

25 January 2018

Western Australian Planning Commission

Dear Sir/Madam

**RE: WAPC REF NO. 980-17 – AMENDED PLAN 14 & 16A FLORENCE ST, WEST PERTH**

We write regarding application for survey strata subdivision for No. 14 Florence Street, West Perth (subject land). [REDACTED] represents the landowners [REDACTED] in this regard. [REDACTED] has a contract to purchase the subject land.

The amended plan has been submitted at the request of the WAPC to amalgamate two survey strata subdivision applications (WAPC Ref 980-17 and 961-17) to address the timing of development of each survey strata development and the common property access leg that will service both developments.

This access leg was initially proposed with cross access easements, but with this new amalgamated lot, these will no longer be needed.

With all this in mind, it should be noted that the amalgamated plan does not give rise to any lot layout changes or common property visitor parking. To this end development plans, currently being assessed, provide for two car bays per lot.

This means each lot provides 1 permanent bay as per R Codes 5.3.3 standards for Location A grouped dwellings with 2 or more bedrooms, and 1 additional bay for potential visitors. Providing additional visitor parking in the common property is not a sustainable option, would impact on overall yields for 5 grouped dwelling across the two lots and would not accord with the Design Principles and Deemed-to-Comply provisions. Although the garage door may be considered a security barrier, each visitor will be in direct contact with the owner of the dwelling they are visiting so opening of the security barrier would be no issue.

We would propose an appropriate condition be included to ensure each lot provides for two car bays to give the WAPC certainty of this approach.

Additionally we do not expect this amalgamated plan to give rise to any need for any additional referrals as the lot layout is unchanged and this amalgamated plan is submitted to address access issues to supersede the legal agreement asked for by the City of Vincent in their support for the survey strata subdivision as proposed.

We therefore respectfully request the conditional approval for survey strata subdivision be issued as a priority as the application is some 120 days into the determination process

Thank you for considering our reconsideration request. If you have any questions or queries please feel free to contact the undersigned via email to [REDACTED]

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]