINO

The Proprietors of Strata Plan 5629  
C/- Exclusive Strata Management  
PO Box 779  
VICTORIA PARK WA 6979

Dear Sir/Madam,

**LOT: 9, 10, 11, 12, 21, 22, 23 AND 24 D/P: 30305 AND 4602, NO'S. 4, 6, 8 AND 10 COWLE STREET AND NO'S. 199 - 205, 209 - 213, 217 - 225 AND 239 - 241 FITZGERALD STREET, PERTH - LOCAL DEVELOPMENT PLAN - THE APPLICATION IS TO BE DETERMINED BY COUNCIL**

The City of Vincent recognises that what is happening in your neighbourhood is important to you. When your neighbours submit plans to develop or in some way change their property we understand that those plans may affect you. With this in mind, the City ensures that the local community is given the opportunity to find out about these proposals and to let us know what you think - this helps your Council in its decision-making.

We are writing to you today to let you know that we have received an application for a local development plan at the above address and we invite you to comment on the proposal:

<b>Applicant:</b>	Creative Design and Planning
<b>Proposal:</b>	Local Development Plan
<b>Consultation Period:</b>	29 October 2018 to 18 November 2018

Please note this application is for a local development plan only, noting there are no associated development plans. The local development plan proposes to amend the requirements of the City's Policy No. 7.1.1 - Built Form, as detailed within the attachment. If the local development plan is approved, any future development on the subject sites will be assessed against these requirements.

Where the local development plan is silent, the requirements of the City's Policy No. 7.1.1 - Built Form applies.

As the application requires the City to exercise discretion in accordance with the City's Local Planning Scheme No.2, Residential Design Codes and/or associated Policies we are seeking input from nearby or adjoining landowners and residents. The planning application, plans and documentation for this proposal are available for viewing at the following locations:

1. On the City's website [www.vincent.wa.gov.au/consultations/](http://www.vincent.wa.gov.au/consultations/);
2. At the Administration and Civic Centre, 244 Vincent Street (cnr Loftus Street), Leederville between 8.00am and 5.00pm, Monday to Friday (excluding public holidays); and
3. At the Library and Local History Centre during opening hours.

(Please note in order to comply with Copyright legislation, plans are not able to be photocopied or sent to you).





## Community Consultation Guidelines:

To assist you in making a submission, we have prepared the Community Consultation Submission Guidelines which details the consultation process and how to have your say. The Guidelines can be found at [www.vincent.wa.gov.au](http://www.vincent.wa.gov.au).

If you wish to make a submission, please complete the enclosed Community Consultation Submission Form and return it to the City by the closing date.

Should you require any further information, assistance or wish to discuss this application, please contact Senior Urban Planner, Kate Miller on 08 9273 6025 or email [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au).

## Determination

Please be advised that this application will require determination by Council at an upcoming meeting. If you make a submission you will be notified in writing of the council meeting date and where you can access the agenda item. If you do not wish to make a submission and want to review Council report then you can check the monthly agenda to see the recommendation and outcome. The agenda and minutes for each Council meeting are published on the City's website at the following link: <https://www.vincent.wa.gov.au/consultations/>.

Thank you for taking the time to provide us with your comments on this planning application.

Yours sincerely



KATE MILLER  
SENIOR URBAN PLANNER





## CITY OF VINCENT

**COMMUNITY CONSULTATION SUBMISSION FORM**

<b>File No:</b> Fitzgerald Street LDP	<b>Serial No:</b> LDP - NO's. 4, 6, 8 AND 10 COWLE STREET AND NO's. 199 – 205, 209 – 213, 217 – 225 AND 239 – 241 FITZGERALD STREET, PERTH (D/P: 30305 AND 4602)	
<b>LOCATION OF PROPOSED DEVELOPMENT:</b>	LOT: 9, 10, 11, 12, 21, 22, 23 AND 24, NO'S. 4, 6, 8 AND 10 COWLE STREET AND NO'S. 199 – 205, 209 – 213, 217 – 225 AND 239 – 241 FITZGERALD STREET, PERTH (D/P: 30305 AND 4602)	
<b>PROPOSED DEVELOPMENT:</b>	LOCAL DEVELOPMENT PLAN PROPOSING THE FOLLOWING VARIATIONS TO THE CITY'S POLICY NO. 7.1.1 – BUILT FORM: - SETBACKS; - BUILDING HEIGHT; AND - DESIGN	
<b>COMMENT PERIOD:</b>	29 OCTOBER 2018 – 18 NOVEMBER 2018	
<b>CONTACT OFFICER:</b>	KATE MILLER	
	<b>PH:</b> 08 9273 6025	<b>EMAIL:</b> <a href="mailto:mail@vincent.wa.gov.au">mail@vincent.wa.gov.au</a>

PLEASE INDICATE THE APPROPRIATE BOX:

<input type="checkbox"/> I <b>SUPPORT</b> the proposal	or	<input type="checkbox"/> I <b>OBJECT</b> to the proposal Please provide reasons for your objection	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**

<b>Name(s):</b>			
<b>Affected Address</b>			
<b>Postal address:</b> (if different to above)			
<b>Telephone:</b>		<b>Email:</b>	
<b>Signature:</b>		<b>Date:</b>	

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.**

☐ I am an **OWNER** and **OCCUPIER** or ☐ I am an **OWNER** or ☐ I am an **OCCUPIER**

**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.





CITY OF VINCENT

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	<b>PH:</b> 08 9273 6025	<b>EMAIL:</b> <a href="mailto:mail@vincent.wa.gov.au">mail@vincent.wa.gov.au</a>

#### DETAILS OF ASPECTS REQUIRING LOCAL AUTHORITY DISCRETION:

Please note this application is for a local development plan only, noting there are no associated development plans. The local development plan proposes to amend the requirements of the City's Policy No. 7.1.1 – Built Form, as detailed below. If the local development plan is approved, any future development on the subject sites will be assessed against these requirements.

Where the local development plan is silent, the requirements of the City's Policy No. 7.1.1 – Built Form applies.

Deemed-to-Comply provision	Required	Proposed	Comment
<b>Policy No. 7.1.1 – Built Form</b>			
Clause 2.1 – Building Height	Max 6 storeys	Max 8 storeys	
Clause 2.1 – Building Height	Top of external wall (roof above): 19.5m	Top of external wall (roof above): 30m	
	Top of external wall (concealed roof): 20.5m	Top of external wall (concealed roof): 31m	
Clause 1.2 – Setbacks	<u>Fitzgerald Street &amp; Piazza Edge</u>		
	Primary and secondary street setback for the first 3 storeys is nil.	First 3 storeys: Nil	
	Development above 3 storeys: 2m	3 – 6 storeys: 3m Above 6 storeys: 6m	

Clause 1.2 – Setbacks	<u>Cowle Street</u>  Primary and secondary street setback for the first 3 storeys is nil.  Development above 3 storeys: 2m	First 2 storeys: Nil  3 – 4 storeys: 1.5m  5 – 6 storeys: 4.5m  Above 6 storeys: 7.5m	
Clause 1.2 – Setbacks  <i>Setbacks adjoining non-residential built form areas</i>	<u>Rear Edge (Lot 9 &amp; 15)</u>  All storeys: 4m, unless a balcony is proposed in which case the setback shall be 6m  Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.	First 4 storeys: Nil	
Clause 1.2 – Setbacks  <i>Setbacks adjoining residential built form areas</i>	<u>Rear Edge (Lot 21 - 25)</u>  Lot boundary setbacks adjoining properties coded R60 and above:  First 3 storeys: 4.5m Above 3 storeys: 6.5m	First 4 storeys: Nil	



	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.		
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(If you wish to provide further comments regarding the above matter, please attach a separate page to this form.)

**Deemed-to-Comply** – these are the minimum applicable standards, where a development meets the ‘deemed-to-comply’ requirements this provides a straight forward pathway to approval. Where a proposal does not meet the ‘deemed-to-comply’ provisions and therefore seeks to apply the Design Principles then the approval of the decision maker is required for those matters only.

**Please note all** provisions are open to the exercise of judgement based on the design principles and relevant objectives for that element.